

MINUTES  
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION  
 October 1, 2024

Members Present	Members Absent	Others Present
Danny Amschler	Allen Cansler	Greg Altum, The Buzz
Harold Davis, Secretary		Laura Smith, Planner
Tim Swafford, Vice Chair		Kevin Hartzog
Thomas Flynn		Mark Beaty
John Hammontree, Mayor		Craig Wiertsema
Bob Keenan		David Wiggins
		Paulette Summey

CALL TO ORDER AND APPROVAL OF THE MINUTES

Vice Chair, Tim Swafford called the meeting to order at 6:00 p.m. and the Sept. 3, 2024, meeting minutes were unanimously approved on a motion by Harold Davis seconded by Thomas Flynn.

SITE PLAN, KEVIN HARTZOG FOR HAVCO EXPANSION OF 50,000 SQUARE FEET AND 2-STORY OFFICE BUILDING, INDUSTRIAL DRIVE, TAX MAP 028 PARCEL 034.00, 040.22, AND 040.23, M-2, HEAVY INDUSTRIAL DISTRICT.

Kevin Hartzog was present to request site plan approval to expand operations by 50,000 square feet and to build a new 2-story office building. Mr. Hartzog discussed expansion of their operations which are currently in Vonore and Missouri. The office building will be approximately 8,000 square feet and they propose expanding the existing parking lot for trailers. They are also making stormwater improvements with the new parking on Parcel 40.22. It will be a \$15-\$20-million-dollar investment with potentially 100 more employees. There are approximately 300 employees currently and Mr. Hartzog stated that it could be a struggle to get the staffing numbers up. The proposed timeline is for bids to be out tomorrow with 2-3 weeks of contracts with completion by early to mid-2026. The two adjacent parcels that Havco owns currently, Parcel 40.22 and 40.23 will not be combined at this time. The proposed buildings meet the setback requirements of 40' front, 30' rear and 15' side (1-story) and 20' side (2-story). Mr. Hartzog will include parking as per the requirements in Section 11-309 and 11-311 of the Vonore Zoning Ordinance.

ACTION

Mayor, John Hammontree, moved to approve the site plan which was seconded by Danny Amschler and approved unanimously.

SITE PLAN, ACCESSORY STRUCTURE, DEAN SHIELDS FOR VONORE BAPTIST CHURCH, 714 CHURCH ST., TAX MAP 028, PARCEL 005.00 AND 005.01, R-2, HIGH DENSITY RESIDENTIAL DISTRICT.

The site plan presented was to place an accessory building where two buildings had already been removed. The building will be for drop-offs of clothing donations. The proposed building meets the zoning requirements.

ACTION

Mr. Davis moved to approve which was seconded by Bob Keenan and approved unanimously.

DISCUSSION, ZONING ORDINANCE, PERMITTED USES IN THE C-3, HIGHWAY BUSINESS DISTRICT AND SHORT-TERM RENTALS

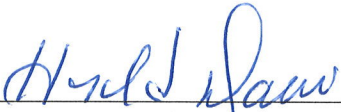
There was a discussion of short-term rentals and amending the Zoning Ordinance to allow for animal shelters or domestic pet rescue in the C-3 district per request of potential property owner. Staff is to bring more information or examples to the next meeting.

ACTION

Harold Davis, Secretary moved to approve the zoning ordinance which was seconded by Bob Keenan and approved unanimously.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.



\_\_\_\_\_  
Secretary, Vonore Regional Planning Commission



\_\_\_\_\_  
Date