



Public Notice posted in accordance with 610 RSMo as amended
Date/Time Posted: Wednesday February 4, 2026, 12:00 p.m.

PLANNING AND ZONING COMMISSION AGENDA
300 Hoven Drive Pacific, MO 63069

TUESDAY, February 10, 2026
7:00 P.M.

This meeting is open to the public.

The meeting will be streamed live on the City of Pacific YouTube channel:
<https://www.youtube.com/channel/UC9dxzhHQBwPuIQJC1N6TSig>

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: From January 27, 2026**
- 4. PUBLIC COMMENT / PARTICIPATION**
- 5. PUBLIC HEARING**
 - A. **PZ 2026-2: Final Plat – Woodcock Investments, applicant.** *The applicant is seeking final plat approval for the subdivision called JJ Center being a resubdivision of part of lot 11 of the subdivision of the Estate of William Keatley into two parcels generally located at 1815 West Osage Street (Franklin County Parcel ID: 19-1-11.0-1-00-048.000).*
- 6. NEW BUSINESS**
 - a. **PZ 2026-2: Final Plat – Woodcock Investments, applicant.** *The applicant is seeking final plat approval for the subdivision called JJ Center being a resubdivision of part of lot 11 of the subdivision of the Estate of William Keatley into two parcels generally located at 1815 West Osage Street (Franklin County Parcel ID: 19-1-11.0-1-00-048.000).*
- 7. COMMITTEE REPORTS**
 - a. Board of Aldermen
 - b. Board of Adjustment
 - c. Zoning Officer
- 8. ADJOURNMENT**

This Meeting is Open to The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**CITY OF PACIFIC
PLANNING & ZONING MINUTES
January 27, 2026 at 7:00 p.m.**

Call to order: The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 7:00 PM on Tuesday, January 27, 2026. The Public was able to attend in person.

Roll Call: Chairman Bruns, Commissioner Koelling, Commissioner Goodmon, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer, Commissioner Marhanka.

Absent:

City Staff: Alderman Lesh, City Engineer and Zoning Officer Girondo, City Administrator Litterell, Building Department Clerk Bauguess.

Approval of Minutes: Regular meeting on January 13, 2026.

Motion made by Commissioner Love, seconded by Commissioner Goodmon to approve. A voice vote was taken with an affirmative result. Opposed: none.

Public Comment-

Public Hearing-

- A. **PZ 2026-1: Map Amendment, NB West Contracting Company, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.*

City Engineer and Zoning Officer Girondo presented the staff report. Stephanie Weiss, 3664 Mockingbird Lane, a local attorney representing NB West Contracting Company. She stated that if there were any questions following the presentation, Larry West or she would be available to respond. Larry West, 18637 US Highway 66, stated that when the asphalt plant was established approximately 40 years ago, there was no asphalt recycling. Over the past 30 years, recycling practices have developed, increasing from 10 percent, to 20 percent, and currently to approximately 30–35 percent recycled material. Mr. West explained that current asphalt mixes contain approximately 30 percent reclaimed material, that more additional space for operations is needed. He stated that the purpose of acquiring the property is to not expand the expansion of business but to provide additional inventory and laboratory space, and hire more employees to support asphalt testing operations. Tiffany Roche, 6845 Eagles View Dr., stated that she lives less than a mile away with her four children and expressed concerns about potential toxins emitted from the asphalt plant. She noted that her primary fear was increased toxin exposure if the rezoning allowed expansion of operations, although she had heard that potential office space uses would pose fewer environmental concerns but she would like some clarification on that. Mr. West stated that a national asphalt association monitors research and establishes guidelines related to environmental and health emissions. He added that, at 78 years old and having worked around asphalt his entire life, he does not believe exposure to toxins is an issue. Chairman Bruns asked whether there is an odor in the air. Mrs. Roche responded yes that there is. Mr. West acknowledged that odors can occur at times. Commissioner Love asked Mr. West whether stockpiling used asphalt for reuse would increase production at the existing facility or simply increase the use of recycled material. Mr. West responded that production is not increasing; instead, they are reducing the use of natural resources such as rock, sand, and liquid asphalt by approximately

1 percent. Commissioner Love asked again for clarification, Mr. West confirmed that production is not increasing and that the change involves using more recycled material. Commissioner Koelling asked Mr. West to clarify whether any additional equipment would be added to increase asphalt production. Mr. West responded that the footprint of the asphalt plant will not change. He explained that they are only requesting additional space for storage, located closer to the plant than their current storage area, due to increased use of recycled material. Laura Sothman, 6812 Eagle Crest Ct., stated that she shares the same concerns as Mrs. Roche. She asked whether there is any guarantee that the rezoning would be limited to office use and asphalt storage, or if it could eventually lead to future expansion and increased emissions. Chairman Bruns asked Mr. West to confirm whether a lab already exists on site and what it is used for. Mr. West explained that there is a trailer lab at the asphalt plant used primarily for daily quality-control testing of asphalt. Chairman Bruns states that's there. Mr. West answers yes that's there. He added that the adjacent building on that property is intended to be used for mix design work, noting that asphalt mix designs must be revised every three years. He states that the plan is to move the smaller lab indoors to support the design of new mixes. Chairman Bruns asked for clarification on whether the smaller lab would be moved inside another mill. Mr. West confirmed that the lab is currently a small trailer used to test asphalt mixes and that the plan is to expand it into a larger space and this would allow for additional room to design and test new mixes, increasing staffing from one person to three or four working on testing and mix design. Chairman Bruns asks Mr. West so it is improving the mixes. Mr. West answers Right that's correct. Chairman Bruns asks Mr. West how long has he been in that one building. Mr. West answers that he has been at this property since 1987 about forty years. Commissioner Love ask Mr. West since he has to redo his mixes every three years you know that changes what is in it somewhat, so are their environmental guidelines that you have to go by. Mr. West answers yes through MoDot. Commissioner Love ask Mr. West if he is evaluated on regular basis. Mr. West Answers every day, every 750 tons. Mrs. Southman ask Mr. West it is internally getting tested not EPA tested. Mr. West answers yes. Mrs. Southman states that Commissioner Love question was if the testing was conducted by an outside party. Mr. West responded that both the company and the state perform testing and then compare results with each other. Mrs. Southman asks Mr. West how often does that happen. Mr. West answers every 750 tons that's almost three or four times a day. Chairman Bruns commented that it is a significant amount of testing, noting that both the company and the state are conducting tests and following established guidelines. Mrs. Southman responded that she understood the explanation but wanted to address Mr. West's statement that, to his knowledge, there are no carcinogens. She stated that, based on her research, substances such as benzene, aldehydes, and PAHs, if she was quoting correctly, have been identified by the EPA and that toxins can be present in the air. Commissioner Goodman asked Mrs. Southman what carcinogens were being referenced. Mrs. Southman responded that the carcinogens refer to emissions into the air, which have affected home sales in the area and that workers in that environment have been affected. She states that although residents in Eagles subdivision do not work in the plant, they are still inhaling these substances while living in Eagles Subdivision. Commissioner Goodman states that nothing about this asphalt plant is changing or expanding and it has been there for 40 years already. Commissioner Love states if they were to a build new asphalt company in same area wed be looking at this differently.

New Business-

- A. **PZ 2026-1: Map Amendment, NB West Contracting Company, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.*

Motion by Commissioner Wymer, second by Commissioner Marhanka to recommend approval of PZ 2026-1. Ayes: Commissioner Koelling, Commissioner Marhanka, Commissioner Goodmon, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer, Chairman Bruns. Nays: 0. Abstain: 0. Motion carries.

Old Business-

Committee Reports-

a. Board of Aldermen-

Alderman Lesh provided updates from the previous meeting, noting that the request for 1722 Hwy N to subdivide the property remains tabled and is still awaiting an easement. Alderman Lesh updated the Planning and Zoning Commission on a meeting held earlier that day regarding a presentation by Industrial Airlines Education, a company working with the City on a proposed data center development. The project would be located on land at Phelan Road and Denton Road, currently outside the City limits, and would require annexation into the City of Pacific, followed by rezoning and a Preliminary Planned Unit Development (PUD) application for both properties. These applications will be reviewed by the Planning and Zoning Commission and then forwarded to the Board of Aldermen. Mr. Lesh displayed the presentation, and discussion followed. Chairman Bruns requested that experts in environmental and legal matters, including environmental specialists, be present for future meetings on these applications. Commissioner Love asked that all related materials be provided well in advance of meeting packets to allow time for review since normally delivery date isn't enough time for something like this.

b. Board of Adjustment-

City Engineer and Zoning Officer Girondo reported that have meeting tomorrow night at 6PM for an appeal of an administrative decision, Steven Stumpe and Legacy Property LLC for manufacturing homes and mobile home park.

c. Zoning Officer

City Engineer and Zoning Officer Girondo reported that inquiries continue to come in and that he remains in communication with the Building Department regarding updates. He noted that several items are anticipated for future agendas and that staff remains busy.

Miscellaneous

Chairman Bruns directed Building Department Clerk Bauguess to gather and provide information on short-term rentals. Mrs. Bauguess confirmed and stated that, for the requested Planning and Zoning workshop, two meeting dates are available February 18 or February 25 from 6 p.m, 6:30 p.m or 7:00 p.m, when the Zoning Officer Girondo and the City Attorney would be able to attend. Discussion followed. Planning and Zoning commission agreed on February 18th at 6 p.m. for a Workshop meeting. Alderman Lesh recommended holding the initial discussion with only the Zoning Officer present and not the City Attorney, in order to reduce attorney fees. Chairman Bruns asked for clarification, and Mr. Lesh confirmed that the intent was to save on costs. Chairman Bruns noted that after the workshop with just zoning officer, all information and recommendations gathered would be forwarded then to the City Attorney for review and response. Building Department Clerk Bauguess ask for clarification on just wanting zoning officer for that meeting. Chairman Bruns answers for February 18th, yes. Chairman Bruns directed that the February 18 meeting would be attended only by the Zoning Officer so information and recommendations could be gathered first. She noted that Mr. Girondo could either involve the City Attorney in a future meeting or forward the information to the City Attorney for review and response. Zoning Officer Girondo confirmed he could do that. Commissioner Wymer then asked if a motion was needed regarding the environmental team, and Chairman Bruns responded yes, she had forgot about

that motion. **Motion by Commissioner Wymer, seconded by Commissioner Goodman, to recommendation that an legal team and environmental team be present at the meeting regarding the proposed Data Center. A voice vote was taken with an affirmative result.**

Motion made by Commissioner Goodman, seconded by Commissioner Wymer to Adjourn. A voice vote was taken with an affirmative result.

Meeting adjourned at 7:30 p.m.

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

**Final Plat – JJ Center
1815 W. Osage Street, Pacific Mo
Franklin County Parcel ID: 19-1-11.0-1-001-048.000**

The City of Pacific Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, February 10, 2026** at 7:00 P.M. at the Pacific Government Center, 300 Hoven Drive, Pacific MO to hear comments on the following proposals:

1. **PZ 2026-2: Final Plat – Woodcock Investments, applicant.** *The applicant is seeking final plat approval for the subdivision called JJ Center being a resubdivision of part of lot 11 of the subdivision of the Estate of William Keatley into two parcels generally located at 1815 West Osage Street (Franklin County Parcel ID: 19-1-11.0-1-00-048.000).*

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at www.pacificmissouri.com. If you should need additional information, please contact Tiffany Wilson or A.J. Girondo, Zoning Officer, by telephone at 636-385-5648 or by email at twilson@pacificmo.gov & agirondo@gbateam.com.

2/3/2026

City of Pacific, MO
300 Hoven Drive,
Pacific, MO 63069

SUBJECT: Staff Report – 1815 W. Osage Street.
Subdivision Application

PZ-2026-XX: Lot Subdivision – 1815 W. Osage Street.

Existing Zoning: C-2 Arterial Commercial District

Existing Use: Vacant

Proposed Use: Retail

Comprehensive Plan Future Land Use: Commercial

This is the proposed subdivision plat for the parcel located at 1815 W. Osage Street (Parcel ID: 19-1-11.0-1-00-048.000) and currently located inside the limits of the City of Pacific. The applicant has applied for a subdivision of the parcel in a C-2 Arterial Commercial District.

This property lies on W. Osage Street in the center of the commercial district and was formerly the Mobil fuel station. The applicant requests dividing the current 1.12-acre parcel into 2 lots of 0.61 acres and 0.51 acres each. These lot sizes meet the minimum lot size within the C-2 district and still allow for uses with setbacks and applicable parking. This subdivision and use is consistent with the intent of the zoning district and in the area. The subdivision meets all of the requirements of the city's code and the zoning district. Therefore, we would recommend approval of the subdivision for the parcel at 1815 W. Osage Street Parcel ID: (19-1-11.0-1-00-048.000) in a C-2 Arterial Commercial District.

Please let us know if you have any questions or comments regarding this report.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.



A.J. Girondo III, P.E.
Associate

CITY OF PACIFIC

Subdivision Application

300 Hoven Dr, Pacific, MO 63069

636-271-0500 ext 221

www.pacificmissouri.com



Applicant Information:

Property Address: 1805 W Osage St

Woodcock Investments

1009 N Olive St

Applicant Name

Applicant Address

(573) 528-4430

torreywoodcock@gmail.com

Applicant Phone #

Applicant Email

Applicant Signature(s)

Property Owner Information:

Torrey Woodcock

1009 N Olive St

Property Owner's Name

Property Owner's Address

(573) 528-430

torreywoodcock@gmail.com

Property Owner's Phone

E-Mail

Engineer Information:

Wunderlich Surveying & Engineering

512 E Main St, Union, MO 63084

Name or Firm

Engineer Address

(636) 583-8400

kris@wseteam.com

Phone #

E-mail

Please Read:

The Community Development Department requires 30-days in order to prepare your application for Planning and Zoning review.

Section 410.010 Purpose. [Ord. No. 2327 §1, 3-18-2003]

This Chapter is intended to provide for the harmonious development of incorporated areas within the City of Pacific, Missouri; for the coordination of subdivision streets with other existing or planned streets or with other features of the Comprehensive Plan of Pacific, Missouri; for adequate open spaces for traffic, recreation, light and air; and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity. These provisions apply to all subdivisions of land within the City.

You can read all of Chapter 410 Subdivision Regulations on our website at www.pacificmissouri.com/government/municipalcode



OFFICE USE ONLY

26 000009

Permit Number

Check

2270

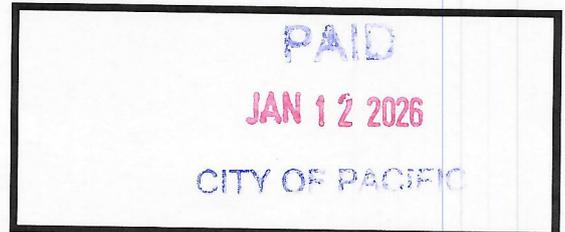
Cash

C/C

Application Cost: \$

275

Community Development Director
Signature



JJ CENTER

BEING A RESUBDIVISION OF PART OF LOT 11 OF THE
SUBDIVISION OF THE ESTATE OF WILLIAM KEATLEY IN SEC. 11,
T43N, R2E OF THE 5TH P.M. IN THE CITY OF PACIFIC,
FRANKLIN COUNTY, MISSOURI

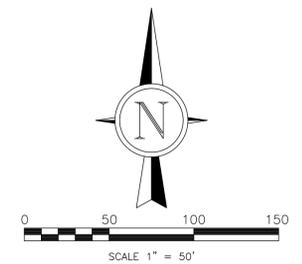
DESCRIPTION OF JJ CENTER:

A tract of land being part of Lot 11 of the Subdivision of the Estate of William Keatley as recorded in Book 5 Page 11 in the Office of the Franklin County Recorder of Deeds located in Section 11, Township 43 North, Range 2 East of the 5th P.M., being more fully described as follows:

Commencing at an iron rod at the Southwest Corner of Lot 1 of Resubdivision of Lots 1 & 2 of Pacific National as recorded in Book 0 Page 211 in the Office of the Franklin County Recorder of Deeds;
Thence along the South line of said Lot 1 same being the North right-of-way line of West Osage Street N 87° 02' 59" E 149.12 feet to cut cross at the Southeast Corner of said Lot 1;
Thence leaving said South line of Lot 1 continuing along said North right-of-way line of West Osage Street N 87° 02' 59" E 455.95 feet to an iron rod on said North right-of-way line being the POINT OF BEGINNING
Thence leaving said North right-of-way line N 00° 28' 39" W 149.28 feet to a square iron bar;
Thence N 86° 46' 21" E 324.89 feet to an iron rod;
Thence S 00° 16' 27" E 150.06 feet to an iron rod on said North right-of-way line of West Osage Street;
Thence along said North right-of-way line of West Osage Street S 86° 55' 41" W 237.41 feet;
Thence continuing along said North right-of-way line of West Osage Street S 86° 50' 21" W 86.91 feet to the POINT OF BEGINNING;

Containing 1.11 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.



● = FOUND MONUMENT
■ = FOUND RIGHT OF WAY MARKER
○ = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE
ACCURACY STANDARD = URBAN PROPERTY
DEED REFERENCE DOC. #2500086
BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

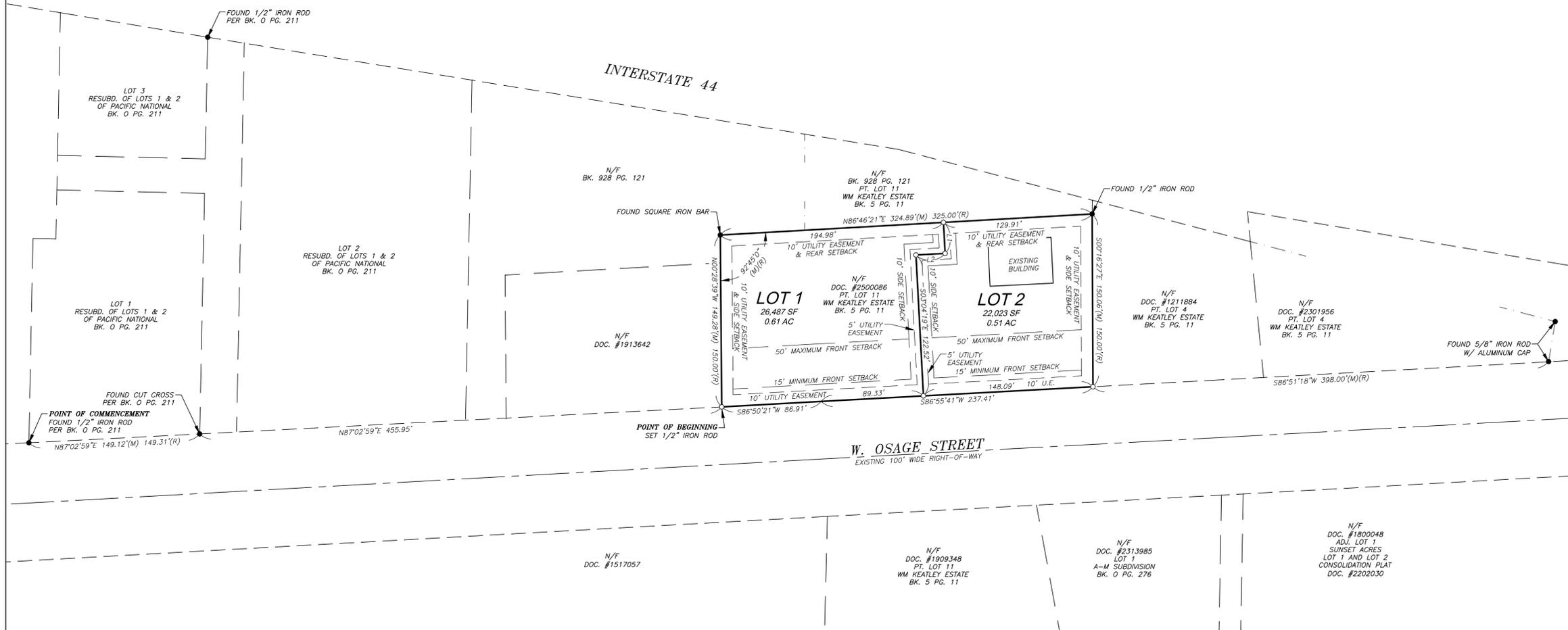
Fence line encroachments will not necessarily be shown or line stakes provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 03°04'19" E	27.00
L2	S 86°55'41" W	25.50

CERTIFICATE:

I the undersigned owner of the lot shown hereon have caused the same to be surveyed and resubdivided in the manner shown hereon.

Said subdivision shall be known as "JJ CENTER".

All utility easements shown are hereby dedicated to the City of Pacific for public utility purposes and may be authorized by the City to be used by any other public utility for purposes related to the installation and maintenance of such utility systems.

The setback lines are established as shown hereon.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20___.

WOODCOCK INVESTMENTS, LLC

Torrey Woodcock

STATE OF _____

COUNTY OF _____

On this _____ day of _____, before me personally appeared Torrey Woodcock, of Woodcock Investments, LLC, known to me to be the person who executed the within subdivision in behalf of said limited liability company and acknowledged to me that they executed the same for the purposes therein stated and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires _____

Notary Public

I, City Clerk for and within the City of Pacific, Missouri, do hereby certify that the above minor subdivision plat of "JJ CENTER" was approved by the City of Pacific, Missouri,

approved the _____ of _____, _____.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Pacific, Missouri, this

_____ day of _____.

Kim Barfield, City Clerk
City of Pacific, MO

I, Anthony J. Girondo, III, P.E., of George Butler Associates Inc., in my capacity as Zoning Officer, for the City of Pacific, do hereby state that the above plat of "JJ CENTER", being a resubdivision of part of Lot 2 of Furr's Subdivision, has been found to be in substantial compliance with the City of Pacific Land Subdivision Regulations and is hereby accepted and approved, pursuant to the provisions of City of Pacific Municipal Code Section 410.030.D.

Anthony J. Girondo, III, P.E.

I, Cameron Lueken, hereby certify to Torrey Woodcock that this survey was completed under my direct supervision; and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for property boundary surveys of the Missouri Dept. of Insurance, Financial Institutions and Professional Registration (20-CSR 2030-16.0) as set forth therein.

<p>WUNDERLICH SURVEYING & ENGINEERING INC. 512 EAST MAIN STREET UNION, MO 63084 (636) 583-8400 MISSOURI STATE CERTIFICATE OF AUTHORITY: CIVIL ENGINEERING: 001086 LAND SURVEYING: 000253</p>	<p>JJ CENTER</p> <p>BEING A RESUBDIVISION OF PART OF LOT 11 OF THE SUBDIVISION OF THE ESTATE OF WILLIAM KEATLEY IN SEC. 11, T43N, R2E OF THE 5TH P.M. IN THE CITY OF PACIFIC, FRANKLIN COUNTY, MISSOURI</p>	
	<p>SCALE: 1"=50' JOB: 32566 DATE: 1-8-2026 SC: RC DWN: NM S/32566/DWG</p>	<p>REV: _____ REV: _____ REV: _____</p>