

## Planning & Zoning Commission Meeting Minutes

Regular Meeting – March 3, 2026 7:00PM

Cole Camp City Hall, 401 W Main St, Cole Camp MO 65325

Commissioners Present:  
Tammy Eckhoff – Chairperson  
Levi Fox  
Aaron Meyer  
Barb Crider  
Nicole Garrett, Secretary  
Johnny Ehlers  
Eric Wilson DDS

Commissioners Absent:  
Police Chief Jeff Canfield  
Greg Ives  
Michael Porter

<b>Call to Order</b>	Chairwoman Tammy Eckhoff called the meeting to order, followed by the Pledge of Allegiance.
<b>Approval of Agenda</b>	Commissioner Eric Wilson makes a motion to approve the agenda as printed. Commissioner Aaron Meyer seconds the motion. All in favor, motion carries unanimously.
<b>Approval of Minutes</b>	Commissioner Nicole Garrett makes a motion to approve the January 6, 2026, minutes. Commissioner Eric Wilson seconds the motion. Motion carries unanimously.
<b>Unfinished Business</b>	<ul style="list-style-type: none"><li>• Review the Following Draft Zoning Ordinance Modification Topics and Accept Public Comment:<ul style="list-style-type: none"><li>○ Manufactured, Modular and Trailer Houses</li></ul></li></ul> <p>Commissioner Garrett reads manufactured home definition. Commissioner Meyer states many discussions were held early on, echoed by Commissioner Levi Fox.</p> <p>Chairperson Eckhoff says her goal is to keep out the housing that comes in on an axel and would not meet those higher standards.</p> <p>Commissioner Fox states they must be anchored down, says manufactured and modular are interchanged a lot but are both placed on a foundation.</p> <p>Wanda Brown asks about doublewide homes. Commissioner Meyer says a doublewide would not fall under manufactured home. Commissioner Fox says a doublewide would have to fall under construction standards.</p> <p>Chairperson Eckhoff mentions there is a difference in insurance recognition. A doublewide would be set and looks great, insurance will</p>

	<p>come in and walk around, if it doesn't meet certain building standards they won't insure it the way they would a modular home built to these construction standards.</p> <p>Commissioner Wilson suggests we look at a minimum square footage size, looking at other cities' requirements for those small houses built on foundations.</p> <p>Chairperson Eckhoff suggests we table the small house discussion for a future meeting.</p> <p>Commissioner Garrett shares discussion with Alderman Locke regarding the allowance of mobile homes in Cole Camp – they are confined to a mobile home district and there is no outright ban.</p> <p>Chairperson Eckhoff states she feels town still has a preference from keeping new mobile homes out. Keeps our property valuation higher, quality higher, keeps appearance higher.</p> <p>Janie Rath says her understanding is that mobile homes and trailers have a title that is Department of Revenue but manufactured and modular homes become real estate and do not have a title to DOR. So they are not taxed as vehicle.</p> <p>Commissioner Barb Crider says that prior to 1976, they have to meet all modern safety and energy efficient regulations under FHA, Fannie Mae and USDA as qualified manufactured homes. They are HUD approved. She commented she talked to three banks not our local bank, all of them do new and ten years later. Chairperson Eckhoff asks a question about depreciation.</p> <p>Discussion between Commissioners Fox and Eckhoff about the cost of a stick home versus manufactured and construction standards. Further discussion between Commissioners and public on definitions of manufactured and mobile homes, along with qualifications required.</p>
<b>Adjournment</b>	<p>Commissioner Garrett makes a motion to adjourn. Commissioner Fox seconds the motion. The motion carries unanimously.</p>