

Planning & Zoning Commission Minutes  
June 14, 2022

**In Attendance:**

**Commission:** Scott Owens, Trudy Dils, Twyla Cordry, Yvonne Reeves-Chong, Cecil Davis, Mayor Pro Tem Sean Wilson

**City Staff:** Miriam Jones, John Doyle, Nathan Carmon

**Guests:** Keith Pritchard, Edward Tee, Linda Tagge, Sharon Greene

- 1. Call to Order** – Twyla Cordry called the meeting to order at 5:30 pm. A quorum was present.
- 2. Approval of Minutes** – Twyla Cordry put forth the meeting minutes from May 10, 2022 for approval. Scott Owens made the motion to approve the minutes. Motion was seconded by Yvonne Reeves-Chong. The motion passed unanimously.
- 3. Open Public Hearing- Conditional Use Permit**– The public hearing was opened at 5:31 pm for a conditional use permit request to allow chickens on property located at 1605 Historic Route 66 West. Edward Tee, property owner of 1605 Historic Route 66 West stated that he moved here in August 2021 and bought chickens in September 2021. Mr. Tee said that he came several times to City Hall to find out if chickens were allowed, spoke to the front desk receptionist and was never given a direct answer, was told to look on the website for the ordinance. Mr. Tee stated that someone from the city showed up to his home and knocked on door, spoke to the Nanny about the chickens, did not leave a card and Mr. Tee did not know who to contact at the city. Following this encounter an abatement was left on the door and then ten days later the police showed up and issued a citation for still having the chickens on property. The police told Mr. Tee he needed to speak to Mr. Doyle at city hall. Mr. Tee scheduled an appointment and spoke with Mr. Doyle. Mr. Doyle was very helpful and advised Mr. Tee of his options, one being to apply for a conditional use permit. Twyla Cordry stated that the city regulation is no chickens. Nathan Carmon stated that an A-1 (Agricultural) zoned area is allowed chickens. Mr. Tee’s property is zoned R-1 (Residential) and is not allowed to have chickens. The conditional use permit would allow for Mr. Tee to have chickens while he is the property owner, it would not be transferrable to any future owner of the property. Yvonne Reeves-Chong asked Mr. Tee how many chickens does he have. Mr. Tee stated that he has 47 chickens, he did have 1 rooster but has gotten rid of the rooster. Cecil Davis asked if he has had any issues with other property owners? Mr. Tee stated the officer that showed up to his home stated that a neighbor had reported the chickens. Cecil Davis mentioned the email the commission was provided from Healthy Pet Wellness Center which is located next door to Mr. Tee. They are concerned with the location of the chicken coop, part of the fencing for the chickens is on their property. Mr. Tee stated that he has moved the chicken coop. Twyla Cordry questioned the distance from the chicken coop to the creek bed. Mr. Tee said there is enough space for him, his wife and their dog to walk side by side in between creek bed and fence. Twyla Cordry asked if it floods what will happen. Nathan Carmon stated that the flood would take the chickens. Mr. Tee stated that they have had high water already and did not reach the chickens. Mr. Tee provided pictures to the commission. Trudy Dils asked if there were any predator issues. Mr. Tee stated that he has had issues with a weasel. Linda Tagge, property owner of mobile homes located next to Mr. Tee spoke to the commission and stated that she understands the situation, she had chickens, rabbits, ducks on property at one time however, as people started to move in had to get rid of all due to ordinances. Mrs. Tagge stated that she was not aware they had chickens until she was startled by herd of chickens coming towards her. There is a fence that goes between property and the

chickens had gotten out. Neighbors have complained to her about stepping in the chicken droppings and chickens coming onto porches, neighbors do not want confrontation but they do want resolution. Mrs. Tagge stated that she is concerned about the cleanliness and problems that incur from chickens, also concerned about the creek and the chicken poop flowing into it when the next flood happens, the creek flows into the Roubidoux. Mrs. Tagge stated that chickens will attract wildlife from across the creek which is another reason as to why they object to allowing the chickens. Twyla Cordry stated that she sees issues with being able to keep the chickens confined from getting onto neighboring properties, major issues would be the creek bed, flooding is a big issue. The chickens attracting wild animals in residential area is a concern. Yvonne Reeves-Chong stated the number of chickens is a concern for the size of property. The distance from fence line and waterway is concern with chicken manure running off to waterway. Twyla Cordry asked what the chickens are being used for. Mr. Tee said for eggs, the chickens produce 2 dozen a day. Wife bakes with the eggs and uses 8-10 per day. Trudy Dils asked what the chicken manure was used for? Mr. Tee stated that it is being used as fertilizer for their garden. Sharon Greene, lives in trailer on other side of fence, spoke to commission and stated that her sister works at EDP and goes to work at 2:30am, concerned about the wild animals the chickens would attract coming and attacking her sister, Ms. Greene stated that she can hardly walk and is concerned about falling if the chickens got out and came at her. Ms. Greene is also concerned about the smell from the chicken manure.

4. **Close Public Hearing** – With no further comments from citizens, Twyla Cordry closed Public Hearing at 6:15pm. Twyla Cordry asked for a motion to not move forward with sending the conditional use permit request to City Council. Sean Wilson made a motion. Cecil Davis seconded the motion. All in favor. Motion passes.
5. **Other Business-** Mr. Doyle discussed the Board of Adjustments meeting that was held on June 8, 2022. The meeting was held for a variance application that was submitted for a request for setback requirements within the City of Waynesville to allow a porch to encroach on the minimum yard depth of 25 feet located at Lot 137 on Alpine. The variance was approved by the Board of Adjustments.

With no further business, meeting adjourned at 6:20pm. Next meeting scheduled for July 12, 2022 at 5:30pm.