October 15th, 2025

Hearing for Harbortown, INC.

- 22 in attendance including the following board members: David Talbott, Glen Wiley, Lowell Jackson, Kaleb Thompson, Ryan Flynn, David Locke and Shane McClelland

1. Shane McClelland opened the meeting with introduction of the board members and presented the application for Land Use District Change for Harbortown, INC for the purpose of a land use district change to rezone property currently zoned Agriculture (A-1) to Industrial (I-1) for the purpose of adding additional campsites at Harbortown RV Park and installing a Low Pressure Pipe leach field system for the existing septic treatment system of the park. He advised anyone wishing to comment there is a 3-minute limit.
2. Terry Theis – Landowner
    a. Low pressure system
    b. Active DNR permit
    c. System discharges into ditch, takes a sample monthly to Hannibal for testing and reports the findings to DNR
    d. Sub surface discharge to rectify the numbers, all underground
    e. 1-2 acres for leach field and the remailing for 30 full hookup pads, installed as needed
3. Mike and Debbie Enyeart - Resident
    a. Wanted to know if zoning this property commercial effects adjoining properties, do they automatically become commercial?
    b. Concerned about water pressure – landowner had already spoken with Cannon Water and should not be an issue
4. Carrie Johns - Resident
    a. Concerned about dust, already intensified by 4 wheelers, can you possible limit traffic to only golf carts within the park?
5. Board member discussion
    a. none

- David Talbott made a motion to approve the application, and Lowell Jackson seconded the motion, the motion passed unanimously.
- Ryan Flynn made a motion to approve the following minutes from January 8th, 2025, for Central Stone, Kaleb Thompson seconded the motion, the motion passed unanimously.
- Hearing was adjourned

Date approved: 14 May 2026

Motion made by: David Talbott

Motion 2nd by: Kaleb Thompson