



AGENDA

Planning, Zoning, and Historic Preservation Commission

Thursday, December 7, 2023 5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting Monday, October 2, 2023

Public Hearing

Staff Report

New Business

1. Discuss Blight Ruling for property located at 206 Grant

Old Business

Next Meeting:

Adjourn

Commission Members

Voting Members:	Chairman	Jim Hunter	1514 S River	417-850-5355
	Vice Chairman	Jim Swatsenbarg	601 Howard	417-358-1690
	Secretary	Joshua Anderson	1205 S Main	417-793-2196
	Member	Alan Bull	614 E Centennial	417-388-2309
	Member	Bill Barksdale	1314 S Garrison	417-388-2464
	Member	Robin Harrison	721 E 10th	417-483-8835
	Member	Matt Smith	1022 E Chestnut	417-437-2281

Non-Voting Members:	Mayor	Dan Rife	City Hall	417-237-7003
	City Administrator	Greg Dagnan	City Hall	417-237-7003
	Asst. City Administrator	Traci Cox	City Hall	417-237-7003
	Councilmember	Mark Elliff	1511 Grand Ave	417-359-3662

Staff:	Public Works Director	Zeb Carney	Public Works Department	417-237-7010
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Meeting Minutes

October 2, 2023/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Hunter, Jim Swatsenbarg, Bill Barksdale, Matt Smith, & Josh Anderson

Members Absent: Robin Harrison, Alan Bull

Staff & Council: Zeb Carney, Julie Tilley, & Mark Elliff

Staff Absent: Greg Dagnan

The meeting was called to order at 5:32 PM by Jim Hunter, Chairman

Approval of Previous Meeting Minutes

- Motion by Bill Barksdale to approve the previous meeting minutes, seconded by Matt Smith - All present voted in favor, minutes were approved

Public Hearings

- *Request for a Special Use Permit to sell liquor by the drink at 1249 S. Garrison.*
 - Stephen Smith; local citizen, lives just to the north of property in question asked if the restaurant went out of business would the permit move to the next occupant or would they need to reapply for a new permit? - Zeb said the next occupant would need to reapply, the special use permit only applies to the current occupant.
 - S. Smith also asked about the ownership of the road verge and sidewalk and who was responsible for accidents on these locations? - Zeb noted the answer was complicated and he would contact Mr. Smith directly to discuss the city position on those locations further.
 - Ieti Faletogo; Pastor of the Seventh Day Adventist Church on Pine & Jersey St, asked about the ordinance for selling liquor and similar questions to the aforementioned Mr. Smith. - Zeb again noted it was not allowed within the current zoning but would be allowed only for this occupant if the Special Use Permit was granted.
 - Much discussion ensued regarding parking

Bill Barksdale moved to approve the Special Use Permit, seconded by Jim Swatsenbarg - All present voted in favor, the motion passed

- *Request for a Certificate of Appropriateness for placement of exterior signage at 1249 S. Garrison*
 - Wilma Fields; Seventh Day Adventist Secretary, spoke about wanting a sign for their church installed on the corner. She stated that there are other similar signs for churches all along Garrison. - Zeb spoke about the signage ordinance and took down contact information for further discussion regarding a sign.
 - Jim Swatsenbarg asked about the ordinance for selling liquor near a church - Zeb stated that since the sale of alcohol was by the glass it was permitted.
 - More discussion was had about parking
 - General discussion amongst the board was had regarding the fact that the sign has already been installed.

Bill Barksdale moved to approve the Certificate of Appropriateness, seconded by Jim Swatsenbarg - All present voted in favor, the motion passed

Staff Reports

- n/a

New Business

- The board will need to do one hour of CLG training before November 30th. A time will be coordinated with all the board members to meet for the training.

Old Business

- n/a

Bill Barksdale moved to adjourn the meeting, seconded by Josh Anderson - All present voted in favor, the meeting was adjourned at 6:28 PM.

The next meeting is scheduled for Monday, November 6, 2023 at 5:30pm in the City Council Chambers

City of Carthage**Blight / Conservation Declaration Request Application****Project Name:** _____**Common Address of Property:** 206 Grant Street Carthage, MO 64836**Legal Description of Property:** CAR ORIG N 53' LOTS 25 & 26 EX W 4' ST**Current Property Owner:** CJC & CO**Current Property Usage:** Vacant, formerly Kip Smith Midwest Real Estate**Proposed Property Usage:** Fast casual restaurant**Request:**

Blighted Area



Conservation Area

Eligible Areas Defined:

"Blighted area" is defined as an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

"Conservation area" is defined as any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

Reason or basis for request:

This location was originally the post office, built in 1899, which has had several different uses over the years. The structure is currently blighted due to the need for a new roof, which has several leaks allowing water to infiltrate into the structure for an ongoing timeframe leading to additional damage inside the structure. A vacant lot next door after a fire adds to the insanitary and unsafe conditions of this area. The property is an economic liability that may not be redeveloped due to the costs associated based on its current condition and use.

Applicant Signature

Date

Property Owner Signature

Date

For Internal Use Only

Date Received:

Historic District: (Y/N)

Flood Plain: (Y/N)

Current Zoning:

Date Submitted to Planning, Zoning & Historical Preservation Committee:

(If required)

PZ Meeting Date:

Determination as a result of PZ Meeting: Approved (Y/N)



