



AGENDA

Planning, Zoning, and Historic Preservation Commission
Monday, February 5, 2024 5:30 pm
City Hall Chambers
326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting Thursday, December 7, 2023

Public Hearing

Staff Report

New Business

1. Blight Declaration Request for sidewalks adjacent to Square - Project Name: 'Walk This Way'
2. Blight Declaration Request for property located at 906 S Garrison - Project Name: 'Mario'

Old Business

Next Meeting: Monday, March 4, 2024

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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Public Works Department 623 E Seventh Carthage MO 64836 Tele: (417) 237-7010 Fax: (417) 237-7011 Email: pwd@carthagemo.gov

Meeting Minutes

December 7, 2023/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Hunter, Matt Smith, Robin Harrison, Alan Bull, & Josh Anderson

Members Absent: Jim Swatsenbarg, Bill Barksdale, & Zeb Carney

Staff & Council: Greg Dagnan, Julie Tilley, & Mark Elliff

Staff Absent: Zeb Carney

The meeting was called to order at 5:34 PM by Jim Hunter, Chairman

Approval of Previous Meeting Minutes

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

Public Hearings

- n/a

Staff Reports

- n/a

New Business

- *Discuss blight ruling for property located at 206 Grant.*
 - Jeff Merideth presented on the current shape of the building located at 206 Grant, showing several images and discussed how the 353 tax credits could be applied to this building should the blight ruling be approved. He also discussed some potential opportunities the owners were looking into for the property.

Motion by Robin Harrison to approve the blight ruling of the property, Seconded by Alan Bull - Four, voted in favor: Jim Hunter, Alan Bull, Matt Smith, & Robin Harrison, One, Josh Anderson, abstained due to having previously consulted with the owners about building, the motion passed.

- Jeff Meredith also discussed an upcoming blight ruling.
- There will be a public meeting regarding the next blight ruling on Thursday, December 14th @ 6:00 pm in council chambers.

Old Business

- Josh Anderson mentioned that he had submitted the 2023 CLG report to the state.

Alan Bull moved to adjourn the meeting, seconded by Robin Harrison - All present voted in favor, the meeting was adjourned at 6:00 PM.

The next meeting is scheduled for Thursday, January 4, 2023 at 5:30pm in the City Council Chambers

City of Carthage

Blight / Conservation Declaration Request Application

Project Name:

Common Address of Property:

Legal Description of Property:

Current Property Owner:

Current Property Usage:

Proposed Property Usage:

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:

Applicant Signature

Date

Property Owner Signature

Date

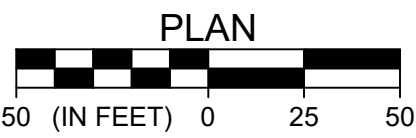
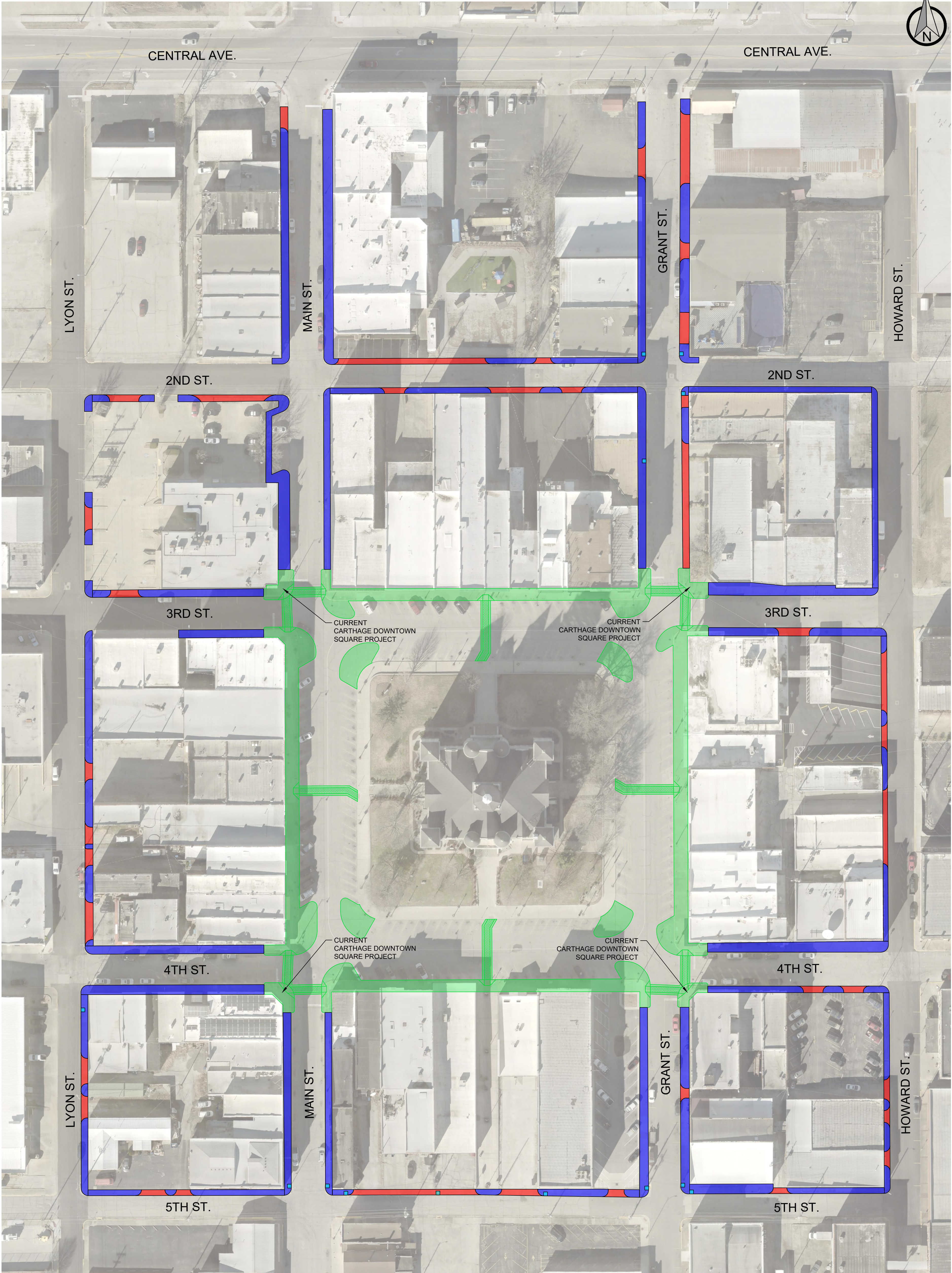
For Internal Use Only

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)



- LEGEND**
- CURRENT CARTHAGE DOWNTOWN SQUARE PROJECT
 - CURB INLET
 - 4 IN. THICK CONCRETE SIDEWALK
 - 8 IN. THICK CONCRETE ENTRANCE



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO. 64836

C-1.0

COVER SHEET

PROJECT NUMBER:
230037
DATE:
11/8/2023

CDBG APPLICATION STREETSCAPING IMPROVEMENTS

DOWNTOWN
CARTHAGE, MISSOURI

REVISIONS			
NO.	DESCRIPTION	BY	DATE

NOT FOR
CONSTRUCTION

MISSOURI CERTIFICATE OF AUTHORITY E-2021040726

Community Development Block Grant
City of Carthage, Missouri

2024

STREET	LOCATION			QUANTITIES			UNIT PRICE		
				4 IN. CONCRETE SIDEWALK	8 IN. CONCRETE SIDEWALK	CURB INLET	\$ 95.00	\$ 100.00	\$ 4,500.00
MAIN ST.	CENTRAL AVE.	TO	2ND ST.	512	20		\$ 48,640.00	\$ 2,000.00	
MAIN ST.	2ND ST.	TO	3RD ST.	361	0		\$ 34,295.00	\$ -	
MAIN ST.	4TH ST.	TO	5TH ST.	302	0	2	\$ 28,690.00	\$ -	\$ 9,000.00
GRANT ST.	CENTRAL AVE.	TO	2ND ST.	381	162	2	\$ 36,195.00	\$ 16,200.00	\$ 9,000.00
GRANT ST.	2ND ST.	TO	3RD ST.	209	111	2	\$ 19,855.00	\$ 11,100.00	\$ 9,000.00
GRANT ST.	4TH ST.	TO	5TH ST.	365	12	3	\$ 34,675.00	\$ 1,200.00	\$ 13,500.00
LYON ST.	2ND ST.	TO	3RD ST.	54	21		\$ 5,130.00	\$ 2,100.00	
LYON ST.	3RD ST.	TO	4TH ST.	204	86		\$ 19,380.00	\$ 8,600.00	
LYON ST.	4TH ST.	TO	5TH ST.	119	41	1	\$ 11,305.00	\$ 4,100.00	\$ 4,500.00
HOWARD ST.	2ND ST.	TO	3RD ST.	136	0		\$ 12,920.00	\$ -	
HOWARD ST.	3RD ST.	TO	4TH ST.	89	100		\$ 8,455.00	\$ 10,000.00	
HOWARD ST.	4TH ST.	TO	5TH ST.	100	36		\$ 9,500.00	\$ 3,600.00	
2ND ST.	LYON ST.	TO	MAIN ST.	40	79		\$ 3,800.00	\$ 7,900.00	
2ND ST.	MAIN ST.	TO	GRANT ST.	238	178		\$ 22,610.00	\$ 17,800.00	
2ND ST.	GRANT ST.	TO	HOWARD ST.	125	0		\$ 11,875.00	\$ -	
3RD ST.	LYON ST.	TO	MAIN ST.	203	25		\$ 19,285.00	\$ 2,500.00	
3RD ST.	GRANT ST.	TO	HOWARD ST.	343	31		\$ 32,585.00	\$ 3,100.00	
4TH ST.	LYON ST.	TO	MAIN ST.	380	0		\$ 36,100.00	\$ -	
4TH ST.	GRANT ST.	TO	HOWARD ST.	315	34		\$ 29,925.00	\$ 3,400.00	
5TH ST.	LYON ST.	TO	MAIN ST.	106	29		\$ 10,070.00	\$ 2,900.00	
5TH ST.	MAIN ST.	TO	GRANT ST.	99	126	3	\$ 9,405.00	\$ 12,600.00	\$ 13,500.00
5TH ST.	GRANT ST.	TO	HOWARD ST.	161	11		\$ 15,295.00	\$ 1,100.00	
TOTAL				4842	1102	13			
							\$ 459,990.00	\$ 110,200.00	\$ 58,500.00

	\$ 628,690.00
Contingencies	\$ 94,500.00
Engineering Design	\$ 88,900.00
Construction Administration and Inspection	\$ 77,900.00

Project Total \$ 889,990.00



326 Grant Street
Carthage, MO 64836

Re: Community Development Block Grant – Downtown Preservation

Downtown Property Owner:

The City of Carthage, in conjunction with the Harry S. Truman Coordinating Council and Carthage Economic Development Corporation is applying for a community development block grant (CDBG) for downtown preservation.

The intent of these grant proceeds is to build new sidewalks moving out from the historic Carthage square. The enclosed map shows the area that we intend to build, colored red and blue. The green area will be completed as part of a different grant and should be completed in 2024-2025.

You are the listed owner of at least one building that will have new sidewalks installed adjacent to it. There are some buildings that span an entire block, and you may be receiving this notice because of new sidewalks on the back or side of your building.

The new sidewalks will not cost you anything. However, this correspondence is to make you aware of the project being proposed adjacent to your property.

One requirement of this program is for an area to be “blighted” to qualify for the grant. A blight declaration will be on the agenda for the Planning, Zoning & Historical Preservation Committee, February 5th, 5:30 p.m. in City Council Chambers. The blight district will encompass the buildings that are adjacent to the red and blue areas proposed for new sidewalks.

If you have any questions about the grant, or blight declaration process – please call Jeff Meredith with the Carthage Economic Development Corporation at 417.237.7358. You can also email jeff@choosecarthage.com.

Thanks for being part of our downtown community, we look forward to helping move Carthage forward together.

Current Owner	Common Address	City	State	Zip
1 Aligned Holdings	1334 E Republic Road	Springfield	MO	65804
2 APA Property Services	1220 S. Main St	Carthage	MO	64836
3 Bad Donkey Development	318 E. Spring St	Neosho	MO	64850
4 Blagg Kirt	12650 County Road 100	Carthage	MO	64836
5 Bonilla Francisco A & Beatriz	137 Grant Street	Carthage	MO	64836
6 Bruton & Co, Inc.	530 West Fir Road	Carthage	MO	64836
7 Burleson Kenneth R & Patricia J	419 W 10th St	Carthage	MO	64836
8 Burlingame Chaffee	2762 W Morgan Heights Rd	Carthage	MO	64836
9 Carthage Crisis Center	100 S. Main Street	Carthage	MO	64836
10 Carthage Jewelers Inc.	100 E 4th St	Carthage	MO	64836
11 Cherry's Custom Framing & Art Gallery	311 S. Main	Carthage	MO	64836
12 CJC & Co	1963 Lawrence 2032	LaRussel	MO	64848
13 Cordell Susan E	110 E 4th St	Carthage	MO	64836
14 David Griffith Sr Trust	PO Box 255	Carthage	MO	64836
15 Dunaway Eleanor M Trust	1704 Liam St	Carthage	MO	64836
16 EMH Land & Cattle	101 S. Lyon Street	Carthage	MO	64836
17 Escobar Joaquim C & Irma A	129 Grant St	Carthage	MO	64836
18 Fayyad Erica N	33974 S Coves Dr	Dewar	OK	74431
19 Galbraiths Inc.	427 S. Main St	Carthage	MO	64836
20 Gober David A	217 Grant	Carthage	MO	64836
21 Grace Lanes	219 East 3rd Street	Carthage	MO	64836
22 Guzman Mildred	129 S Main	Carthage	MO	64836
23 Iglesia Christiana Hispano American	122 Grant Street	Carthage	MO	64836
24 Iglesia de Dios	426 S Main St	Carthage	MO	64836
25 Iglesia Jehova Shamma & Telma Merida	135 S. Main	Carthage	MO	64836
26 Isidro's Enterprises	100 Grant Street	Carthage	MO	64836
27 Jasper County Farm Bureau	106 E 4th St	Carthage	MO	64836
28 JKMN Properties	124 W 3rd St	Carthage	MO	64836
29 John Bartosh	302 S. Main Street, Room 101	Carthage	MO	64836
30 Lana K Mathis Rentals	2616 Morgan Heights Road	Carthage	MO	64836
31 Lasley Moore & Lasley Properties	130 W 4th St	Carthage	MO	64836
32 Lyon & Foo	2041 Cimmaron Rd	Sarcoxi	MO	64862
33 Lyon Frank	418 Grant St	Carthage	MO	64836
34 M Gregory Soriano & Tamra L Trust	13182 Dogwood Drive	Carthage	MO	64836
35 Manzer Jonathan L	3071 S. Grand Ave	Carthage	MO	64836
36 Martin Daniel W & Koral B	409 Main St	Carthage	MO	64836
37 McBride Keith S	204 E 4th St	Carthage	MO	64836
38 Melissa King	416 S. Lyon Street	Carthage	MO	64836
39 Mike Zeiter	231 E 4th St	Carthage	MO	64836
40 NBS	2012 Beau Dr	Carthage	MO	64836
41 Nicholas John A	418 Belle Air Place	Carthage	MO	64836
42 Nicole Wagner	222 Grant Street	Carthage	MO	64836
43 Oxlaj Eliezer M	115 S Main	Carthage	MO	64836
44 Petersen Ronald L Trust	215 E 4th St	Carthage	MO	64836
45 Phelps John O Trust	PO Box 170	Carthage	MO	64836
46 Raymond Mathis Rentals	2616 Morgan Heights Road	Carthage	MO	64836
47 Remnant Church of Jesus Christ	323 Howard Street	Carthage	MO	64836
48 Ridings Randall J	340 S. Lyon St	Carthage	MO	64836
49 Ron Evans	1808 Wynwood Drive	Carthage	MO	64836
50 Saldana Francisco & Rosalina	214 E 4th St	Carthage	MO	64836
51 Schellert Astrid M	123 W 4th St	Carthage	MO	64836
52 Shelvey Dean & Nancy	2305 Morgan Heights Road	Carthage	MO	64836
53 Smith Kip P	1213 Route E	Lockwood	MO	65682
54 Teel Sidney & Mary Lou	101 S Main	Carthage	MO	64836
55 The Pie Safe	331 S Main St	Carthage	MO	64836
56 Tuller Rayma	636 Cedar Street	Carthage	MO	64836
57 UMB	300 Grant Street	Carthage	MO	64836
58 Unzner Cornell	859 University Ave. Apt 16	Los Gatos	CA	95032
59 Vulux 1	215 E 3rd St	Carthage	MO	64836
60 Walker Cliff & Susan	111 E 3rd Street	Carthage	MO	64836
61 Wickstrom, Dale & Donna	8647 Harmony Road	Carthage	MO	64836

City of Carthage**Blight / Conservation Declaration Request Application****Project Name:** Project Mario**Common Address of Property:** 906 S. Garrison Ave**Legal Description of Property:** CAR MISC N 80' LOT 18**Current Property Owner:** Bruton & Co.**Current Property Usage:** Vacant, hasn't been open since June 2021**Proposed Property Usage:** Expanded wood-fired pizza 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.

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Reason or basis for request:

Window is cracked, several of them are old and inefficient and the building needs paint throughout on interior and exterior. Tuckpointing needs completed in several areas. HVAC split system is not functioning correctly, plywood wall in kitchen has mold growth and will need replaced. Parking lot is uneven and unfinished in gravel. Roof is not currently leaking, but will be in the near future leading to interior damage and mold growth throughout. Access to parking lot needs improved to maximize traffic patterns and usability.

 1/17/2024
Applicant Signature Date

 1/17/2024
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)