



AGENDA

Planning, Zoning, and Historic Preservation Commission
Thursday, June 20, 2024 5:30 pm
City Hall Chambers
326 Grant St. / Carthage MO 64836

Call to Order

AMENDED

Minutes of Previous Meeting Monday, February 5, 2024

Public Hearing

1. To Consider a Rezoning Request for a 7.41 acre lot located west of River St. between Wendy Lane and Gene Taylor Drive from 'A' First Dwelling to 'C' Apartment.

Staff Report

New Business

1. Discuss a Preliminary Site Design for a 7.41 acre lot located west of River St. between Wendy Lane and Gene Taylor Drive.
2. Discuss meeting dates for the commission

Old Business

Next Meeting: Monday, July 1, 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	Vacant	Vacant	Vacant
	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		City Hall	417-237-7003
	Asst. City Administrator	Traci Cox	City Hall	417-237-7003
	Councilmember	Terri Heckmaster	1155 Grand	417-310-6178

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

February 5, 2024/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Hunter, Jim Swatsenbarg, Bill Barksdale, Robin Harrison, & Josh Anderson

Members Absent: Alan Bull & Matt Smith

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

The meeting was called to order at 5:30 PM by Jim Swatsenbarg, Vice Chairman

Approval of Previous Meeting Minutes

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

Public Hearings

- n/a

Staff Reports

- n/a

New Business

- *Blight Declaration Request for sidewalks adjacent to Square - Project Name: 'Walk This Way'*
 - Jeff Meredith presented on the next phase of the sidewalk restoration project around and just off the square.
 - The city is working on a government grant that offers an 80% funding match for the sidewalk work.
 - All property owners have been notified and are in favor of the project. One leasing tenant has minor concerns.
 - Once the blight declaration has been granted, the building and sidewalks in the noted area will not have to apply for a blight declaration again if they decide to do additional work in the future.
 - Though an area might be deemed blighted, it does not mean that every building in that area is deteriorated.

Robin Harrison made a motion to approve the blight declaration, seconded by Bill Barksdale - All present voted in favor, the motion passed.

- *Blight Declaration Request for property located at 906 S. Garrison Ave. - Project Name: 'Mario'*

- Jeff Meredith presented on the property formerly known as Cave Gang Pizza. The building has deteriorated a considerable amount since it was last occupied.
- Plans for future improvement of the property were discussed.

Robin Harrison made a motion to approve the blight declaration, seconded by Bill Barksdale - All present voted in favor, the motion passed.

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 5:51 PM.

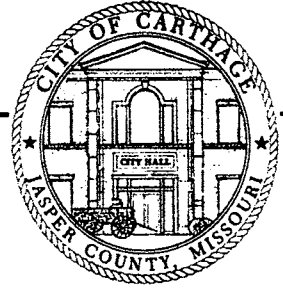
The next meeting is scheduled for Monday, March 4, 2024 at 5:30pm in the City Council Chambers

May 15th

REZONING REQUEST

You must provide all requested information on this application. Blanks may delay processing your request. (write 'n/a' if information not applicable)

"America's Maple Leaf City"



Date: May 14 - 2024 Filing Fee: \$100.00

Owner: Building Carthage
Address: 2300 Grand Ave Tele: 417-793-1432
City: Carthage State: MO Zip Code: 64836
Email Address: ubuildersllc@yahoo.com Fax: _____

Applicant: [Signature] Relationship to Owner: 25% ownership
(person to whom all correspondence will be sent)
Address: 2300 Grand Ave Tele: 417-793-1432
City: Carthage MO State: MO Zip Code: 64836
Email Address: ubuildersllc@yahoo.com Fax: _____

Property Location: 7 + Acres River st

Legal Description:

(attach separate sheet if necessary)

Adjacent Zoning and Land Use:

	Existing Land Use	Zoning
North	<u>RESIDENTIAL - SECOND DWELLING</u>	<u>B</u>
South	<u>RESIDENTIAL - FIRST DWELLING</u>	<u>A</u>
East	<u>RESIDENTIAL - FIRST DWELLING</u>	<u>A</u>
West	<u>RESIDENTIAL - SECOND DWELLING</u>	<u>B</u>

Note: The City's Zoning Ordinance may be viewed at the Public Works Department

Present Use of Property: Vac Land
Proposed Use of Property: Town Homes For Sale

Current Zoning: A- FIRST DWELLING

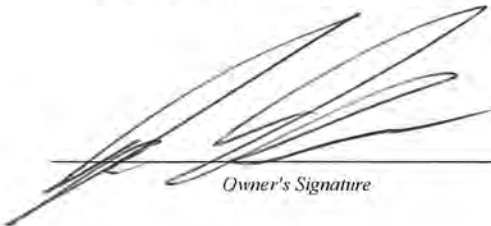
Zoning Requested: C- APARTMENT

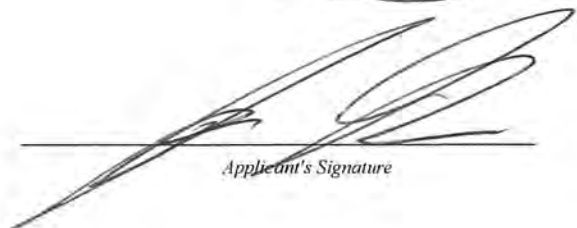
Request initiated by:

Denied permit

Change of land use

New development

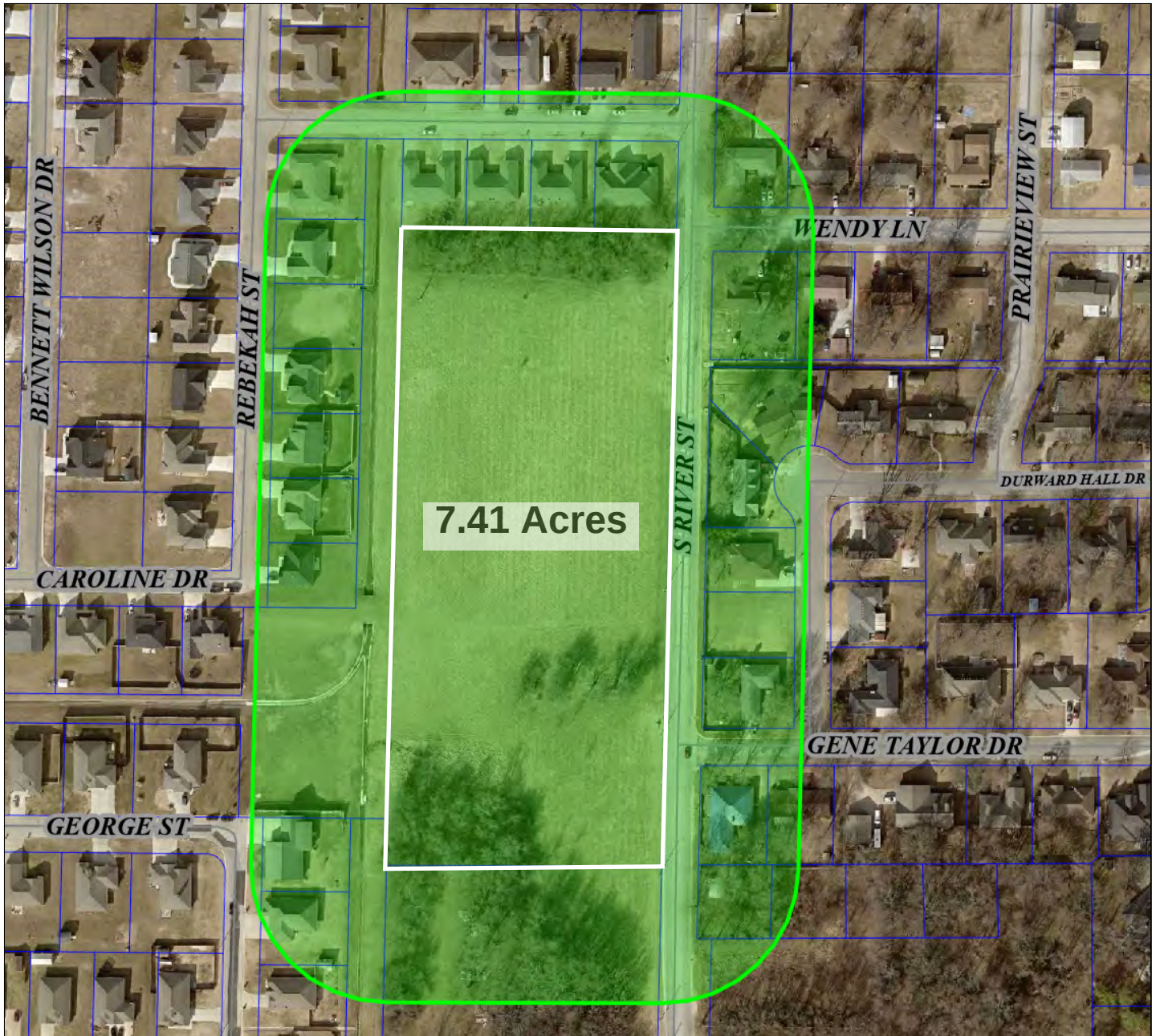

Owner's Signature


Applicant's Signature

Return Form to: Public Works Department

Office Use Only:	Date Received: <u>5/15/24</u>	Hearing date: <u>6/3/24</u>	Approved: ☐ Yes ☐ No
	Filing Fee: <u>100-</u>	<u>6/20/24</u>	

185' Property Ownership Map



Date created: 6/10/2024

Last Data Uploaded: 6/10/2024 2:06:53 AM

Developed by  **Schneider**
GEOSPATIAL

Current Zoning Map



Date created: 6/10/2024
Last Data Uploaded: 6/10/2024 2:06:53 AM

Developed by  **Schneider**
GEOSPATIAL

-  'A' First Dwelling
-  'B' Second Dwelling
-  'C' Apartment
-  'D' Local Business
-  'E' General Business

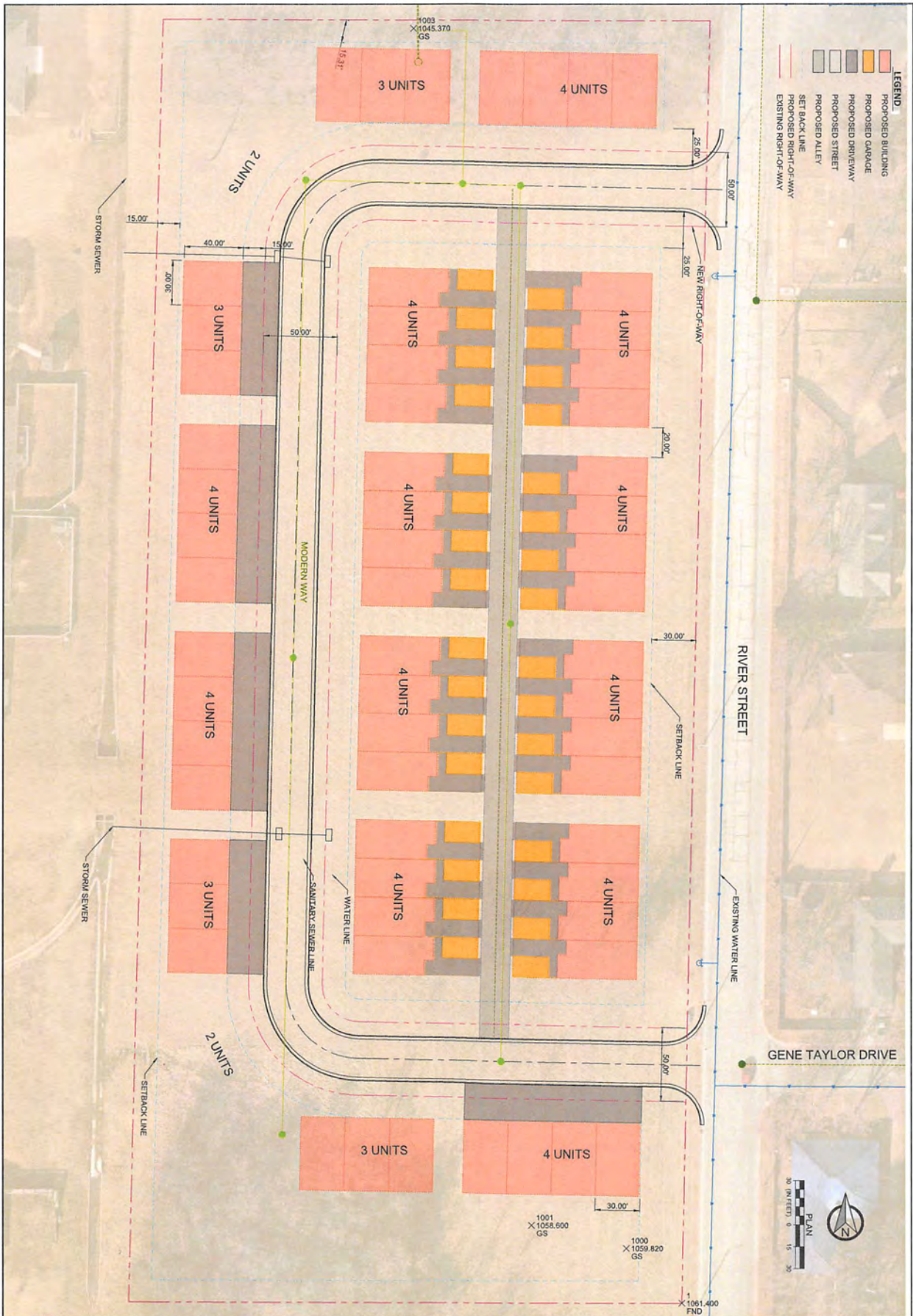
Proposed Zoning Map

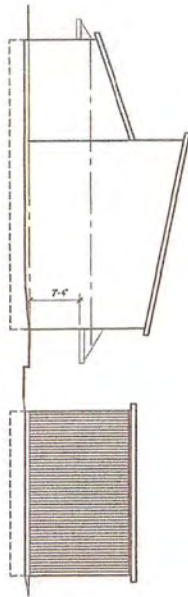


- 'A' First Dwelling
- 'B' Second Dwelling
- 'C' Apartment
- 'D' Local Business
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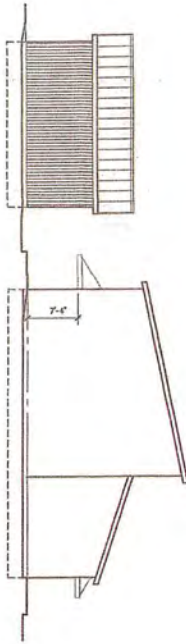
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GEOSPATIAL

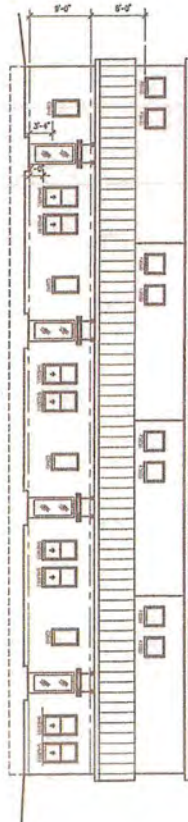




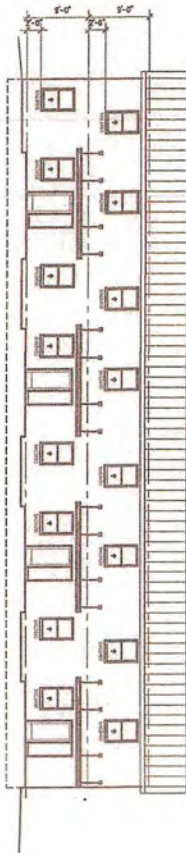
WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



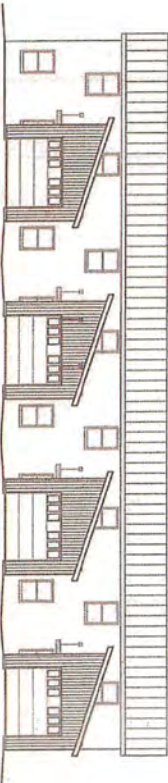
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

SOUTH ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECTS
PATTERSON
PATTERSON
BRANNON
DENHAM
2024
Patterson, Brannon, Denham, Architects, LLC
1015 E. 1st St., Suite 100
Joplin, MO 64501
Phone: 417-781-1001
Fax: 417-781-1002
Email: info@pattersonbrannondenham.com

Consultant

Urban Way - Housing Development
FOR
J BUILDERS
Carthage, Jasper County, Missouri

Urban Way
Address
Jasper County
Carthage, Missouri

6/1/2024

6/1/2024

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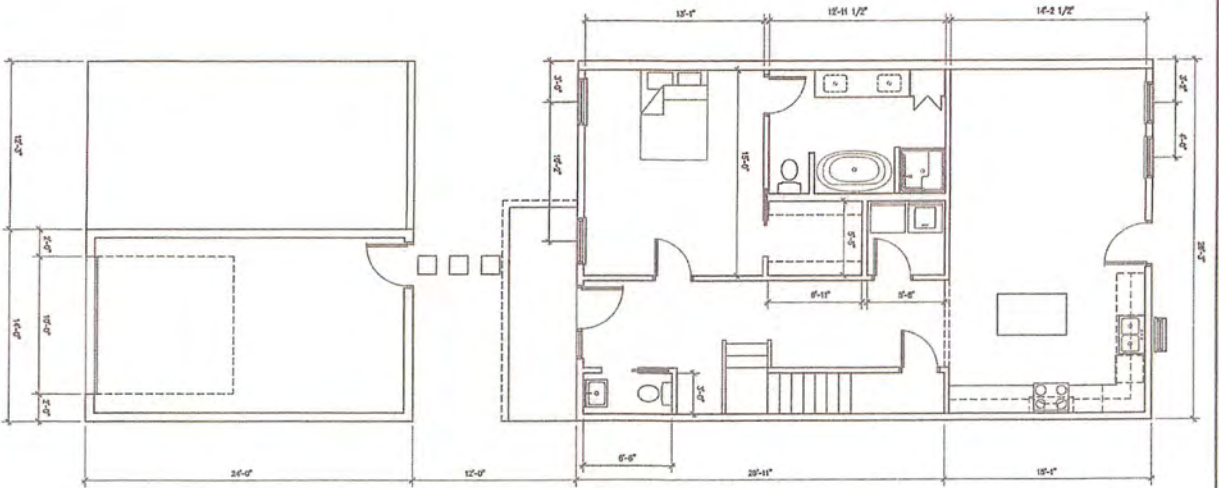
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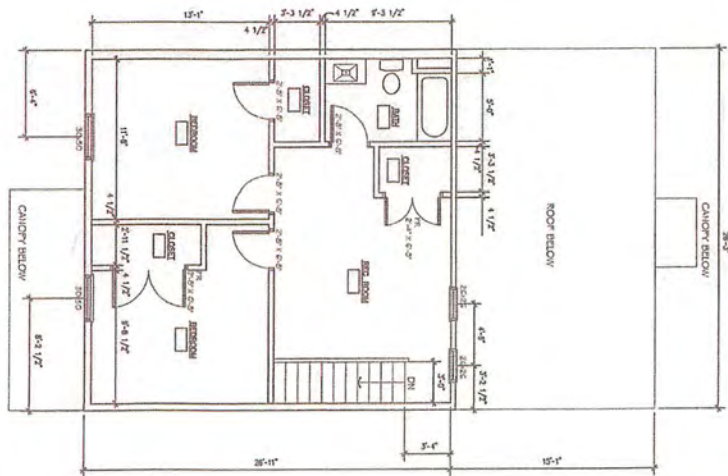
A3.1



SCALE



ARCHITECTS PATTERSON BENHAM NON BENHAM Patterson Benham Non Architects, LLC 1011 E. 12th St., Suite 100 Carthage, MO 64830 Phone: 417-321-1100 Email: info@pbnarch.com	Consultant	Urban Way - Housing Development FOR J BUILDERS Carthage, Jasper County, Missouri		URBAN WAY Address Jasper County Carthage, Missouri
		DATE 8/1/2024	PROJECT NUMBER 2024.05.01	DESIGNER PATTERSON BENHAM NON
REVISIONS				
FLOOR PLAN				
SHEET NUMBER				
A2.1				



SECOND FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS PATTERSON PATTERSON BRANNAN DENHAM		Urban Way - Housing Development FOR J BUILDERS Carthage, Jasper County, Missouri		URBAN WAY Address Jasper County Carthage, Missouri	
Project Number 2024 05 04		Date 9/1/2024		Drawn By OCEAN	
Sheet Number A2.2		Project Name Urban Way		Project Location Jasper County, Missouri	