



AGENDA

Planning, Zoning, and Historic Preservation Commission

Thursday, December 5, 2024 5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting Thursday, November 7, 2024

Public Participation

Each person who wishes to address the commission must put their name and address on the sign-up sheet and shall state their name prior to speaking. Each person is limited to two (2) minutes. The time may be extended by the chair if deemed necessary. Once a person has had their say on a particular issue they are not permitted to once again speak on the issue unless called to answer further questions by the commission or the chair.

Public Hearing

1. Request a Certificate of Appropriateness for the placement of exterior signage at property located at 910 S Garrison

Staff Report

New Business

Old Business

1. Discuss the tabled request for a Special Use Permit to sell liquor by the drink at property located at 910 S Garrison

Next Meeting: Thursday, January 2, 2025

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	Philip Brown	2533 Theo	417-793-8065
	Member	Vacant	Vacant	Vacant
	Member	Robin Harrison	721 E 10th	417-483-8835
	Member	Matt Smith	1022 E Chestnut	417-437-2281

Non-Voting Members:	Mayor	Alan Snow	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

November 07, 2024/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Swatsenbarg, Philip Brown, Matt Smith, Robin Harrison & Josh Anderson

Members Absent: Jim Hunter

Staff & Council: Traci Cox, Julie Tilley, & Terri Heckmaster

Staff Absent: Zeb Carney

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

Approval of Previous Meeting Minutes

- Motion by Matt S. to approve the previous meeting minutes, seconded by Philip B. - All present voted in favor, minutes were approved

Public Hearings

1. *Request a Special Use Permit for the operation of a restaurant that sells liquor by the drink at property located at 910 S. Garrison Ave.*
 - There was no representative present to speak on behalf of the new restaurant
 - Darren & Katarina Baugh (900 S. Garrison Ave) spoke against the special use permit. They live directly north of the proposed new restaurant and talked about the troubles they have had with patrons parking all over their yard, blocking their driveway, and causing general disorder and sometimes property damage.
 - They requested a privacy fence be placed between the two properties
 - Josh A. asked if there was a requirement for a buffer between commercial and residential properties? This was discussed but more research is needed.
 - Julie T. recommended the issue be tabled until the next PZ&HP meeting due to the fact that the representatives did not attend the meeting and they did not request a sign permit and have already put up a new sign.

Motion by Josh A. to table the issue until the next meeting (Dec. 5th 2024), seconded by Robin H. - All present voted in favor, the motion passed.

Staff Reports

- n/a

New Business

- n/a

Old Business

1. *Discuss the grant application status*

- Josh A. reported that there had been NO response to the Request for Qualifications for the CLG grant. He will continue to work on getting a company to do the grant work and he will talk to SHPO about what the next steps will be.

General

- Josh A. attended the Missouri CLG Forum and gave a report about the conference. He noted that St. Joseph, MO presented on their very successful local grant that provides money for small projects to local residents living in historic homes and are wanting to restore small parts of the house, i.e. a porch, roof, door, windows, etc. He said the grant was funded by their local casino but they had seen a tremendous amount of applicants and it has really helped save some of their most historic homes and architecture. They only award a certain number of grants depending on the amount of money they have each year. It seemed like a great idea and something the commission is going to explore for Carthage.

Josh A. moved to adjourn the meeting, seconded by Jim S. - All present voted in favor, the meeting was adjourned at 6:00 PM.

The next meeting is scheduled for Thursday, December 5th, 2024 at 5:30pm in the City Council Chambers

CERTIFICATE OF APPROPRIATENESS

You must provide all requested information on the application. Blanks may delay processing of your application. (write "n/a" if information not applicable).



Date: 11/08/2024

Owner: Faik Bilalli & Emrula Baftiri (Business Owner)

Address: 745 Sheridan / 2005 Beau Drive Tele: (847) 224-8876

City: Carthage State: MO Zip Code: 64836

Email Address: fbilalli7@hotmail.com Fax: _____

Applicant: Faik Bilalli & Emrula Baftiri (Business Owner) Relationship to Owner: _____

(person to whom all correspondence will be sent)

Address: 745 Sheridan / 2005 Beau Drive Tele: _____

City: Carthage State: MO Zip Code: 64836

Email Address: fbilalli7@hotmail.com Fax: _____

Property Location: 910 S Garrison

Legal Description:

Car Misc. Lot 18

(attach separate sheet if necessary)

Project Description:

Exterior Signage

Owner's Signature

Applicant's Signature

Return Form to: Public Works Department

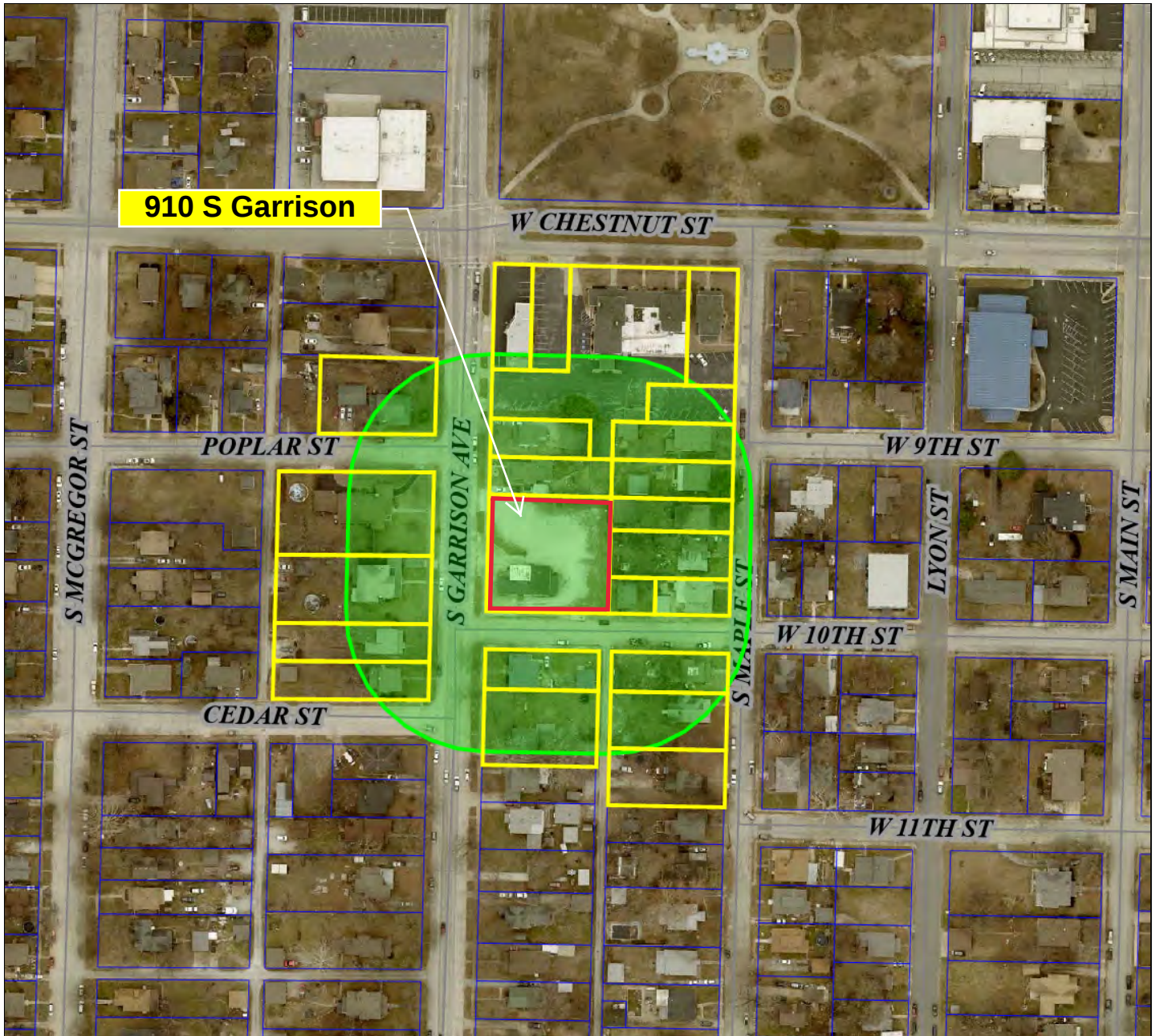
Office Use Only: Date Received: 11/13/2024 Hearing date: 12/5/24 Approved: ☐ Yes ☐ No

Permit Required: ☒ Yes ☐ No

Permit type: SIGN

(if applicable)

185' Property Ownership Map 910 S Garrison



910 S Garrison Signage



SPECIAL USE PERMIT PETITION

You must provide all requested information on the application. Blanks may delay processing of your petition. (write 'n/a' if information is not applicable to proposal).



Date: SEP. 18, 2024

Filing Fee: \$100.00

Type of Special Use: (be as specific as possible and cite Zoning Ordinance provision listing use as permitted special use)

OPERATE SIT DOWN RESTAURANT, SERVING LIQUOR BY DRINK
WHICH GENERATES IN ASES OF SIXTY-PERCENT REVENUE
FROM PREPARED MEALS

Note: The City's Zoning Ordinance and Comprehensive Plan may be viewed at the City Clerk's Office or the Public Works Department

Modification of previously issued Special Use Permit:

☐ Yes

☒ No

Property Address: 906-910 S. GARRISON AVE, CARTHAGE, MO, 64836

Location/Legal description: CAR MISC N 80' LOT 18
CAR MISC N 74' LOT 18

Total site area: 24'000 sq. ft.

Zoning District(s) and land area within each: A+D

Present Land Use(s): CAR LOT

Owner: Faik Bilalli + Emrula Beftini

Address: 745 SHERIDAN ST + 2005 BEAU DR

Tele: CO OWNERS

City: CARTHAGE

State: MO

Zip Code: 64836

Email Address: FBILALLI7@HOTMAIL.COM

Fax: _____

Petitioner: Faik Bilalli + Emrula Beftini

Relationship to Owner: CO OWNERS

(person to whom all correspondence will be sent)

847-224-8876

Tele: 417-438-5079

Address: _____

State: _____

Zip Code: _____

City: _____

Fax: _____

Email Address: _____

2

Proposal:

(Attach Special Use Permit Petition Statement of Justification)

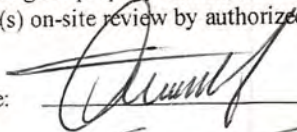
Other information:

(additional relevant information about the site or proposal you wish to note or cite)

WE WOULD LIKE TO THANK THE COMMITTEE FOR THE OPPORTUNITY
TO PRESENT OUR VISION FOR THIS PROPERTY.
WE BELIEVE IT WILL BE WELCOME ADDITION TO THE
CITY OF CARTHAGE, RT 66 VISITORS AND THE
SURROUNDING AREA

The undersigned property owner(s) hereby authorize the filing of this petition (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff

Signature:



Date:

SEP 18. 2024

Signature:



Date:

09-20-24

Signature:

Date:

The undersigned petitioner hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:

Date:

Return form to: Public Works Department

Office Use Only:

Date Received:

9/20/24

Hearing date:

Approved: ☐ Yes ☐ No

Permit Required:

☐

Yes

☐

No

Permit type:

(if applicable)

SPECIAL USE PERMIT PETITION

STATEMENT OF JUSTIFICATION

For each of the five criteria listed below, provide a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Planning, Zoning and Historic Preservation Commission to reach a recommendation, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required criteria are simply suggestions. Applicant should address any additional considerations potentially raised by the proposed development.

Important: Applicant bears the burden of presenting sufficient factual evidence to support findings of fact that allow the Commission to reasonably reach a recommendation. If the applicant fails to meet that burden, the Commission has no choice but to recommend denying the petition.

1. The proposed development will not materially endanger the public health or safety.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts.
 - Provision of services and utilities, including sewer, water, electrical, garbage collection, and fire protection.
 - Soil erosion and sedimentation.
 - Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater
2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.

3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.
- Whether the proposed development is so necessary to the public health, safety, and general welfare of the community as a whole as to justify it regardless of its impact on the value of adjoining property.

4. The proposed development will be in harmony with the area in which it is located.

Considerations:

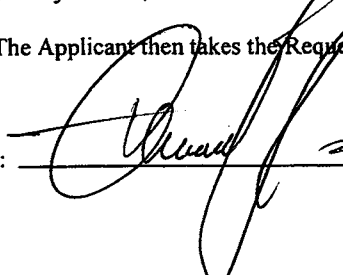
- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

5. The proposed development will be consistent with the City's Comprehensive Plan.

Considerations:

- Consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.
- The Applicant then takes the Request form to City Hall and pays the filing fee at the City Clerk's Office

Signature: _____



Date: _____

SEP. 18. 2024

Zoning Map / 910 S Garrison



Date created: 9/26/2024
Last Data Uploaded: 9/26/2024 2:40:44 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Carthage Zoning

-  A - First Dwelling
-  B - Second Dwelling
-  C - Apartment
-  O - Non Retail
-  D - Local Business
-  E - General Business
-  F - Light Industrial