

1. Planning And Zoning Agenda

Documents:

[PLANNING AND ZONING AGENDA 05-4-2020.PDF](#)

2. Planning Zoning And Historic Preservation Minutes

Documents:

[PLANNING ZONING AND HISTORIC PRESERVATION MINUTES MAY 4, 2020.PDF](#)

3. Planning And Zoning Meeting Packet

Documents:

[PLANNING AND ZONING PACKET MAY 4, 2020.PDF](#)

CITY OF CARTHAGE

Planning, Zoning, and Historic Preservation Commission

AGENDA

Date of Meeting: **5/4/2020**

Place: ****Meeting By Video
Conference****

Time: **5:30 pm**



In response to the Coronavirus pandemic and pursuant to the Declaration of Emergency within the City of Carthage, this meeting will be held by On-line video conference. If you would like to listen to the meeting please call by telephone (312) 626-6799 prior to the start of the meeting. You will need to enter the ID# 896 4482 1760 with a password of 602137. For questions, contact the Public Works Department, at (417) 237-7010 or by email: pwd@carthagemo.gov

CITIZEN'S PARTICIPATION / PUBLIC HEARING

Due to the threat of COVID-19 infection, Citizens wishing to address the Committee should notify the Public Works Department in advance and provide the item they wish to address in written format by filling out the [PZ Participation form](#) at least 24 hours prior to the meeting to pwd@carthagemo.gov. Residents who do not have internet service may call the Public Works Department at (417) 237-7010.

To Consider the following items:

- 1. Requested by:** Larry Wisdom Sr / Wisdom Investments LLC **Request type:** Annexation
Project Location: E Airport Drive **Reason for Hearing:** Request is for Annexation of 29.4 acres located
Parcel ID: 14601400000011000 on E Airport Drive
- 2. Requested by:** Jake Vaughn / Vaughn Company, Inc **Request type:** Annexation
Project Location: 3012 S Chapel Rd **Reason for Hearing:** Request is for Annexation of 19.55 acres
located at 3012 S Chapel Rd
- 3. Requested by:** Jake Vaughn / Vaughn Company, Inc **Request type:** Preliminary Plat
Project Location: 3012 S Chapel Rd **Reason for Hearing:** Preliminary Plat for Proposed Single Family
Subdivision

Continued on Page 2

Commission Members

Voting Members:	Chairman	Harry Rogers	1350 S Main St	417-358-4527
	Vice Chairman	Abi Almandinger	1220 S Main	417-793-6589
	Secretary	Bill Barksdale	1314 S Garrison	417-388-2464
	Member	Mark Elliff	1511 Grand	417-358-3613
	Member	Levi Utter	502 E Centennial	417-540-6565
	Member	Vacant	Vacant	Vacant
	Member	Jim Swatsenbarg	601 Howard	417-358-1690

Non-Voting Members:	Mayor	Dan Rife	City Hall	417-237-7003
	Councilmember	Ed Barlow		
	City Administrator	Tom Short	City Hall	417-237-7003

Staff:	Public Works Director	Zeb Carney	Public Works Department	417-237-7010
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CITY OF CARTHAGE

Planning, Zoning, and Historic
Preservation Commission

AGENDA

Date of Meeting: **5/4/2020**

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Conference****

Time: **5:30 pm**



4. Requested by: Carthage Chamber of Commerce - Mark Elliff

Request type: Special Use Permit

Project Location: Fair Acres Parking Lot (West lot next to
YMCA)

Reason for Hearing: Request for the operation of a Carnival in
conjunction with Annual Maple Leaf Festival

5. Requested by: Caleb & Stacey Stiles

Request type: Certificate of Appropriateness

Project Location: 1101 Grand

Reason for Hearing: Request for the construction of a 24' X 28'
room addition

6. Requested by: Jeffry Hodkin

Request type: Certificate of Appropriateness

Project Location: 800 S Garrison

Reason for Hearing: Exterior improvements also to include an
18' X 15' addition.

7. Requested by:

Request type:

Project Location:

Reason for Hearing:

Commission Members

Voting Members:	Chairman	Harry Rogers	1350 S Main St	417-358-4527
	Vice Chairman	Abi Almandinger	1220 S Main	417-793-6589
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Staff:	Public Works Director	Zeb Carney	Public Works Department	417-237-7010
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Draft Copy of Minutes Subject to Approval at the Next Meeting

Planning, Zoning, and Historic Preservation Commission
Meeting 04 May 2020

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Levi Utter, and Mark Elliff. Non-Voting Members include Mayor Dan Rife, City Administrator Tom Short and Council Member Liaison Ed Barlow. Staff includes Public Works Director Zeb Carney. There is currently one vacancy on the board.

In response to the coronavirus pandemic and pursuant to the Declaration of Emergency within the City of Carthage, this meeting was held by On-line video conferencing.

Commission Members Present: Harry Rogers, Abi Almandinger, Jim Swatsenbarg, Zeb Carney, Mark Elliff, Tom Short, and Bill Barksdale.

Also, present Julie Tilley, Jake Vaughn, Todd McDonald, Dan Mitchell, Joshua Oathout, Micah Souder, Kevin Kinsey, and Trent Walker.

A quorum was present.

Chairman Harry Rogers called the meeting to order at 5:34 p.m.

First order of business involved the minutes of the January 2020 meeting. Minutes were available for review in the packet prior to the meeting. Abi Almandinger made a motion to accept the minutes as presented. Mark Elliff gave a second to that motion. Motion passed on a voice vote.

Second order of business was a Request for Annexation located on East Airport Drive. Anna Wisdom notified Julie Tilley on Friday, May 1 that due to COVID issues, they have been delayed in getting documentation ready, so she asked to be removed from the Agenda. The project is still moving forward just delayed.

Third order of business was a request for annexation of 19.55 acres located at 3012 S. Chapel Road. The request was made by Jake Vaughn / Vaughn Company Inc. Abi Almandinger made a motion to approve the request for annexation and forward it to City Council for approval. Jim Swatsenbarg gave the motion a second. On a voice vote, the motion passed.

The fourth order of business was a request for a Preliminary Plat for a proposed Single-Family Subdivision. The request was made by Jake Vaughn / Vaughn Company Inc. It involves the property at 3012 South Chapel Road. A motion to approve the Preliminary Plat for Single Family Subdivision and forward to City Council for approval was made by Jim Swatsenbarg. It was given a second by Abi Almandinger. On a voice vote, the motion passed.

The fifth order of business was a request for a Special Use Permit made by the Carthage Chamber of Commerce. This permit would be for the operation of a Carnival in conjunction with the annual Maple Leaf Celebration. The location would be at the Fair Acres Parking Lot (West lot next to YMCA). Bill Barksdale made a motion to approve the Special Use Permit. That motion was given a second by Abi Almandinger. On a voice vote, the motion passed. Board Member Mark Elliff abstained from voting.

The sixth order of business was for a Certificate of Appropriateness for the construction of a 24' X 28' room addition at 1101 Grand Avenue. The request was made by Caleb and Stacey Stiles. A motion to approve the Certificate of Appropriateness was made by Abi Almandinger. The motion was given a second by Jim Swatsenbarg. On a voice vote, the motion passes.

The seventh order of business was a request for a Certificate of Appropriateness for exterior improvements and the construction of an 18' X 15' addition. The request was made by Jeffry Hodkin for property located at 800 S Garrison. A motion to approve the Certificate of Appropriateness was made by Abi Almandinger. Jim Swatsenbarg gave that motion a second. On a voice vote, the motion passed.

There were no further items on the agenda.

Jim Swatsenbarg made a motion to adjourn. Mark Elliff seconded that motion. Motion passed and meeting adjourned.

Respectfully submitted,
Bill Barksdale

CITY OF CARTHAGE

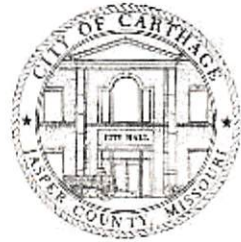
Planning, Zoning, and Historic
Preservation Commission

AGENDA

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located at 3012 S Chapel Rd
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CITY OF CARTHAGE

Planning, Zoning, and Historic
Preservation Commission

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Project Location: 800 S Garrison

Reason for Hearing: Exterior improvements also to include an
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7. Requested by:

Request type:

Project Location:

Reason for Hearing:

Commission Members

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Draft Copy of Minutes Subject to Approval at the Next Meeting

Planning, Zoning, and Historic Preservation Commission
Meeting 06 January 2020

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Levi Utter, and Mark Elliff. Non-Voting Members include Mayor Dan Rife, City Administrator Tom Short and Council Member Liaison Ed Barlow. Staff includes Public Works Director Zeb Carney. There is currently one vacancy on the board.

Commission Members Present: Harry Rogers, Abi Almandinger, Levi Utter, Jim Swatsenbarg, Zeb Carney, Mark Elliff, Ed Barlow, Tom Short, and Bill Barksdale.

Also, present Julie Tilley, Danny Estrada, and Ebirceo Vasquez.

A quorum was present.

Chairman Harry Rogers called the meeting to order at 5:30 p.m.

First order of business involved the minutes of the December 2019 meeting. Minutes were available for review in the packet prior to the meeting. Abi Almandinger made a motion to accept the minutes as presented. Mark Elliff gave a second to that motion. Motion passed on a voice vote.

Second order of business was a Certificate of Appropriateness for the removal of a porch on the north side of 1003 Lyon and rebuild that area as a bedroom. Discussion centered around the age of the structure, and the roof which was apparently redone in August of 2019 as well as the type of siding (vinyl) that was going to be used. Through the interpreter (Danny Estrada) and with the assistance of Abi Almandinger, several questions were answered including the fact that there would no longer be a door on that side and that two windows, one on each of the replaced outside walls would be used. It was explained that the existing porch would be demolished with concrete footings poured and cinder blocks used to bring the flooring area back to its existing height with new walls enclosing the area to form the bedroom. Questions were raised as to whether a set of blueprints would need to be presented prior to approval of the Certificate. Jim Swatsenbarg made a motion to allow the demolition to take place as well as having footings poured with a cinder block foundation to replace the current foundation and maintain the same outside footprint and the walls to connect to the existing roof line. Levi Utter gave a second. Additional discussion centered on whether we needed a blueprint to proceed and it was determined that the motion as made could be voted on. On a voice vote, motion passed to approve the Certificate of Appropriateness.

There were no further items on the agenda.

Harry Rogers made a motion to adjourn. Mark Elliff seconded that motion. Motion passed and meeting adjourned.

Respectfully submitted,
Bill Barksdale

PRE-DEVELOPMENT APPLICATION

Complete with required information (write 'n/a' if information not applicable to proposal)



Preliminary Plat

Filing Fee: \$200.00

Annexation

Filing Fee: \$100.00

pd. 2/20/2020
ch# 1251
MW

Date: 2-20-2020

Applicant / Company Name:

Wisdom Investments LLC

Tele:

Member / Owner

Address:

26295 E 320 Rd.

City:

Big Cabin

State:

OK

Zip:

74332

Contact:

Larry Wisdom Sr.

Tele:

member

Address:

26295 E 320 Rd.

City:

Big Cabin

State:

OK

Zip:

74332

Project Name:

Wisdom Acres

Land Use and Zoning abutting or adjacent to site:

Zoning:

North:

South:

East:

West:

Project Address / Location:

1407 E Airport Dr. Carthage, Mo.

Property Owner:

Wisdom Investments LLC

Site acreage:

29.4

Subdivision / Tract Description:

(Lot / Block / Tract Info)

If residential, estimated Number of Dwelling Units:

Single family:

?

Multi-family:

NA

(To be determined by architect/engineer)

Please provide an Overview of your Project:

Housing development with homes from 1200'-1800' sq.ft.

Upon completion, return to the Public Works Department.

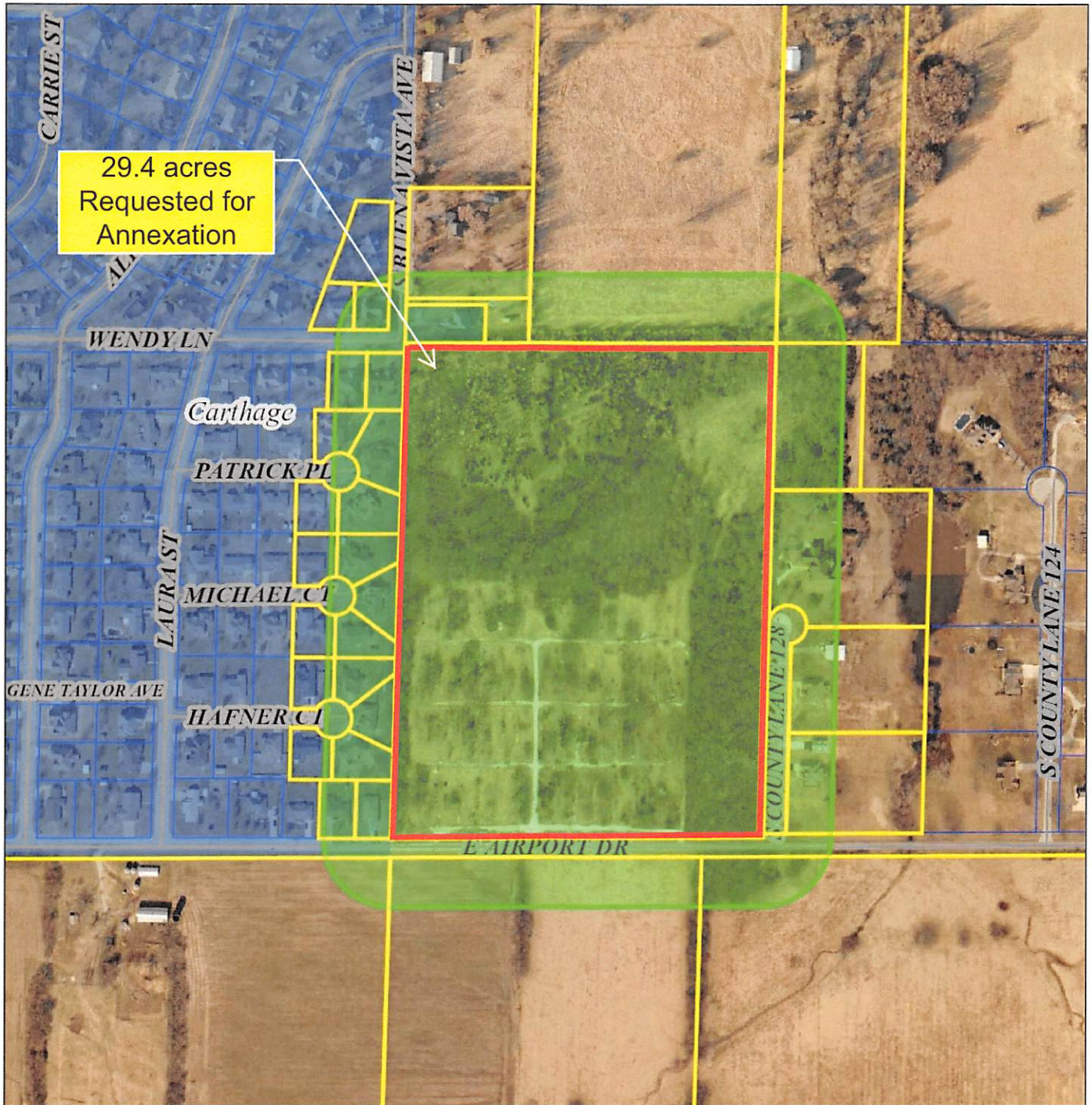
Office Use Only:

Date Received:

Staff Meeting Date:

P & Z Meeting Date:

185' Property Ownership Map / E Airport Drive

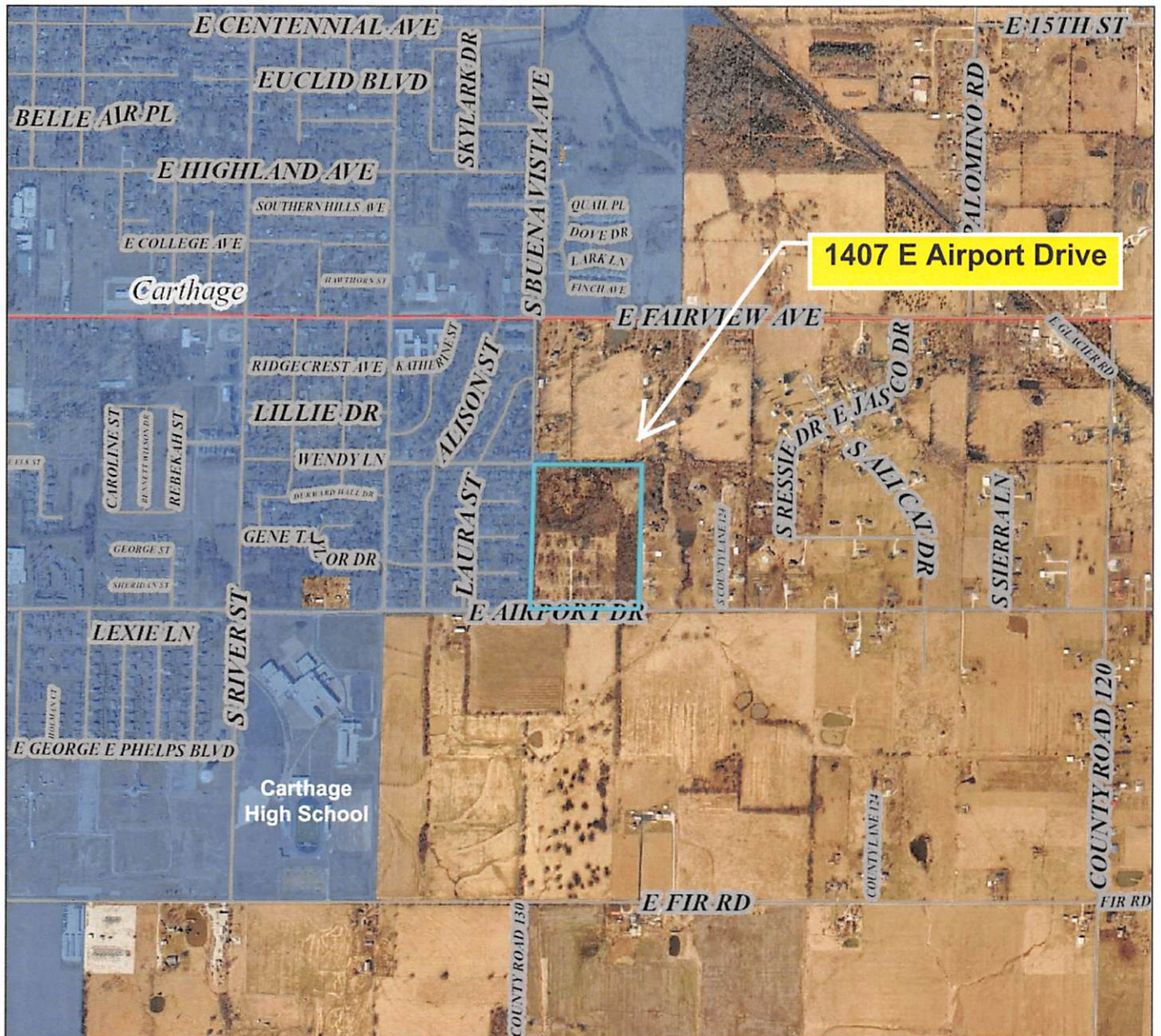


Date created: 2/21/2020
Last Data Uploaded: 2/20/2020 6:01:04 PM

Developed by  **Schneider**
GEOSPATIAL

1407 E Airport Drive / Overall Site Location

City Limit Boundary

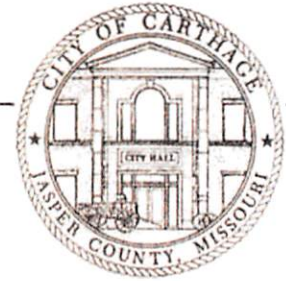


Parcel ID	14601400000011000	Alternate ID	02-140762-0000	Owner Address	POMEROY INVESTMENTS
Sec/Twp/Rng	14-28-31	Class	A		4335 S 165TH RD
Property Address	AIRPORT DR	Acreage	29.4		BOLIVAR MO 65613
District	143				
Brief Tax Description	BEG NW COR SW NW THS 1322.5' E 970.74' N 1322.5' TO PT 972' E OF BEG W TO BEG				
	(Note: Not to be used on legal documents)				

2/24/2020
CC PAID

PRE-DEVELOPMENT APPLICATION

Complete with required information (write 'n/a' if information not applicable to proposal)



Preliminary Plat

Filing Fee: \$200.00

Annexation

Filing Fee: \$100.00

Date: 2/19/2020

Applicant / Company Name: Jake Vaughn, Vaughn Company, Inc

Tele: 417-235-7700

Address: 22453 Highway H

City: Monett

State: MO Zip: 65708

Contact: Joshua Oathout, Anderson Engineering

Tele: 417-782-7399

Address: 811 East 3rd Street

City: Joplin

State: MO Zip: 64801

Project Name: Proposed Single Family Residential Subdivision

Land Use and Zoning abutting or adjacent to site:

Zoning:

North: Single Family Residential Subdivision

District A

South: Single Family Residence

Non Annexed

East: Vacant Field

Non Annexed

West: Single Family Residence

Non Annexed

Project Address / Location: 3012 South Chapel Road, Jasper County, Missouri

Property Owner: Jake Vaughn Site acreage: 19.55

Subdivision / Tract Description: See Attached Legal Description
(Lot / Block / Tract Info)

If residential, estimated Number of Dwelling Units: Single family: 86 Multi-family: _____

Please provide an Overview of your Project:

Proposed Single Family Residential Subdivision will consist of 2,880 linear feet of new roadway containing 86 new residential lots. The proposed subdivision will contain two means of egress and include all necessary water and sewer main extensions to serve the proposed lots. Water Quality/Detention will be taken care of on the West side of the development with proposed detention basins.

Upon completion, return to the Public Works Department.

Office Use Only:

Date Received: _____ Staff Meeting Date: _____ P & Z Meeting Date: _____

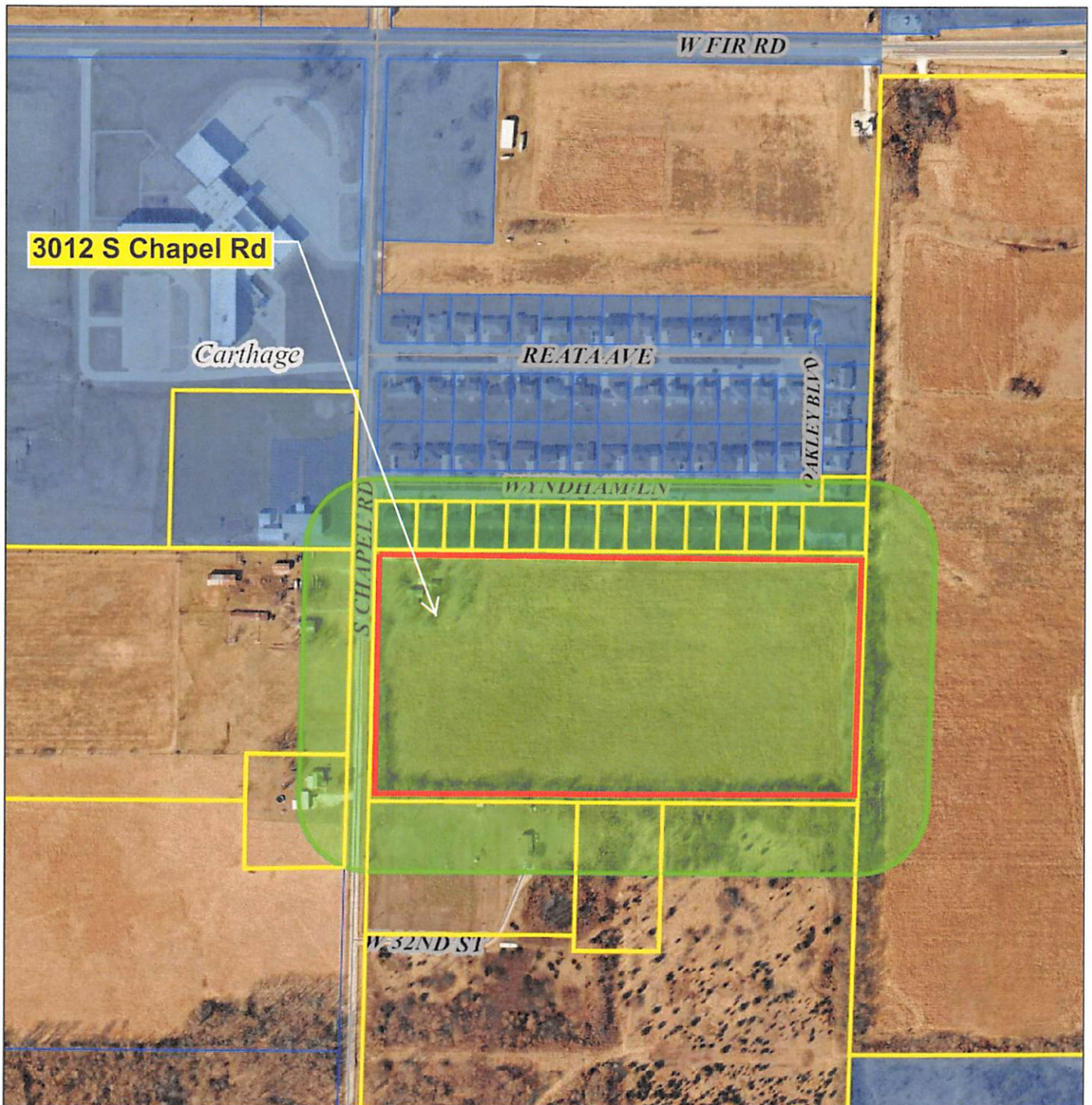
ALL OF THE NORTH ONE HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 28, RANGE 31, JASPER COUNTY, MISSOURI.

3012 S Chapel Rd / Overall Site Location City Limit Boundary



Parcel ID	14402000000014000	Alternate ID	02-140647-0000	Owner Address	SWEARINGER PAUL TR & RONALD WYATT ETAL
Sec/Twp/Rng	20-28-31	Class	A		% PAUL SWEARINGER
Property Address	3012 S CHAPEL RD	Acreage	19.55		4535 WIDGEON CT
					MARION IA 52302
District	143				
Brief Tax Description	N1/2 SE NE EX CHAPEL RD R/W				
	(Note: Not to be used on legal documents)				

185' Property Ownership Map / 3012 S Chapel Rd Annexation Request

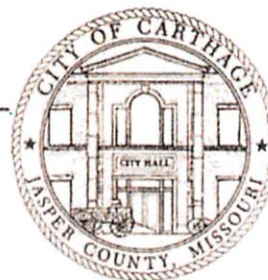


Date created: 3/2/2020
Last Data Uploaded: 2/28/2020 6:02:49 PM

Developed by  **Schneider**
GEOSPATIAL

PRE-DEVELOPMENT APPLICATION

Complete with required information (write 'n/a' if information not applicable to proposal)



Preliminary Plat

Annexation

Filing Fee: \$200.00

Filing Fee: \$100.00

Date: 2/19/2020

Applicant / Company Name: Jake Vaughn, Vaughn Company, Inc

Tele: 417-235-7700

Address: 22453 Highway H

City: Monett

State: MO Zip: 65708

Contact: Joshua Oathout, Anderson Engineering

Tele: 417-782-7399

Address: 811 East 3rd Street

City: Joplin

State: MO Zip: 64801

Project Name: Proposed Single Family Residential Subdivision

Land Use and Zoning abutting or adjacent to site:

Zoning:

North: Single Family Residential Subdivision
South: Single Family Residence
East: Vacant Field
West: Single Family Residence

District A
Non Annexed
Non Annexed
Non Annexed

Project Address / Location: 3012 South Chapel Road, Jasper County, Missouri

Property Owner: Jake Vaughn

Site acreage: 19.55

Subdivision / Tract Description: See Attached Legal Description

(Lot / Block / Tract Info)

If residential, estimated Number of Dwelling Units: Single family: 86

Multi-family: _____

Please provide an Overview of your Project:

Proposed Single Family Residential Subdivision will consist of 2,880 linear feet of new roadway containing 86 new residential lots. The proposed subdivision will contain two means of egress and include all necessary water and sewer main extensions to serve the proposed lots. Water Quality/Detention will be taken care of on the West side of the development with proposed detention basins.

Upon completion, return to the Public Works Department.

Office Use Only:

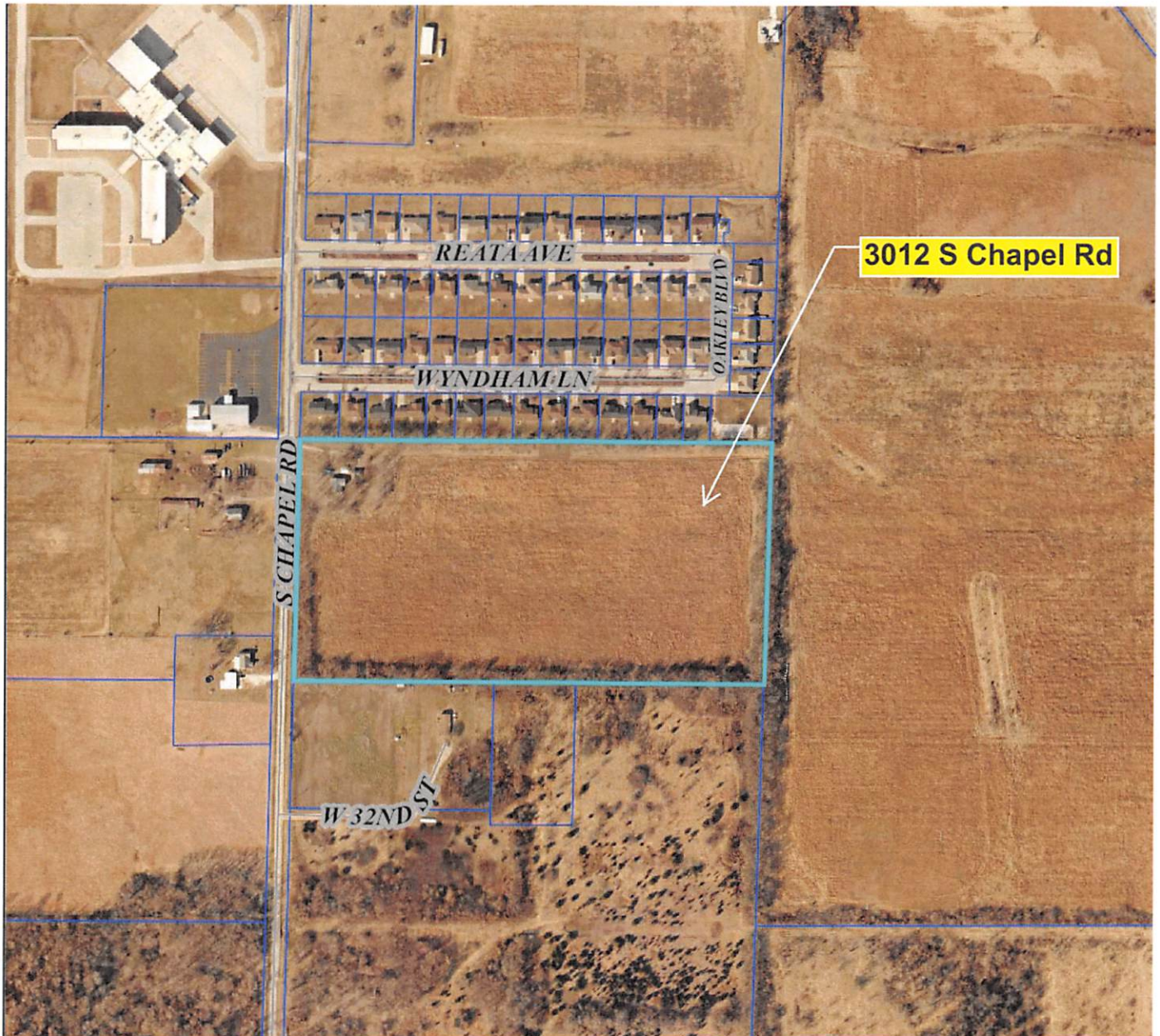
Date Received: _____

Staff Meeting Date: _____

P & Z Meeting Date: _____

ALL OF THE NORTH ONE HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 28, RANGE 31, JASPER COUNTY, MISSOURI.

3012 S Chapel Rd / Preliminary Plat



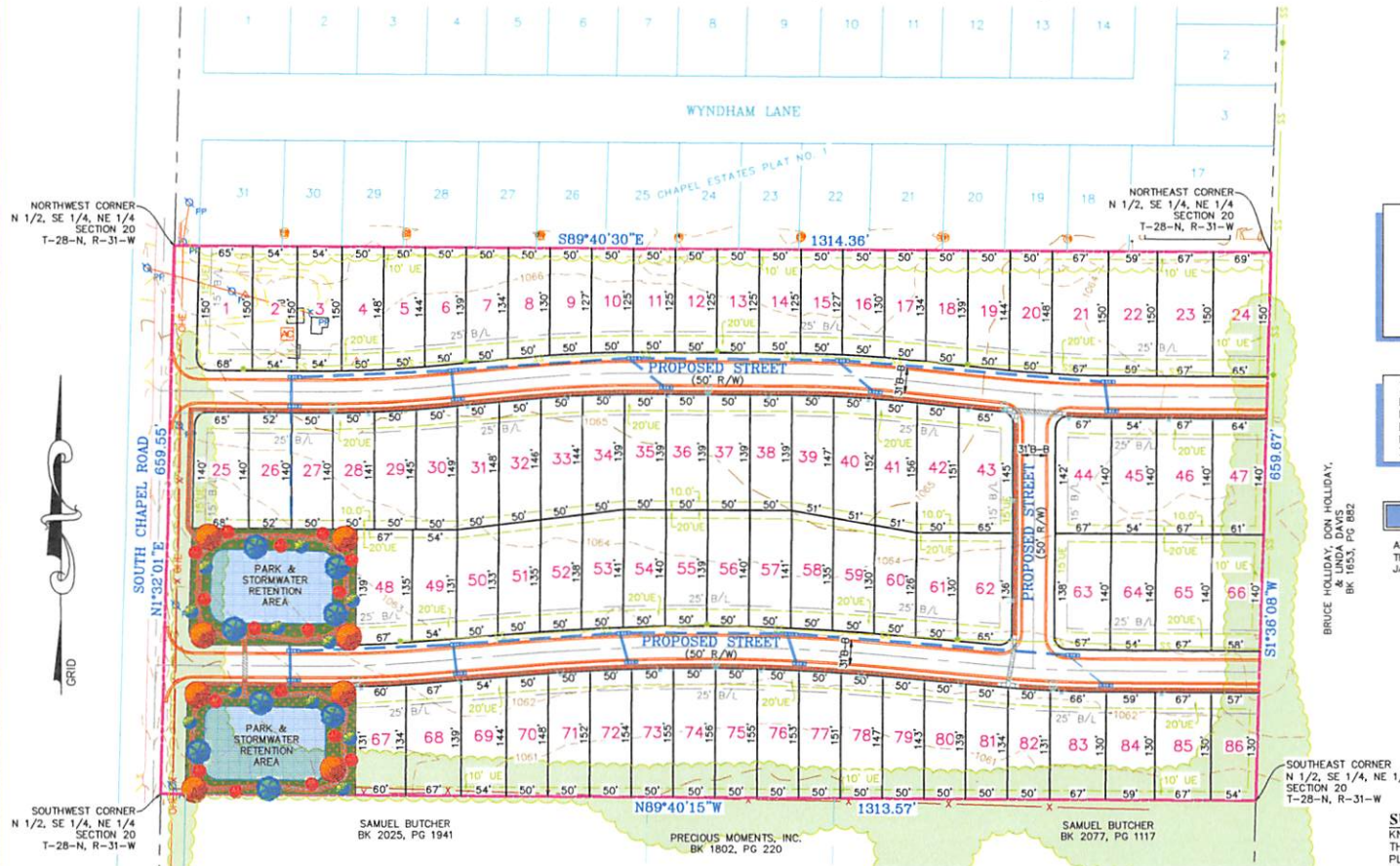
Parcel ID	14402000000014000	Alternate ID	02-140647-0000	Owner Address	SWEARINGER PAUL TR & RONALD WYATT ETAL
Sec/Twp/Rng	20-28-31	Class	A		% PAUL SWEARINGER
Property Address	3012 S CHAPEL RD	Acreage	19.55		4535 WIDGEON CT
					MARION IA 52302
District	143				
Brief Tax Description	N1/2 SE NE EX CHAPEL RD R/W				
	(Note: Not to be used on legal documents)				

PRELIMINARY PLAT OF PROPOSED SUBDIVISION A PROPOSED SUBDIVISION OF LAND IN CARTHAGE, JASPER COUNTY, MISSOURI



LOCATION SKETCH

SECTION 20
T 28 N, R 31 W
SCALE: 1"=2000'



UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 29097C0140E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

RECORD DESCRIPTION

ALL OF THE NORTH ONE HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 28, RANGE 31, JASPER COUNTY, MISSOURI.

DEVELOPER

JACOB VAUGHN,
22453 HIGHWAY H
MOJETT, MISSOURI 65708

ENGINEER/LAND SURVEYOR

ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JASON ECKHART, P.E.
GREGORY B. BOWERS, P.L.S.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, GREGORY B. BOWERS, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT THE EXISTING AND PROPOSED INFORMATION SHOWN HEREON IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

LAST REVISION DATE FEBRUARY 24, 2020
by ANDERSON ENGINEERING, INC. L.C. 62



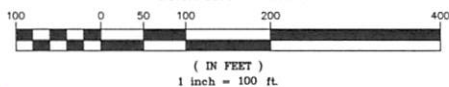
Gregory B. Bowers
GREGORY B. BOWERS
MO P.L.S. NO. 2672

ZONING INFORMATION

SUBJECT PROPERTY IS TO BE ZONED DISTRICT A (FIRST DWELLING HOUSE DISTRICT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 10% OF LOT WIDTH, NOT LESS THAN 4', NO MORE THAN 6'.
SIDE CORNER LOT: 15'
REAR: 30% OF LOT DEPTH, NO MORE THAN 30'.

GRAPHIC SCALE



LEGEND

PP	POWER POLE W/ GUY	—	PROPERTY LINE
MH	MANHOLE	SS	PROP SANITARY SEWER
SCO	SEWER CLEANOUT	SS	SANITARY SEWER
GM	GAS METER	T	TELEPHONE LINE
LP	LIGHT POLE	UT	UNDERGROUND TELEPHONE
—	SIGN	G	GAS LINE
—	WATER METER	W	WATER LINE
WV	WATER VALVE	W	PROP WATER LINE
GV	GAS VALVE	OHE	OVERHEAD ELECTRIC
FH	FIRE HYDRANT	FO	FIBER OPTIC
TR	TELEPHONE RISER	X	FENCE LINE
ER	GRATE INLET	—	PROP STORM
ER	ELECTRICAL RISER	—	TREELINE
EM	ELECTRICAL METER	B/L	BUILDING SETBACK LINE
		UE	UTILITY EASEMENT
		SD & UE	STORM DRAINAGE & UTILITY EASEMENT

SUBDIVISION INFORMATION

TOTAL ACRES: 19.89±
TOTAL NO OF LOTS: 86
CURRENT ZONING: NONE
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
CITY OF CARTHAGE
CITY OF CARTHAGE
BOOK 1653, PAGE 882



PRELIMINARY PLAT
PROPOSED SUBDIVISION

DRAWN: GBB DATE: 2-24-2020
CHECKED: GBB PROJECT NO: 20J010015

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

JOP 100-5514

SHT. 1 OF 1 REV.

3012 S Chapel Rd / Surrounding Zoning



Parcel ID	14402000000014000	Alternate ID	02-140647-0000	Owner Address	SWEARINGER PAUL TR & RONALD WYATT ETAL
Sec/Twp/Rng	20-28-31	Class	A		% PAUL SWEARINGER
Property Address	3012 S CHAPEL RD	Acreage	19.55		4535 WIDGEON CT
					MARION IA 52302
District	143				
Brief Tax Description	N1/2 SE NE EX CHAPEL RD R/W				
	(Note: Not to be used on legal documents)				

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: 03/03/2020

Filing Fee: \$100.00

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

Carnival for Annual Maple Leaf Festival

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: Fair Acres Parking Lot (West lot next to YMCA)

Location/Legal description:

CAR MISC S1/2 SW EX RDS & EX COM SW COR SW SW N 58.78' E 30.01' N 324.18' E 15.01' TO POB E 400.19' S 337.97' W 307.93' N 45 DEG W 130.32' N 243.88' TO POB

Total site area: Approximately 77,131 sq. ft.

Zoning District(s) and land area within each:

General Business/817 feet to the west is First Dwelling

Present Land Use(s):

Parking lot and baseball fields

Owner: Jasper County (leased to City of Carthage)

Address: 302 S MAIN ST Tele: 417-358-0416

City: CARTHAGE State: MO Zip Code: 64836

Email Address: _____ Fax: _____

Petitioner: Carthage Chamber of Commerce-Mark Elliff Relationship to Owner: None
(person to whom all correspondence will be sent)

Address: 402 S. Garrison Tele: 417-358-2373

City: Carthage State: MO Zip Code: 64836

Email Address: melliff@carthagechamber.com Fax: 417-358-7479

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)

See Attached Page

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: _____

Signature: _____ Date: _____

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: *[Handwritten Signature]* Date: *3/4/2020*

Return form to: Public Works Department

Office Use Only:	Date Received: _____	Hearing date: _____	Approved: ☐ Yes ☐ No
Permit Required: ☐ Yes ☐ No	Permit type: _____ <i>(if applicable)</i>		

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.

Signature: _____



Date: _____

3/4/2020

Other Information Comments

We are asking to use this location to allow a carnival operation for the 2020 Maple Leaf Festival. Hours of operation will be as follows:

Wed 10/14/2020	5-10 p.m.
Thurs 10/15/2020	5-10 p.m.
Fri 10/16/2020	5-10 p.m.
Sat 10/17/2020	12 noon-10 p.m.

The setup is approximately 200'x300' for rides, games, and concessions and 150'x75' for support vehicles. Again, we are working with the YMCA and Arvest Bank to use their area for the parking of the support vehicles. Tentatively, the company would arrive on Sunday, October 11, 2020; we are requesting that they undergo inspections from Public Safety and Public Works on Monday, setup Monday and Tuesday, operate Wednesday through Saturday, and breakdown/cleanup Sunday morning. Customers can purchase all-access armbands or pay-as-you-go tickets. They provide their own electricity and trash cans, as well as purchase a City business license and obtain all necessary health permits and safety inspections. Their company sets a curfew for all their employees. Their generator is the only equipment that requires ground stakes, and it creates only two small holes according to the carnival owner. This would be placed off site of the paved parking lot. They also provide fencing around all their rides and do their own cleanup. The Chamber would provide water access. Trash service, and portable toilets will also be made available. Pride Amusements, LLC is the same company that has provided the Carnival since 2016 and we have not had any ill effects. Comments received are very favorable.

Statement of justification

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

Considerations: Inspections will be done by the Public Safety and Public Works Departments prior to the opening of the carnival for the safety of the participants. Additionally, the carnival company will provide fencing around all their rides.

- 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: This is a temporary operation and will not have a lasting impact on the proposed site. The carnival company is required to clean up any trash that may result from an event.

- 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: We believe that this is an appropriate location to have a carnival as this is an area that hosts softball, baseball and soccer games. During this time, the majority of these events will not be occurring.

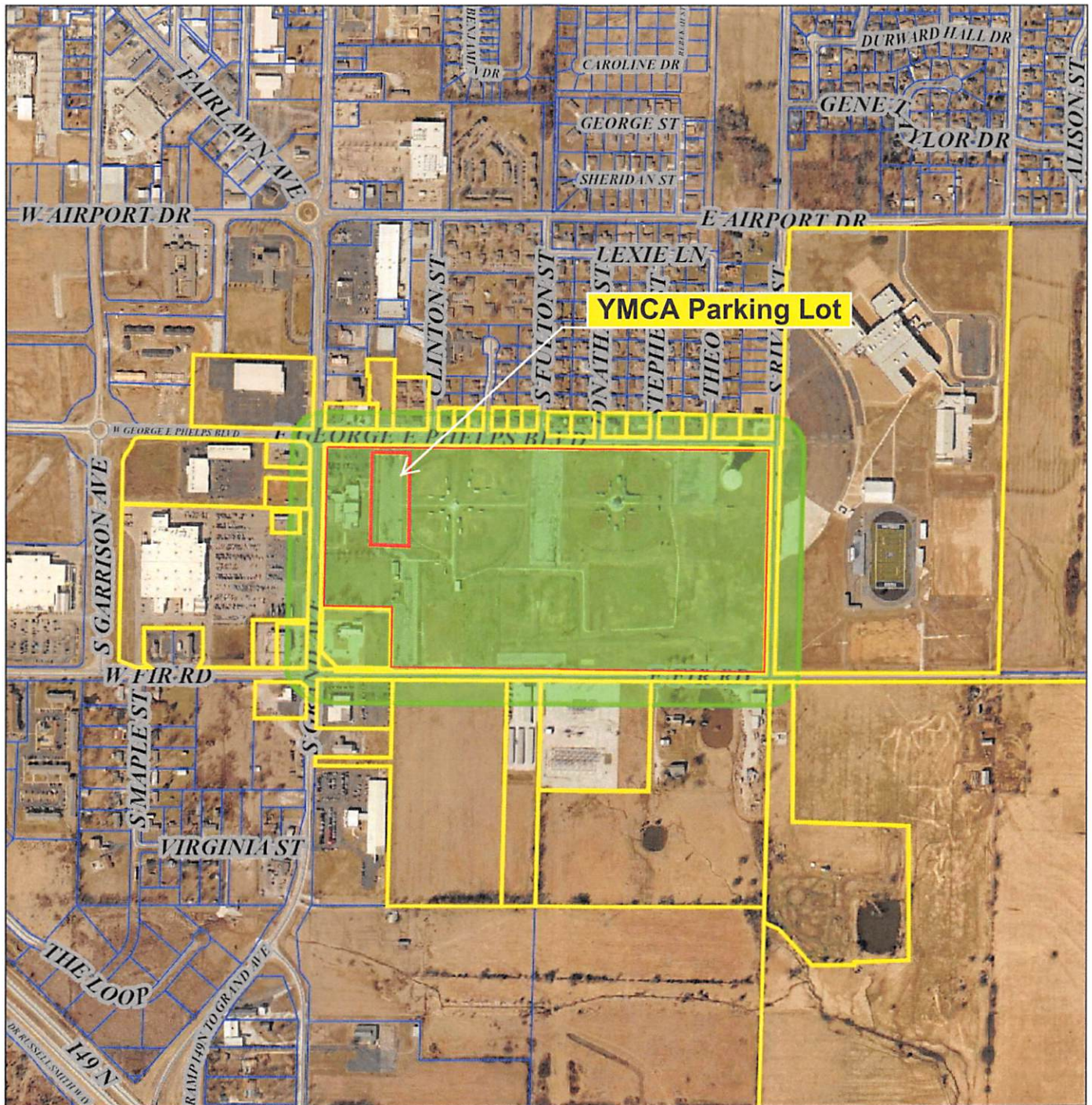
- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

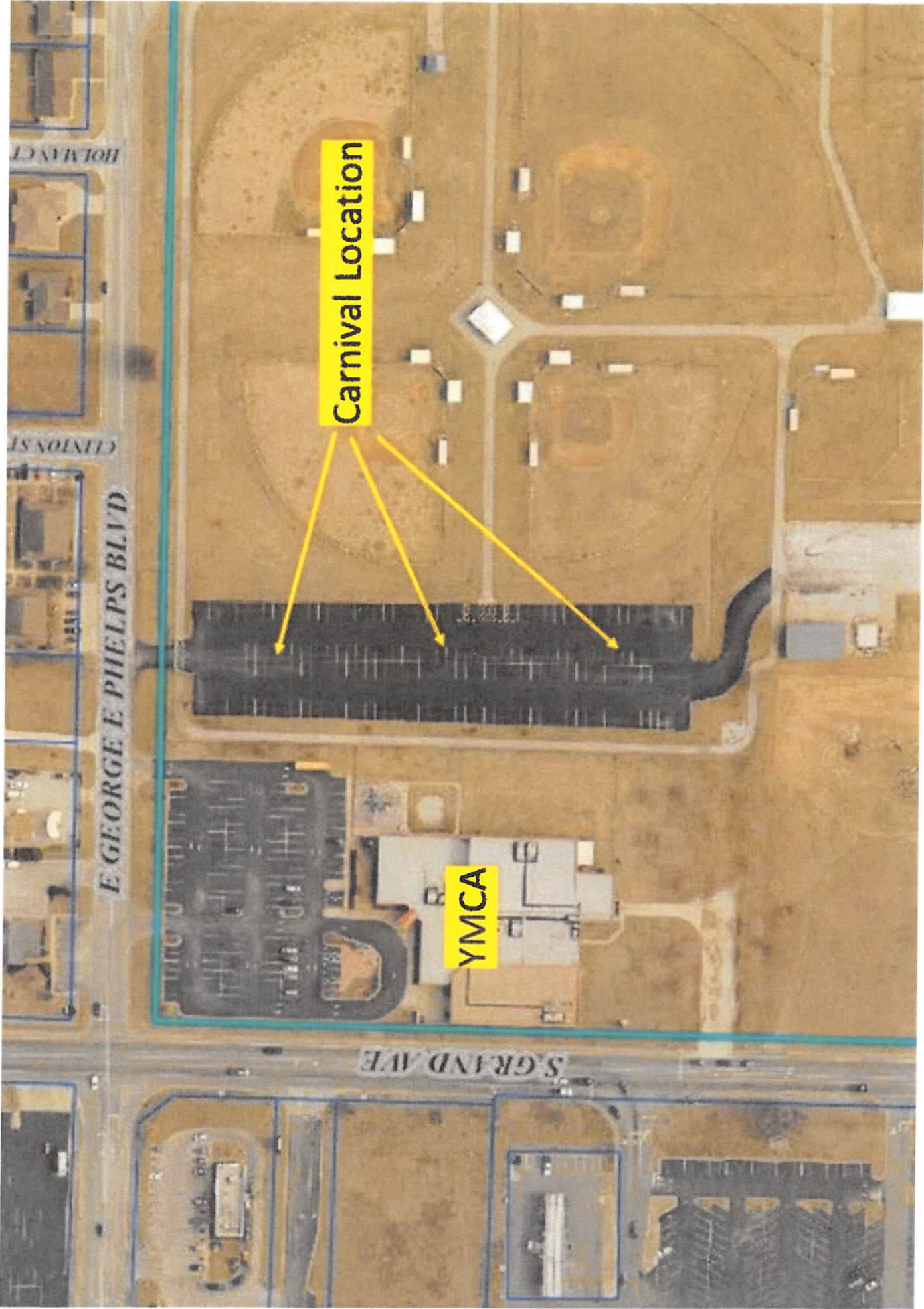
5. The proposed development will be consistent with the City's Comprehensive Plan.

Considerations: This event will provide community goodwill as well as attracting additional sales tax dollars into Carthage.

- 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.

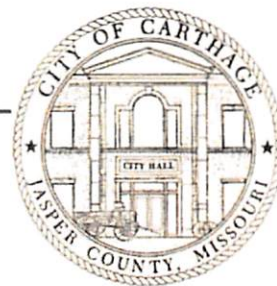
185' Property Ownership Map / YMCA Parking Lot





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: 03/06/2020

Owner: Caleb & Stacey Stiles

Address: 1101 Grand Tele: (417) 437-6129

City: Carthage State: MO Zip Code: 64836

Email Address: _____ Fax: _____

Applicant: Caleb & Stacey Stiles Relationship to Owner: _____

(person to whom all correspondence will be sent)

Address: 1101 Grand Tele: _____

City: Carthage State: MO Zip Code: 64836

Email Address: _____ Fax: _____

Property Location: 1101 Grand

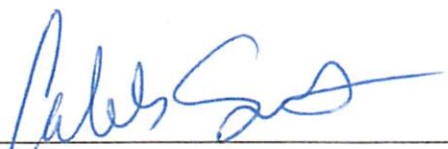
Legal Description:

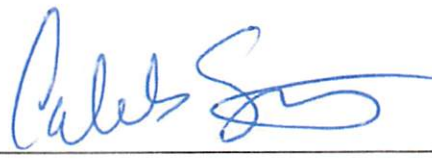
Car Misc Lot 55 EX W 75'

(attach separate sheet if necessary)

Project Description:

24' X 28' Addition


Owner's Signature


Applicant's Signature

Return Form to: Public Works Department

Office Use Only:	Date Received: <u>3/9/2020</u>	Hearing date: <u>4/6/2020</u>	Approved: ☐ Yes ☐ No
Permit Required:	☒ Yes ☐ No	Permit type: _____	(if applicable)

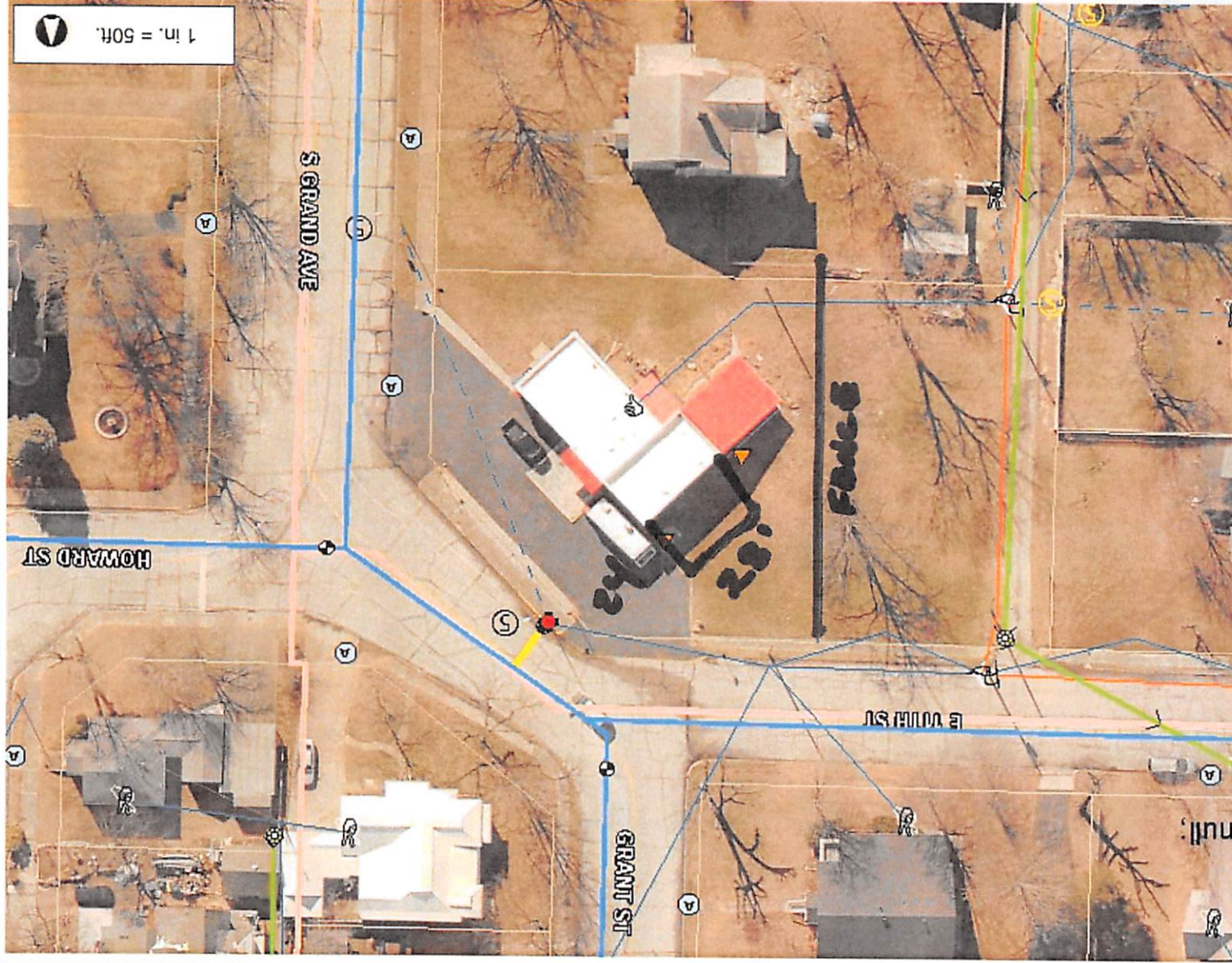
185' Property Ownership Map / 1101 Grand



Date created: 3/9/2020
Last Data Uploaded: 3/6/2020 6:06:18 PM

Developed by  **Schneider**
GEOSPATIAL

Carthage, MO



100.8
50.38
0
100.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 in. = 50 ft.

Notes

- 16"
- 12"
- 10"
- 8"
- 6"
- 4"
- 2"
- 1"
- Unknown

- Water Main by Size
- Raw Water Main
- Water Distribution Main
- Water Main Break
- Water Distribution Abandoned

- Water Tower
- Production Well
- Network Structure

- False
- True
- <all other values>

Hydrant Valve

- False
- True
- <all other values>

Gate Valve

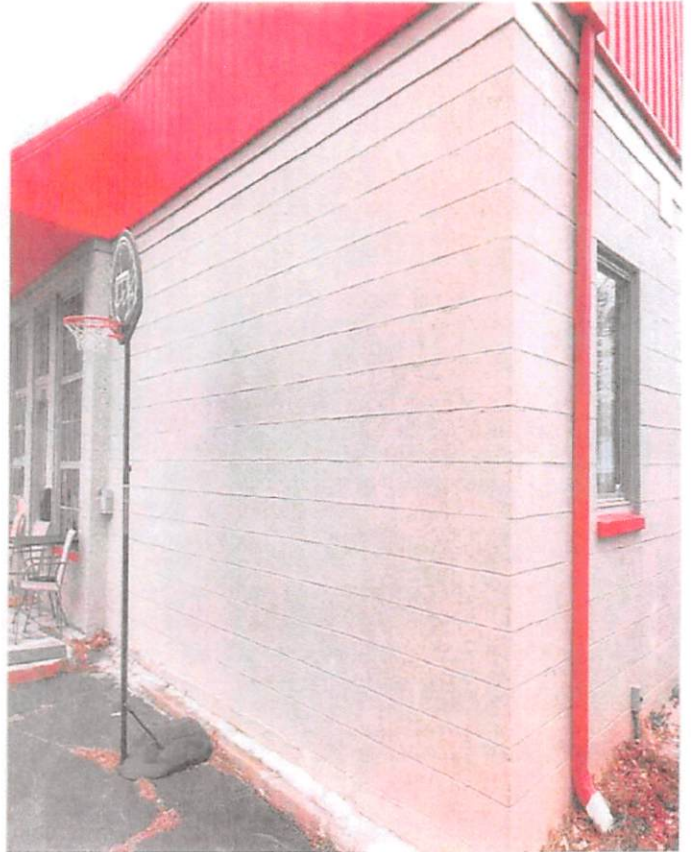
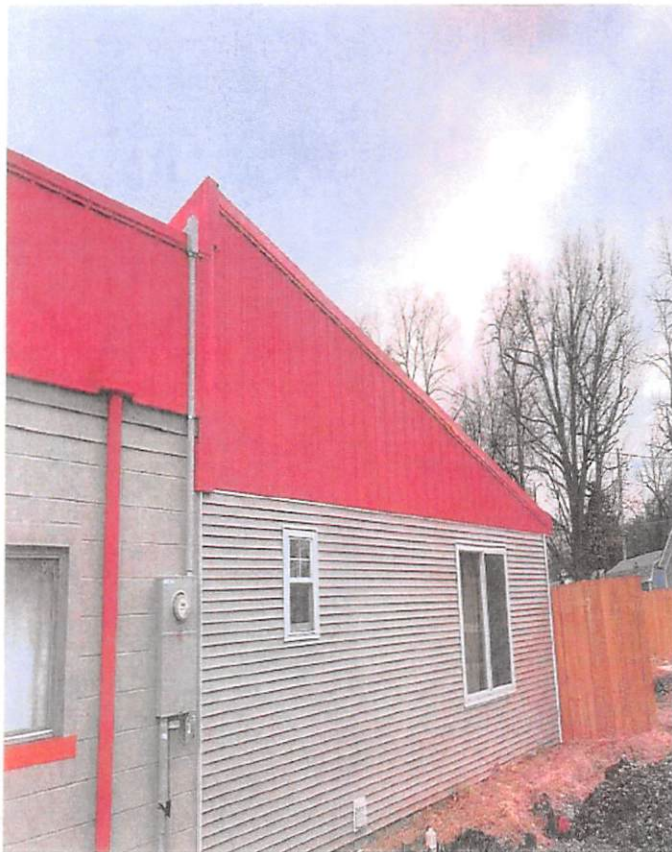
- False
- True
- <all other values>

Fire Hydrant

- False
- True
- <all other values>



1101 Grand



417-358-8131

Carthage, MO 64836

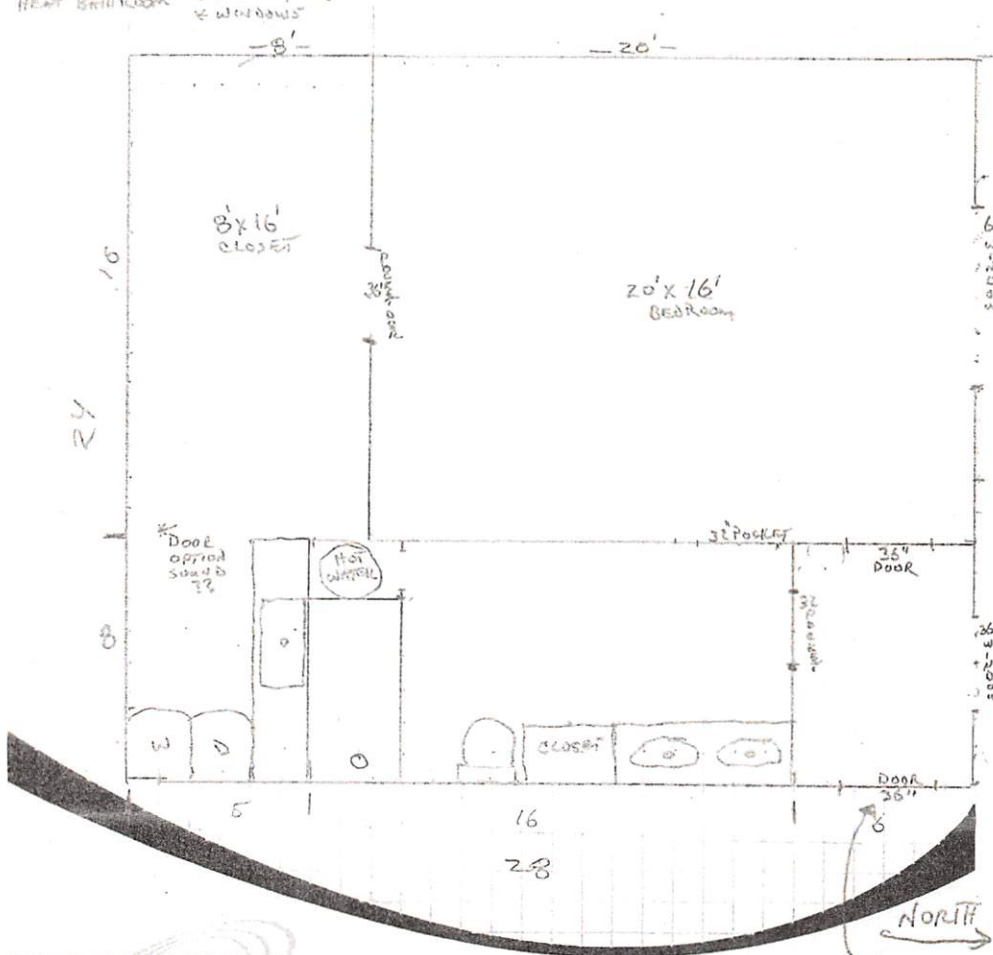
1914 South Baker Boulevard

Machinery & Technology

- * KITCHEN
- * BATH
- * DOOR OFFICE
- * FIRE STOVE
- * BASE BOARD
- * HEAT BRILL ROOM

- * LOCATION OF PAK
- * LIGHTS
- * SINK W/D ROOM
- * 6' VANITY
- * SHOWER/TUB
- * WINDOWS

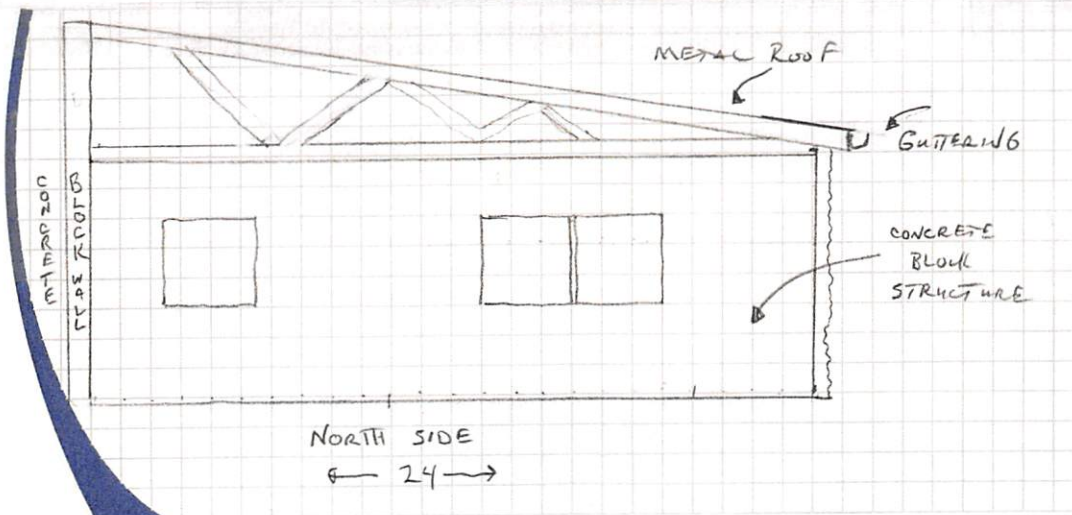
28'x24' Room



Innovation Redefined
Leggett & Platt

Subject: _____
Date: _____

- * ROOF: RED METAL SAME AS THE REST OF THE BLDG.
- * STRUCTURE- 28' X 24' CONCRETE BLOCK (PAINTED) LIGHT TAN IN COLOR - SAME COLOR ON BLDG.
- * WINDOWS- DOUBLE INSULATED STORM WINDOWS
- * _____



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: 04/02/2020

Owner: Ashley Moore and Kristen MacDonald

Address: 5279 Jay Dr Tele: (417) 234-4129

City: Diamond State: Missouri Zip Code: 64840

Email Address: amoore@alltech.com Fax: _____

Applicant: Jeffry Hodkin Relationship to Owner: Purchaser of property
(person to whom all correspondence will be sent)

Address: 2417 Fairlawn Dr Tele: (417) 359-3399

City: Carthage State: Missouri Zip Code: 64836

Email Address: jhodkin@amfam.com Fax: 417-358-1755

Property Location: 800 S Garrison Ave. Carthage Missouri 64836

Legal Description:

14200440031005000

Alternate ID 03-254495-0000

Property Address 800 S GARRISON AVE

Neighborhood C2001CAR

(attach separate sheet if necessary)

Project Description:

I will be buying the property, completely gutting the interior and replacing with office space to be used for my insurance agency. Also, adding a 18'x15' block addition to the north end of existing building with the back wall being flush with existing wall line of east side. Pictures of floor plan and what exterior will approximately look like will be emailed separately.

Ashley Moore

Owner's Signature

Jeffry Hodkin

Applicant's Signature

Return Form to: Public Works Department

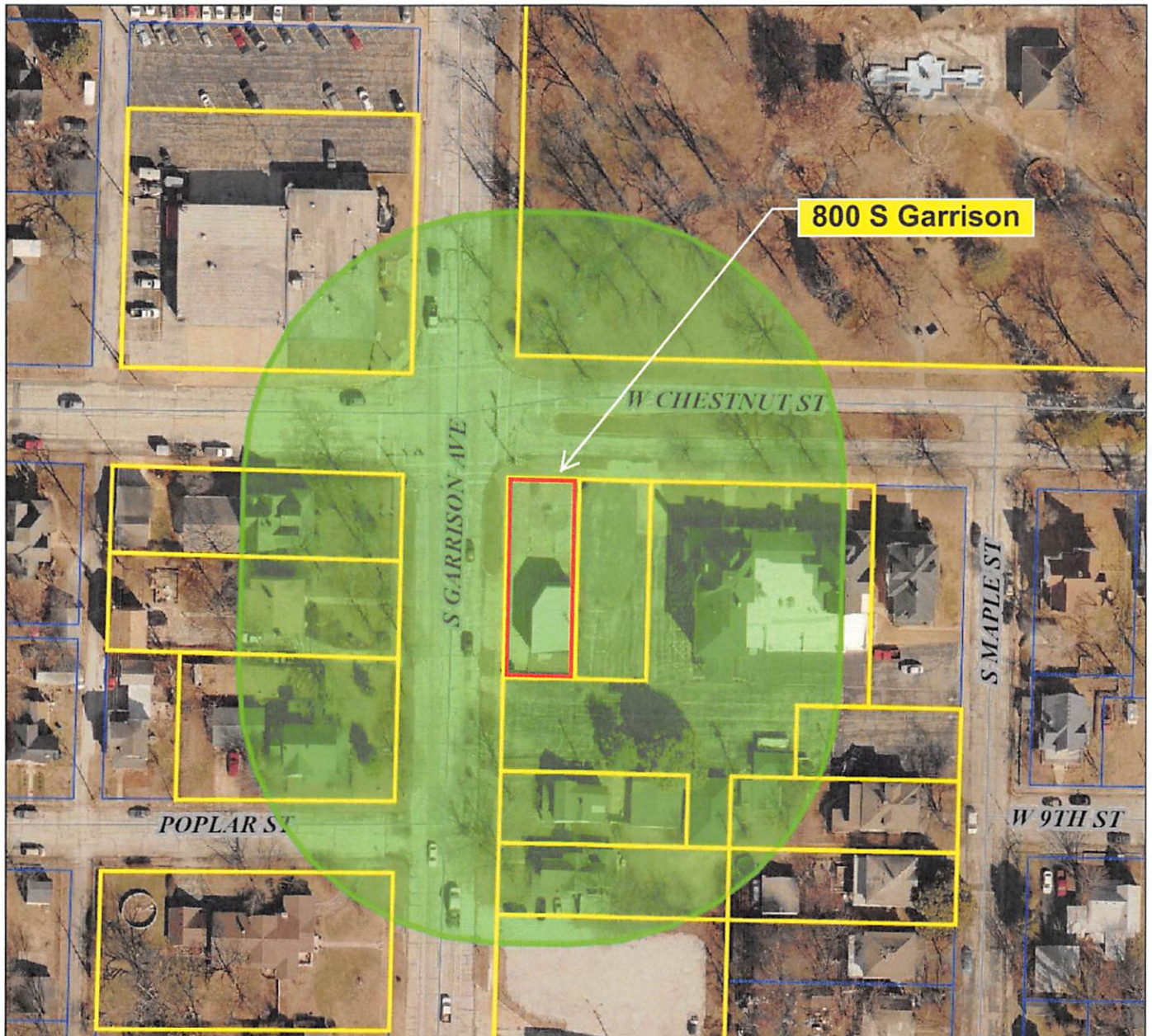
Office Use Only: Date Received: _____ Hearing date: _____ Approved: ☐ Yes ☐ No

Permit Required: ☐ Yes ☐ No

Permit type: _____

(if applicable)

185' Property Ownership Map / 800 S Garrison



Date created: 4/9/2020
Last Data Uploaded: 4/8/2020 6:08:04 PM

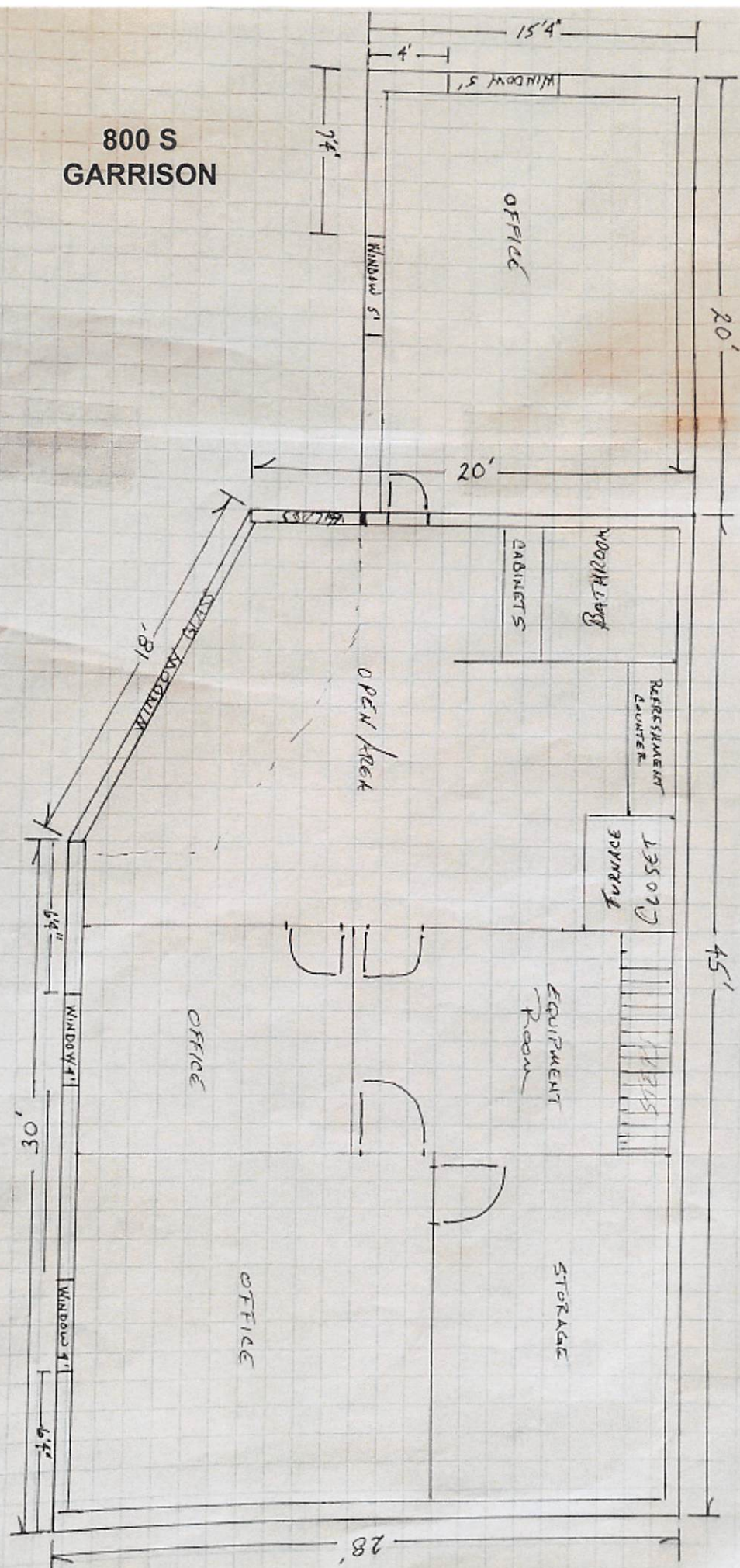
Developed by  **Schneider**
GEOSPATIAL

800 S Garrison



N

800 S
GARRISON



800 S Garrison
Proposed Exterior
Improvements

