

1. Planning And Zoning Agenda

Documents:

[PZ AGENDA 08-2-2021.PDF](#)

2. Planning And Zoning Meeting Minutes

Documents:

[PLANNING AND ZONING MINUTES 08-2-2021.PDF](#)

3. Planning And Zoning Meeting Packet

Documents:

[PZ PACKET 08-2-2021.PDF](#)

CITY OF CARTHAGE

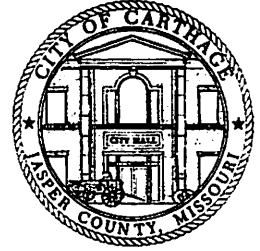
Planning, Zoning, and Historic
Preservation Commission

AGENDA

Date of Meeting: 8/2/2021

Place: City Hall Chambers
326 Grant St.

Time: 5:30 pm



To Consider the following items:

1. Requested by: D Kim Lingle / MBL Development Co

Request type: Annexation

Project Location: Fir Rd and Chapel Rd. (Legal: All of the East one-fourth (E ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Except the North One-Half thereof, in Section 17, Township 28, Range 31, Jasper County, Missouri.)

Reason for Hearing: Request for the annexation of property located at Fir Rd and Chapel Rd

2. Requested by: D Kim Lingle / MBL Development Co

Request type: ReZoning

Project Location: Fir Rd and Chapel Rd. (Legal: All of the East one-fourth (E ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Except the North One-Half thereof, in Section 17, Township 28, Range 31, Jasper County, Missouri.)

Reason for Hearing: Request (contingent upon annexation request approval) to rezone property from 'A' First Dwelling to 'C' Apartment.

3. Requested by: Chairman Harry Rogers

Request type: Other

Project Location:

Reason for Hearing: Election of Officers

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	Jim Hunter	1514 S River	417-850-5355
	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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Draft Copy of Minutes Subject to Approval at The Next Meeting

Planning, Zoning, and Historic Preservation Commission
Meeting 2 August 2021

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Jim Hunter, 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.

The August meeting was held in City Council Chambers.

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

Also, present: Julie Tilley, Kim Lingle-MBL Development.

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 May 3, 2021, meeting. Minutes were available for review in the packet prior to the meeting. A motion to approve the minutes as written was made by Abi Almandinger and was seconded by Jim Swatsenbarg. On a voice vote, all ayes, the motion passed.

Second order of business involved an annexation request. The request is for annexing 4.97 acres of property on Fir Road owned by Jess and Peggy Kessinger Trust. MBL Development is purchasing the property to construct Phase II of senior living apartments which mirror the Villas at Myers Park which were completed in 2018. Currently there is a waiting list of 62 applicants for senior housing at the Villas. The annexation request is subject to MBL Development obtaining financing through the Missouri Housing and Development Commission in early 2022. A motion to approve the annexation request subject to MHDC financing was made by Jim Swatsenbarg and was seconded by Abi Almandinger. On a voice vote, all ayes, the motion passed.

Third order of business involved a Rezoning request of the previously approved annexed property. The request is for rezoning from 'A' First Dwelling to 'C' Apartment. A motion to approve the rezoning request subject to MHDC financing was made by Jim Swatsenbarg and was seconded by Abi Almandinger. On a voice vote, all ayes, the motion passed.

Fourth order of business was election of officers. Chairman Rogers stated that he was not seeking reelection as the Chair and opened the floor to nominations. Jim Swatsenbarg nominated Mark Elliff as Chair. Abi Almandinger nominated herself as Chair. Harry Rogers moved that nominations cease and a vote was taken.

For Mark Elliff-Three Ayes, Jim Swatsenbarg, Harry Rogers, and Mark Elliff
For Abi Almandinger-Two Ayes, Jim Hunter, and Abi Almandinger
Mark Elliff was elected as Chair.

Chairman Rogers then opened the floor for nominations for Vice-Chair. Mark Elliff nominated Jim Swatsenbarg as Vice-Chair. Abi Almandinger nominated herself as Vice-Chair. Harry Rogers moved that nominations cease and a vote was taken.

For Jim Swatsenbarg-Two Ayes, Jim Swatsenbarg, and Mark Elliff
For Abi Almandinger-Three Ayes, Jim Hunter, Harry Rogers, and Abi Almandinger
Abi Almandinger was elected Vice-Chair

Chairman Rogers then opened the floor for nominations for Secretary. Jim Swatsenbarg nominated Bill Barksdale as Secretary. Harry Rogers moved that nominations cease and Bill be elected by acclamation. All Ayes, and Bill Barksdale was elected Secretary.

Abi Almandinger told the Commission that the Missouri State Historic Preservation Office would be providing training for the Commission in the near future.

There were no further items on the agenda.

The next meeting is scheduled for September 6, 2021, which is Labor Day. A different date will be proposed subject to members availability.

Abi Almandinger made a motion to adjourn. That motion was seconded by Harry Rogers. Motion passed and the meeting adjourned.

Respectfully submitted,
Mark Elliff

CITY OF CARTHAGE

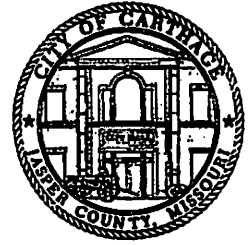
Planning, Zoning, and Historic Preservation Commission

AGENDA

Date of Meeting: 8/2/2021

Place: City Hall Chambers
326 Grant St.

Time: 5:30 pm



To Consider the following items:

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Request type: Annexation

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Reason for Hearing: Request for the annexation of property located at Fir Rd and Chapel Rd

2. Requested by: D Kim Lingle / MBL Development Co

Request type: ReZoning

Project Location: Fir Rd and Chapel Rd. (Legal: All of the East one-fourth (E ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Except the North One-Half thereof, in Section 17, Township 28, Range 31, Jasper County, Missouri.)

Reason for Hearing: Request (contingent upon annexation request approval) to rezone property from 'A' First Dwelling to 'C' Apartment.

3. Requested by: Chairman Harry Rogers

Request type: Other

Project Location:

Reason for Hearing: Election of Officers

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	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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Draft Copy of Minutes Subject to Approval at The Next Meeting

Planning, Zoning, and Historic Preservation Commission
Meeting 3 May 2021

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Jim Hunter, 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.

The May meeting was held in City Council Chambers.

Commission Members Present: Harry Rogers, Abi Almandinger, Jim Swatsenbarg, Jim Hunter, Zeb Carney, Mayor Rife, Tom Short, Ed Barlow, and Mark Elliff.

Also, present: Julie Tilley, Dave Armstrong.

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 April 2021 meeting. Minutes were available for review in the packet prior to the meeting. A motion to approve the minutes as written was made by Abi Almandinger and was seconded by Mark Elliff. On a voice vote, all ayes, the motion passed.

Second order of business involved a Special Use Permit request. The request is for the use of Fair Acres Parking Lot east of the YMCA from the Carthage Chamber of Commerce for the Maple Leaf Festival. The Carnival will be returning for this year's event and have used this lot since 2016. Dates of use will be October 10, 2021 through October 17, 2021. A motion to approve the Special Use Permit was made by Jim Swatsenbarg and was seconded by Abi Almandinger. On a voice vote, 4 ayes and one abstention by Mr. Elliff, the motion passed.

Mr. Swatsenbarg asked that on the next meeting's agenda the selection of Officers be added as normally officer changes are made every two years. Chairman Rogers said it would be added.

There were no further items on the agenda.

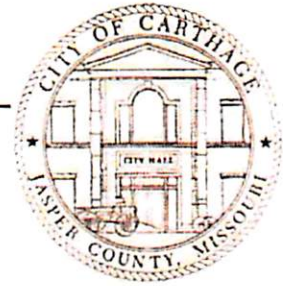
The next meeting will be June 7, 2021.

Abi Almandinger made a motion to adjourn. That motion was seconded by Jim Hunter. Motion passed and the meeting adjourned.

Respectfully submitted,
Mark Elliff

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: 07/08/2021

Applicant / Company Name: Peggy Kessinger Tele: 417-356-0954
Address: 16784 Elm Road City: Carthage State: MO Zip: 64836

Contact: MBL Development Co., D. Kim Lingle Tele: 816-810-8404
Address: 9237 Ward Parkway Suite 310 City: Kansas City State: MP Zip: 64114

Project Name: _____

Land Use and Zoning abutting or adjacent to site:

Zoning:

North: Church
South: School
East: Agriculture
West: Agriculture

Project Address / Location: Fir Road and Chapel Rd.

Property Owner: Jess and Peggy Family Trust Site acreage: 4.97 acres

Subdivision / Tract Description: Agriculture Sec 17-28-31 Attached Map and parcel ID number
(Lot / Block / Tract Info)

If residential, estimated Number of Dwelling Units: Single family: _____ Multi-family: 38

Please provide an Overview of your Project:

MBL Development Co., will be building 38 units of slab on grade independent living for seniors 62 and above.

This project will be identical to the Villas at Meyer Park, senior housing, built in 2018, which we own. Currently a wait list at Villas at Meyer Park of 50.

Applicant Signature

X Peggy Kessinger, trustee
Owner Signature

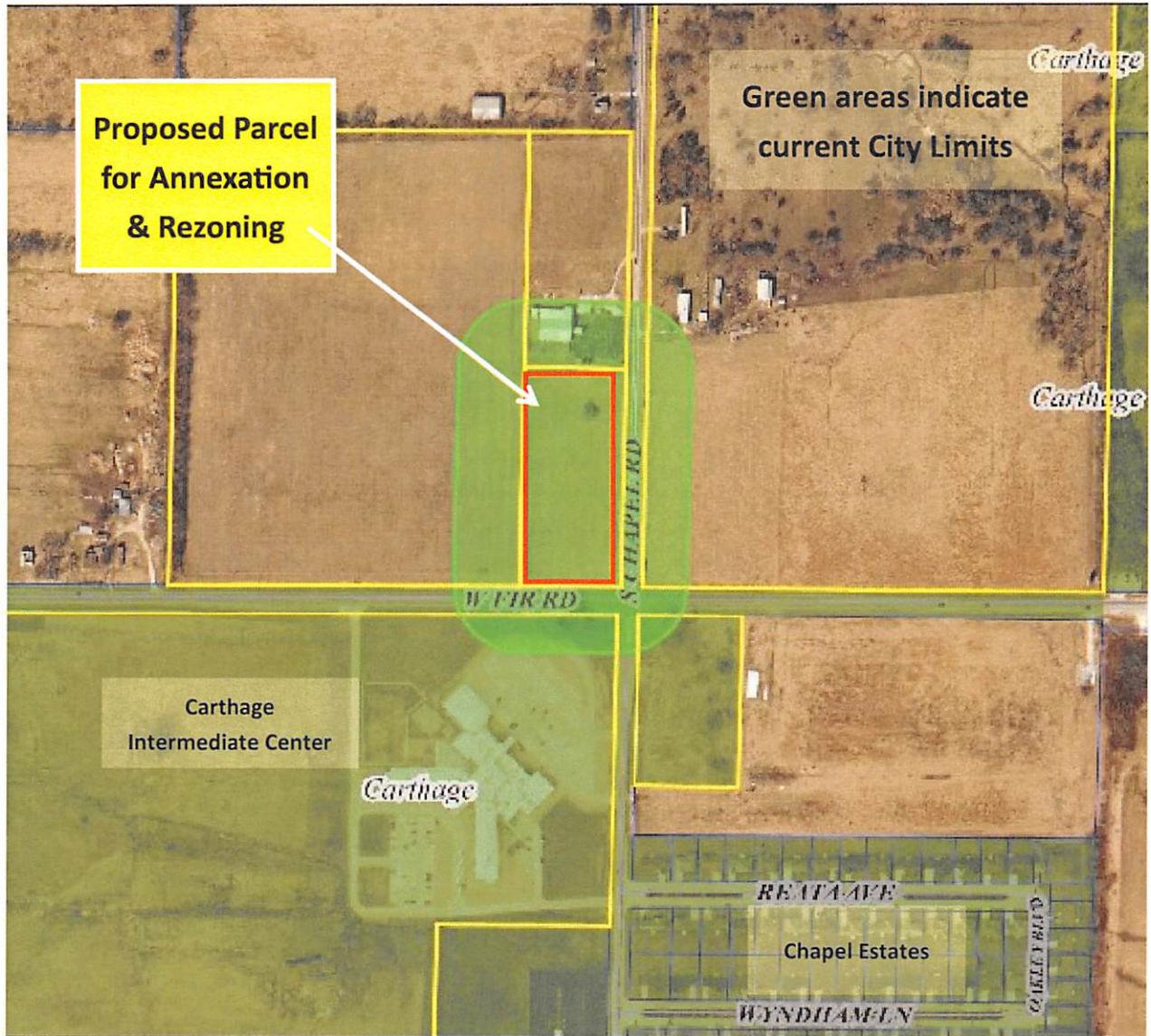
Upon completion, return to the Public Works Department.

Office Use Only:		
Date Received: <u>7/12/21</u>	Staff Meeting Date: _____	P & Z Meeting Date: <u>8/2/21</u>

PRE-DEVELOPMENT APPLICATION REVIEW PROCESS:

- Request a Pre-Development Application from the Public Works Department
- Applicant completes Application and returns it to the Public Works Department
- Public Works Staff review the application and directs any concerns to the Applicant
- Once the Applicant pays the filing fee the Application is placed on the Agenda for the next Planning, Zoning & Historic Preservation Commission Meeting.
- Applicant is notified of P & Z meeting date.
- Notice of Public Hearing is published in the Carthage Press
- The Public Works Department notifies adjoining property owners within a 185' of the application request. (Annexations Only)
- City Clerk posts agenda no less than 24 hours prior to meeting.
- Planning, Zoning & Historic Preservation Commission conducts meeting and votes on recommendation to City Council regarding approval or denial of application request.
- Upon an approval decision a Council Bill is prepared for first reading at next Council meeting.
- Council Bill goes through a second reading before final approval is given.

185' Property Ownership Map / Fir Rd & Chapel Rd



Any split parcels recorded after April 15th, 2020 will not display until tax year 2021.

Date created: 7/13/2021
Last Data Uploaded: 7/12/2021 6:04:47 PM

Developed by  Schneider
GEOSPATIAL



...BUILDING COMMUNITIES, BUILDING HOMES

July 12, 2021

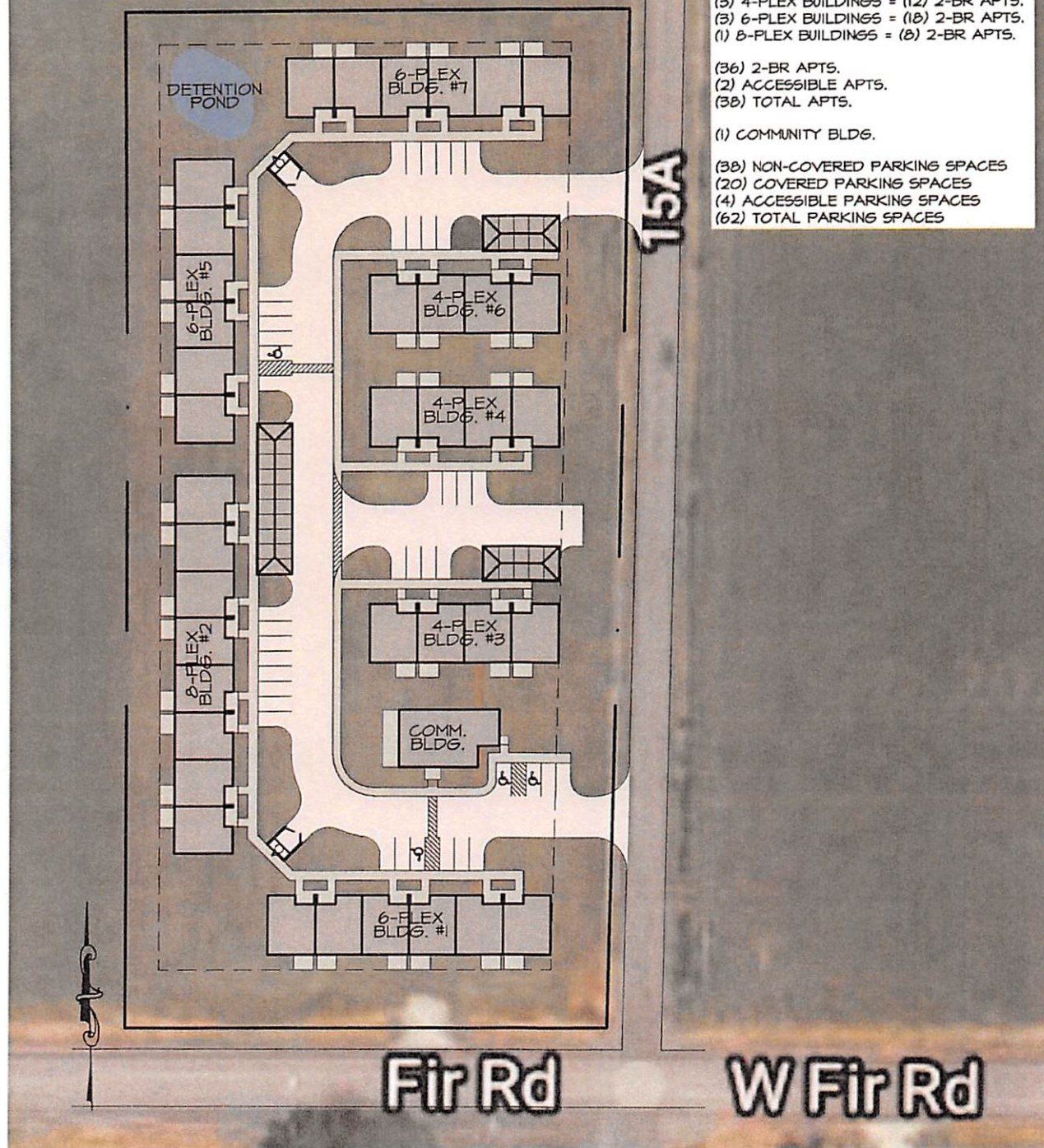
To: City of Carthage, MO

From: MBL Development Co., D. Kim Lingle

In 2018 MBL Development successfully completed the Villas at Meyer Park, a independent senior housing complex, located in Meyer Park. Also in 2018 the complex filled up in three weeks after completion and currently has a waiting list of over 50 seniors.

Because of the huge success and the need for additional housing, MBL has optioned 4.97 acres of land at Fir Road and Chapel Road owned by Peggy Kessinger. We have requested that the land owner file a petition for annexation and zoning "contingent" on financing thru the Missouri Housing Development Commission. If financing is not approved this property would remain agriculture outside the city boundaries.

Attached is a Pre-lim Site plan of our proposed complex. This would include a community building of over 2000 sq ft., full with numerous amenities and carports not shown on plan. Each unit would be 2 bedrooms, with 1 bath, and approximately 910 sq. feet.



(3) 4-PLEX BUILDINGS = (12) 2-BR APTS.
 (3) 6-PLEX BUILDINGS = (18) 2-BR APTS.
 (1) 8-PLEX BUILDINGS = (8) 2-BR APTS.

(36) 2-BR APTS.
 (2) ACCESSIBLE APTS.
 (38) TOTAL APTS.

(1) COMMUNITY BLDG.

(38) NON-COVERED PARKING SPACES
 (20) COVERED PARKING SPACES
 (4) ACCESSIBLE PARKING SPACES
 (62) TOTAL PARKING SPACES

SITE PLAN

SCALE: 1" = 90'-0"

JULY 2021

MBL DEVELOPMENT CO.

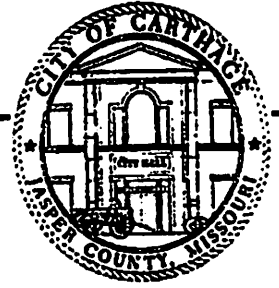
CARTHAGE SENIOR VILLAS

Carthage, Missouri

Wallace
 ARCHITECTS A.L.L.C.
 COPYRIGHT © 2021

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: July 9, 2021

Filing Fee: \$100.00

Owner: Peggy Kessinger
Address: 16784 Elm Road Tel: 417-356-0954
City: Carthage State: MO Zip Code: 64836
Email Address: _____ Fax: _____

Applicant: D. Kim Lingle, MBL Development Co. Relationship to Owner: buyer of property
(person to whom all correspondence will be sent)
Address: 9237 Ward Parkway Suite 310 Tel: 816-810-8404
City: Kansas City State: MO Zip Code: 64114
Email Address: mblddevco@aol.com Fax: _____

Property Location: Fir Rd, and Chapel Rd

Legal Description:

Agriculture land, attached map with section information from the County Assessor's office

(attach separate sheet if necessary)

Adjacent Zoning and Land Use:

	Existing Land Use	Zoning
North	<u>Church</u>	<u> </u>
South	<u>School</u>	<u> </u>
East	<u>Agriculture land</u>	<u> </u>
West	<u>Agriculture Land</u>	<u> </u>

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

Present Use of Property: Agriculture
Proposed Use of Property: 38 units of Senior Housing, similar to Villas At Meyer Park property owned by MBL Dev. C

Current Zoning: Agriculture

Zoning Requested: R-3

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>7/12/21</u>	Hearing date: <u>8/2/21</u>	Approved: ☐ Yes ☐ No
Filing Fee: _____		

REZONING REVIEW PROCESS

It is strongly recommended that any person considering a Rezoning request to first contact the Public Works Department staff, who will explain the review process, applicable requirements and standards, potential issues, and provide the necessary forms.

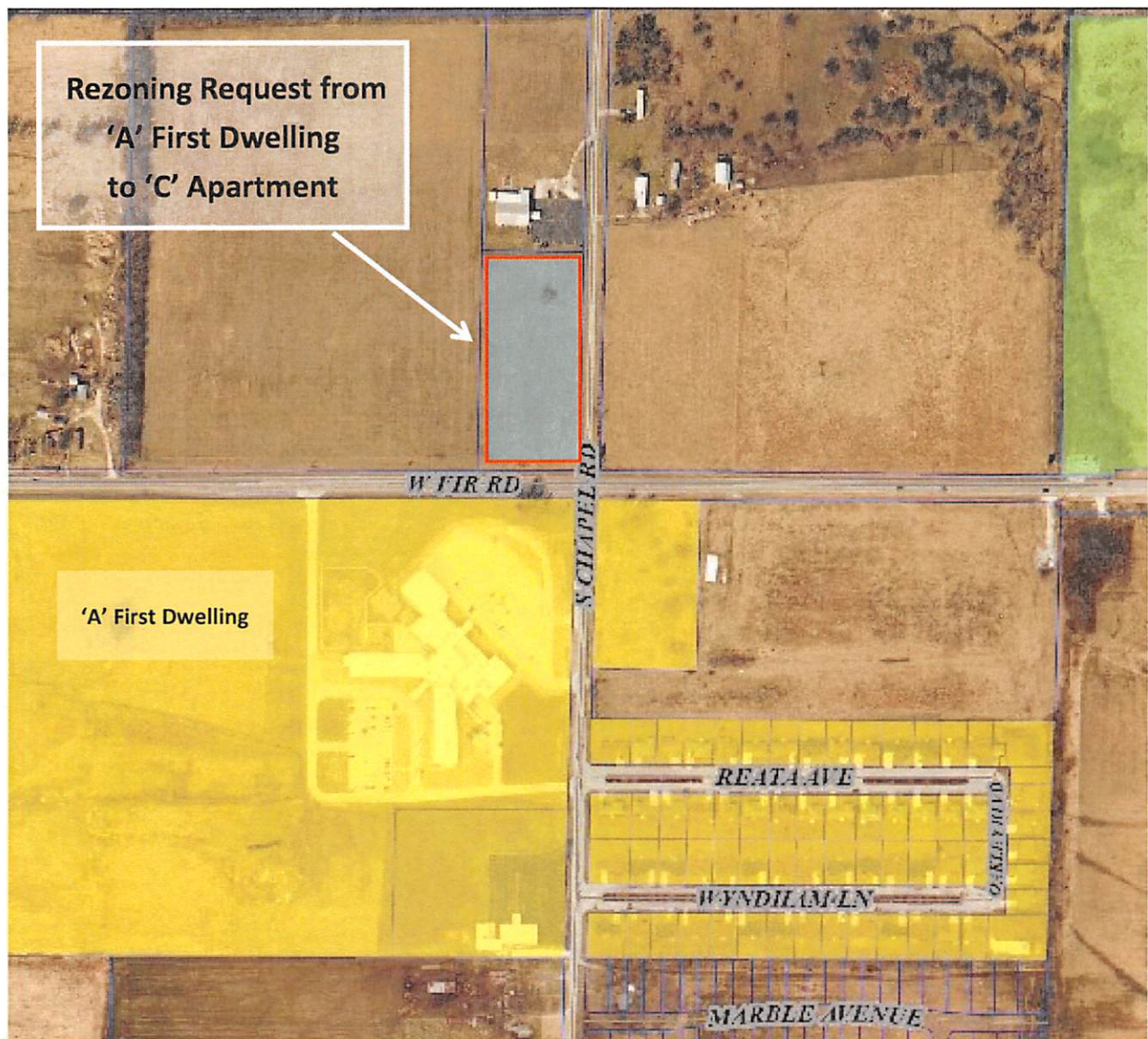
When an owner/contractor submits a Building Permit Application and through the plan review process it is determined by the Building Inspector that the proposed structure does not comply with the zoning requirements for that district, the permit is denied and the applicant is informed of their options. All property annexed into the City shall automatically be classified as lying and being in district "A", if other zoning is desired it must go through the Rezoning review process.

Review of a Rezoning request occurs in accordance with defined cycles that accommodate comprehensive review by the City, a public hearing and review by the Planning, Zoning and Historic Preservation Commission, and public notice of hearing.

- Request Rezoning Application from the Public Works Department
- Applicant completes application and returns it to the Public Works Department
- Public Works Department staff reviews the application and directs any concerns to the Applicant
- Once the Applicant pays the filing fee, the Rezoning Request is placed on the next Planning, Zoning and Historic Preservation Commission Meeting Agenda
- Applicant is notified of hearing date
- Notice of Public Hearing Date is published in Carthage Press
- The Public Works Department notifies adjoining property owners within 185' of the property designated for rezoning of the Public Hearing Date
- City Clerk posts agenda no less than 24 hours prior to meeting
- Planning, Zoning and Historic Preservation Commission conducts hearing and votes on recommendation to City Council regarding approval or denial of request
- Upon an approval, a Council bill is prepared for first reading at next Council meeting
- Council Bill goes through a second reading by Council
- City Clerk notifies all agencies of rezoning

Note: The City Council meet the second and fourth Tuesday of each month. The Planning, Zoning and Historic Preservation Commission meet on the first Monday of every month.

Fir Rd & Chapel Rd / Zoning Map



Any split parcels recorded after April 15th, 2020 will not display until tax year 2021.

Date created: 7/27/2021

Last Data Uploaded: 7/26/2021 6:47:33 PM

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