

1. Planning & Zoning Agenda May 23, 2022

Documents:

[PLANNING AND ZONING AGENDA 05 23 22.PDF](#)

1.1. Planning & Zoning Packet May 23, 2022

Documents:

[PLANNING AND ZONING PACKET 05 23 22.PDF](#)

2. Planning And Zoning Minutes May 23, 2022

Documents:

[PLANNING AND ZONING MINUTES 05 23 22.PDF](#)



AGENDA

Planning, Zoning, and Historic Preservation Commission
Monday, May 23, 2022 5:30 pm
City Hall Chambers
326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting: Monday, April 4, 2022

Public Hearing

Staff Report

New Business

1. Election of Officers

Old Business

1. 353 Tax Abatement Discussion

Next Meeting:

Adjourn

Commission Members

Voting Members:	Chairman	Open		
	Vice Chairman	Abi Almandinger	1220 S Main	417-793-6589
	Secretary	Bill Barksdale	1314 S Garrison	417-388-2464
	Member	Harry Rogers	1350 S Main St	417-358-4527
	Member	Jim Hunter	1514 S River	417-850-5355
	Member	Alan Bull	614 E Centennial	417-388-2309
	Member	Jim Swatsenbarg	601 Howard	417-358-1690
	Member	Joshua Anderson	1205 S Main	417-793-2196

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	Ed Barlow		

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 4 April 2022

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

The April meeting was held in City Council Chambers.

Commission Members Present: Mark Elliff, Abi Almandinger, Jim Swatsenbarg, Jim Hunter, Harry Rogers, Zeb Carney.

Also, present: Julie Tilley, David Armstrong, Julie Reams, Betsy and Bren Flanigan.

A quorum was present.

Chairman Mark Elliff called the meeting to order at 5:30 p.m.

First order of business involved the minutes of the March 7, 2022, 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 was a Public Hearing regarding a Special Use Permit for the operation of a Carnival at the Fair Acres Parking Lot by the Chamber of Commerce in conjunction with the 2022 Maple Leaf Festival.

The Commission then discussed the request. A motion to approve the Special Use Permit and forward to the City Council for approval was made by Jim Swatsenbarg and seconded by Jim Hunter. On a voice vote, all ayes, the motion passed.

Third order of business was a Public Hearing regarding a Special Use Permit for the placement of an athletic field (soccer field) at 1525 Baker.

The Commission then discussed the request. A motion to deny the Special Use Permit was made by Abi Almandinger and seconded by Jim Swatsenbarg. On a voice vote, all ayes, the motion passed.

Fourth order of business was a Public Hearing and request from Carthage Historic Preservation to expand the City Historic District to include the Phelps House located at 1146 Grand Ave.

The Commission then discussed the request. A motion to approve the addition and forward to the City Council for approval was made by Abi Almandinger and seconded by Jim Swatsenbarg. On a voice vote, four ayes, and Mark Elliff abstaining, the motion passed.

Fifth item of business was to consider and discuss the 353 Tax Credit Program which would allow the city another tool to use for economic development. A motion to allow the city to further study the 353 Tax Credit Program and develop a process for implementing it was made by Jim Swatsenbarg and seconded by Harry Rogers. On a voice vote, all ayes, the motion passed.

There were no further items on the agenda.

The next meeting is scheduled for Tuesday May 2, 2022.

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

Respectfully submitted,
Mark Elliff



CHAPTER 353 TAX ABATEMENT

Overview

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes and, where appropriate, the use of eminent domain. To be eligible for tax abatement, either the City or a private entity must form an Urban Redevelopment Corporation (URC) pursuant to the Urban Redevelopment Corporations Law. In order to establish an URC, articles of association must be prepared in accordance with the general corporations law of Missouri.

Under Chapter 353, tax abatement on real property taxes is available for a period up to 25 years. For the first 10 years, the statute provides for a 100% abatement on the increased assessed value of the improvements on the property (excluding land). For the next 15 years, Chapter 353 allows for a 50% abatement on the actual assessed value of the property (land and improvements). Payments in lieu of taxes may be required by the City to reduce the amount of the abatement authorized by statute and to ensure no loss of existing property tax revenues by taxing jurisdictions such as the City and school district. Tax abatement is not available for personal property taxes on equipment or machinery.

Statutory Requirements

By law, the City must determine that certain requirements have been met before approving a development plan filed by the Urban Redevelopment Corporation (URC). These requirements are set forth under 353.020 to 353.150 of the Revised Statutes for the State of Missouri (RSMo).

Policy Guidelines

In accordance with Missouri law, the City of Grandview will consider the granting of Chapter 353 where the property has been found to be a “blighted area.” In addition to this statutory requirement, each of the following criteria should be satisfied:

1. Show a clear demonstration of public purpose and economic benefit through the advancement of the City’s economic development goals which include expanding the tax base, creating quality jobs, and spurring development in targeted City locations.
2. Demonstrate the project would not occur “but for” the incentives offered. The incentive should make a difference in determining the decision of the business to locate, expand or remain in the City and would not otherwise occur without the availability of the abatement.

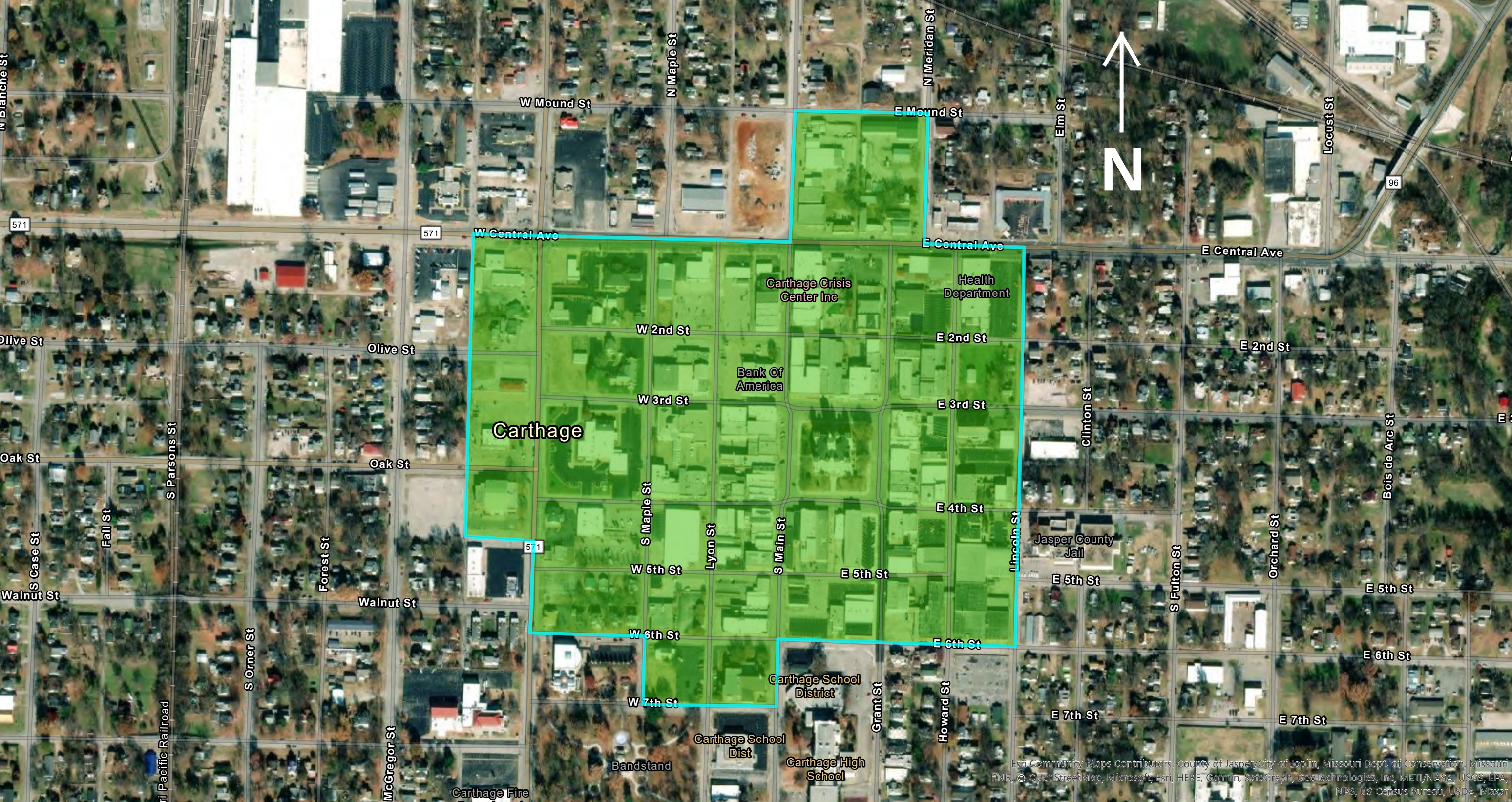
3. Include evidence provided by the business that demonstrates the company's financial stability and capacity to complete the project.
4. Ensure that the City, County, the Grandview or Hickman Mills School Districts or any other taxing jurisdiction affected by the incentive would not receive less total real and personal property tax revenue from the property than was received prior to the granting of the tax abatement.
5. Include a capital investment valued at \$6 million or more for a new business or \$3 million or more for expansion of an existing business.
6. Comply with the statutory requirements set forth in Sections 353.020 - 353.150 RSMo. Chapter 353 applications which do not meet some of these criteria may be approved if the application clearly demonstrates that the project, as a whole, is of vital economic interest to the City.

City Application/Approval Process

The applicant is required to first meet with staff in a pre-qualification conference to determine project eligibility. An application may then be submitted to the Department of Community Development for review and processing. A copy of the formal application form may be obtained from the Department of Community Development.

If the project meets the policy guidelines outlined above, the URC will be invited to submit a redevelopment plan covering the area proposed for redevelopment. The redevelopment plan, which shall include a blight study, will then be considered for formal approval by the Grandview Board of Aldermen after a required public hearing.

Following approval of the redevelopment plan, the City and the URC shall enter into a performance agreement which will govern the terms of the abatement. The agreement shall require that an annual report be submitted to the City by March 1 of each year. The report shall cover the time period of January 1 through December 31 of the previous year and include a detailed accounting of project. The agreement may include a claw-back provision requiring specified performance on issues such as new jobs created as a condition for granting and maintaining the abatement.



Planning, Zoning, and Historic Preservation Commission
May 23, 2022

The Planning, Zoning, and Historic Preservation Commission consist of eleven members:

Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Jim Hunter, Harry Rogers, Alan Bull, and Josh Anderson are voting members appointed by the Mayor.

Non-Voting Members include Mayor Dan Rife, City Administrator Greg Dagnan, and Council Liaison Ed Barlow. Staff includes Public Works Director Zeb Carney.

The May meeting was a *special* meeting called by Vice Chair, Abi Almandinger. It was held in City Council Chambers.

Commission Members Present: Abi Almandinger, Jim Swatsenbarg, Jim Hunter, Harry Rogers, Alan Bull, Josh Anderson, Greg Dagnan, Ed Barlow, Zeb Carney.

Also present was Julie Tilley and former Chair, Mark Elliff. Good luck Mark on your newest undertaking as City Councilman.

A quorum was present.

Vice Chair Abi Almandinger called the meeting to order at 5:30 p.m.

First order of business was to approve the minutes of the April 4, 2022 meeting. Minutes were included in the meeting packet. A motion to approve the minutes as written was made by Jim Hunter and seconded by Harry Rogers. The motion passed by unanimous vote.

Second order of business was to elect new Commission Officers due to the vacancy created by Mark Elliff being elected to the City Council.

Harry Rogers nominated Abi Almandinger as Chair, Alan Bull seconded. Abi was elected by unanimous vote.

Jim Hunter nominated Jim Swatsenbarg as Vice Chair, Harry Rogers seconded. Jim was elected by unanimous vote.

Harry Rogers volunteered to act as Secretary for one year, no longer. Alan Bull seconded. Harry was elected by unanimous vote.

The third order of business was to further discuss progress toward adopting Section 353 Tax Abatement for the City.

Greg Dagnan explained that since the Commission's recommendation to the Council to adopt Sec. 353, the Council has appointed the Commission to act as lead on the project. There are two primary steps to be undertaken by the Commission:

1. Adopt a "blight" zone (area in need of restoration or repair) within the City to present to the Council for codification. Zeb Carney and staff selected a proposed area and provided a map of the area. Greg Dagnan provided sample ordinances and clarification.

2. In order to qualify for Sec. 353 a property owner must turn his property over to a for-profit Urban Redevelopment and Renewal Corporation that is to hold title until all promised work has been completed. The Commission is charged with recommending to the City Council a path to creating/operating/funding such a corporation.

After several minutes of discussion Jim Swatsenbarg made a motion that each member drive the proposed blight area and advise Zeb Carney of any suggested changes. Zeb will then prepare versions of the map with the suggested changes and have them available at our next meeting. Harry Rogers seconded. The motion passed unanimously.

There were no further items on the agenda. The next meeting is scheduled for Monday June 6, 2022.

Alan motioned to adjourn; Jim Hunter seconded; the motion passed and the meeting adjourned.

Respectfully submitted,
Jim Swatsenbarg