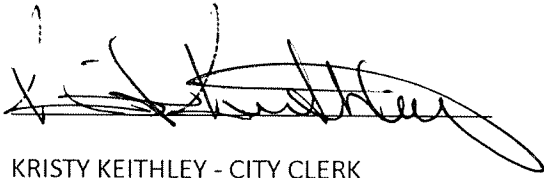


NOTICE OF PLANNING & ZONING MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A PLANNING AND ZONING BOARD WILL BE CONDUCTING A REGULAR MEETING TO BE HELD ON THURSDAY JULY 23, 2020 AT 6:30 PM AT THE CLEVER CITY HALL, CLEVER, MISSOURI.

1. Call to Order
2. Pledge of Allegiance
3. Minutes of June 25, 2020
4. Sullivan Addition – Road and Site Plans

DATED THIS 21<sup>st</sup> day of July 2020

A handwritten signature in black ink, appearing to read "Kristy Keithley", written over a horizontal line. The signature is fluid and cursive.

KRISTY KEITHLEY - CITY CLERK

PUBLIC HEARING

Called Public Hearing to address Replat of All of Lot 3, Block 1 of Hayes and Hodges 6:00 pm.

Notice went in paper and letters mailed to property owners within 150' of property. No comments or concerns.

M & T Rentals is splitting off 33' of the west side of lot and selling it to Matt & Susan Lile. This will help square up Lot 3.

Closed the public hearing at 6:10 pm.

Regular meeting was called to order at 6:30 pm. Pledge of Allegiance.

Present: President Keith, Todd LeBrell, Mayor Maisel, Garrett Schmidt, Alderman Hackworth, and Ed Westerman. Refer to sign in sheet for all others present.

Hackworth made the motion to approve the minutes of May 28, 2020. Schmidt 2<sup>nd</sup> the motion and motion passed.

President Keith took the agenda out of order.

Mark Maples with M & T Rentals was asking for a replat of All of Lot 3 Block 1 of Hayes and Hodges Addition. Mr. Maples is selling the west 33' of the property to Mr. & Mrs. Life. Public hearing was held and no public comment.

Westerman made the motion to approve the motion to approve the Replat of All of Lots 3, Block 1 of the Hayes and Hodges Addition. Hackworth 2<sup>nd</sup> the motion and motion passed.

Steve Morton was back after speaking with the Board of Aldermen present to request a fee in lieu of detention area at the Willard and Drive subdivision. Board of Aldermen voted to have the developer to install and drop the culvert and do all ditch work along the development per engineer's requirements. President Keith stated that the plat that was submitted is incomplete. It will need to have all the ditch work, culvert work, and so the conveyance of the stormwater.

Ms. Hoffman asked if the drainage would be addressed prior to building. President Keith stated that it would. The culvert work and ditch work would be done, then building, then review of the final grading. Mr. Westerman asked why the buyout if the developer is making the changes the engineer is requesting. President Keith stated that is for the extra 3% drainage caused from the roofs and driveways that are going to be constructed to allow for the max coverage per table of dimensional regulations and not for the existing drainage. Per the equation on figuring the amount of the buy out the total would be:

$$(.34) \times 2 + (.21) \times 2 = 1.31 \text{ ac}$$

40% for R1c

$$04 \times 1.31 \text{ ac} = 0.524$$

$$150 + 2300 \times (.524) = \$1,355.20$$

Hackworth made the motion to approve the fee in lieu of detention in the amount of \$1,355.00 and approve the final plat contingent upon Shaffer & Hines final review and approval. Schmidt 2<sup>nd</sup> the motion and motion passed with Westerman's abstention.

Ms. Baker made the comment that according to the Christian County P & Z this property was not in the flood zone so the standing water is from past developments. President Keith stated that that is correct and addressed at the last meeting. The development around that was designed with no stormwater

plans due to the City not having any codes in place at the time. The City is trying to fix this issue by having the developer work on the grading and with the culverts.

Mr. Morton presented street construction plans for Sullivan Addition that have been approved by the City's engineer. President Keith stated that these were street only but there needs to be ditch grading plans to show the conveyance of the water on the lots themselves. Mr. Morton thought this was all that was needed and will get with his engineer to get this corrected. Mr. Morton did state that when all of this development went through P & Z and Board of Aldermen he would offer surrounding lot owners to purchase these lots from him to allow for no building at this time.

Westerman made the motion to approve the street plans contingent upon lot grading and stormwater conveyance to be added to the plans and review by Shaffer and Hines final approval. Hackworth 2<sup>nd</sup> the motion and motion passed.

Jaredd King is asking the Commission to consider him to join the Planning and Zoning Commission as a new member. President Keith stated that he has a lot of knowledge to add to this Commission but would like to have Mayor Maisel's opinion on Mr. King joining the Board. The Commission does not want any undo stress on Mayor Maisel with Mr. King being previous Mayor. Mayor Maisel stated that she would like to have his knowledge on the Board. President Keith stated that with no objections approved Mr. King to go to Board for final approval for Commission member.

Hackworth made the motion to adjourn at 7:27pm. 2<sup>nd</sup> by Westerman and motion passed.

Respectfully Submitted,

\_\_\_\_\_  
Kristy Keithley – City Clerk

Date Approved:

\_\_\_\_\_  
Brandon Keith – Commission President

# **SHAFFER & HINES, INC.**

**PROFESSIONAL ENGINEERS & LAND SURVEYORS**

P.O. Box 493, Nixa, Missouri 65714

Phone (417) 725-4663

Fax (417) 725-5230

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*"Equal Opportunity Employer"*

July 21, 2020

Ms. Dale Maisel, Mayor  
**CITY OF CLEVER**  
P.O. Box 52  
Clever, Missouri 65631

**RE: SULLIVAN ADDITION  
REVIEW OF SITE GRADING PLAN**

Dear Mayor:

Our firm looked over the site grading plan prepared for the Sullivan Addition and made the following comment.

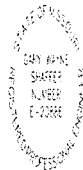
1. As has been previously noted, the roadway and stormwater designs do not meet the City's subdivision requirements however, the City has agreed in the past to waive these requirements on this subdivision.

The site grading plan appears to be acceptable.

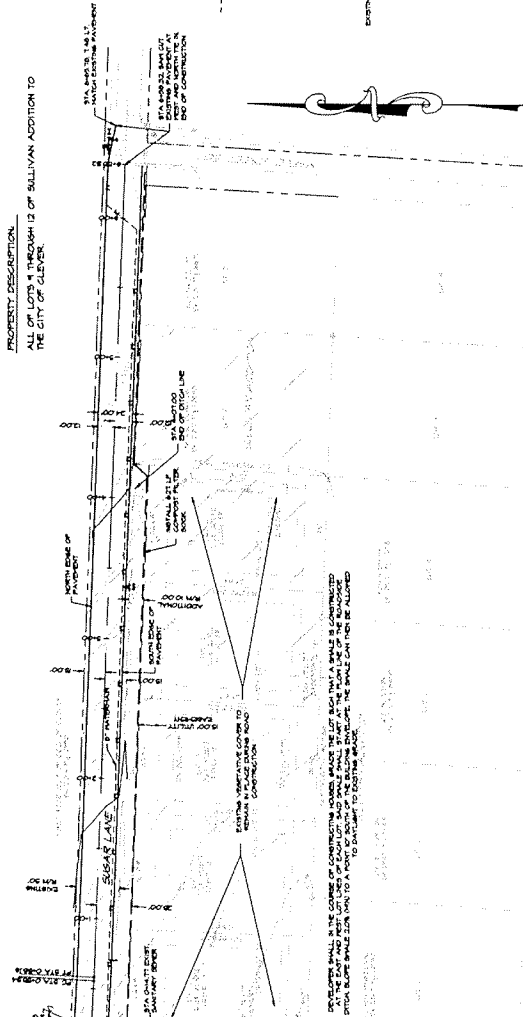
Please contact me should you have questions or require additional information.

Sincerely;

**SHAFFER & HINES, INC.**

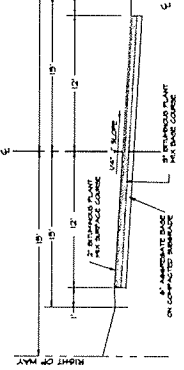


PROPERTY DESCRIPTION:  
ALL OR PORTION THROUGH 12 OF SULLIVAN ADDITION TO  
THE CITY OF CLEVER

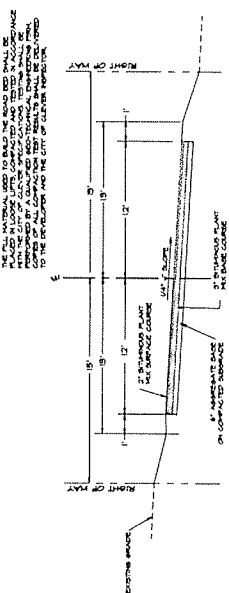


GRID NORTH  
NOTE: ALL BEARINGS ARE BASED ON  
GPS OBSERVATIONS USING MOJOVI RTK  
AND CENTRAL ZONE

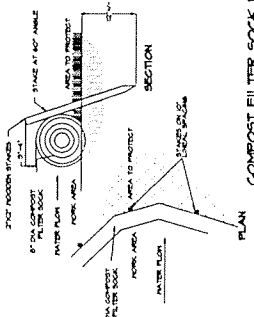
LEGEND  
 ○ - CALCULATED POINT  
 □ - ROAD EXISTING FROM PM  
 □ - ROAD EXISTING FROM CM  
 ● - SET MARK WITH SURVEYING CUP  
 (X) - EQUIPPED (H) - RESUME SOURCE POINT  
 (P) - POINT LIFT LINE



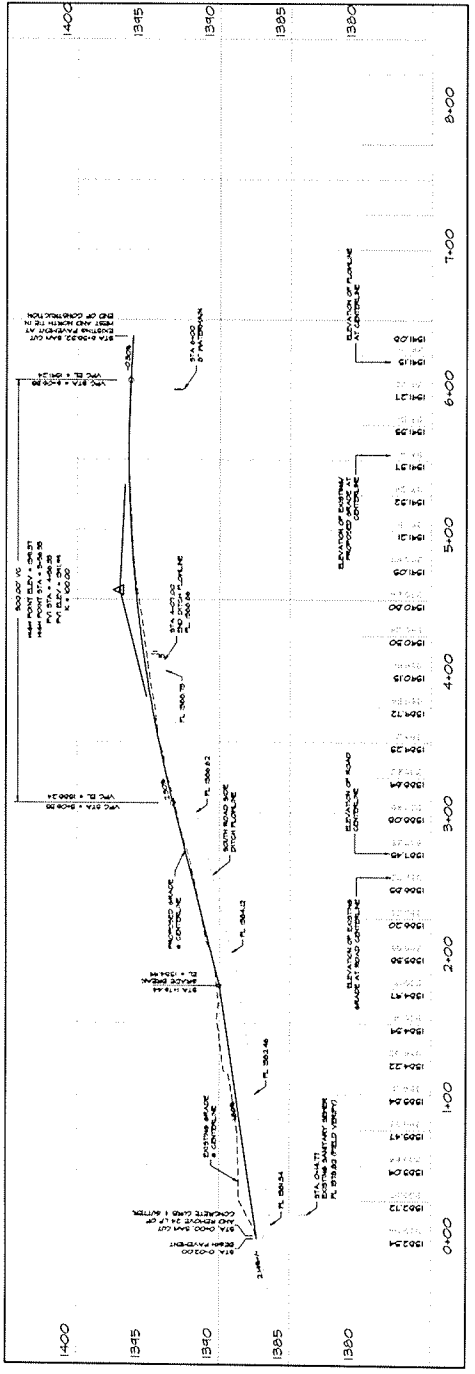
TYPICAL ROAD SECTION  
STA 0+00 TO STA 4+24.92  
NOT TO SCALE



TYPICAL ROAD SECTION  
STA 4+24.92 TO EOP  
NOT TO SCALE



COMPOST FILTER SOCK DETAIL  
SCALE: NOT TO SCALE



Vandersluis  
Engineering  
Inc.



CLEVER, MISSOURI  
SULLIVAN ADDITION  
CLEVER, MISSOURI  
SUGAR LANE EXTENSION  
ROAD PLAN AND PROFILE  
STA 0+00 TO STA 6+65.78

APPROVED: CITY OF CLEVER NO.	DATE:
DRAWN BY: SSSL	SCALE:
CHECKED BY: SSSL	DATE OF: 2
DATE OF: 2	SHEET OF: 2
PROJECT NO. 2002-001	DATE OF: 2
DATE OF: 2	FILE NO.

