

PUBLIC HEARING

Called Public Hearing to address lot split and rezoning of the NE corner of Hwy 14(Veterans Blvd) and Little Rd, done by The Road Church to order at 6:30 pm.

- Notice was in the paper and certified letters sent to all property owners with 150'
- Splitting the one tract into two separate tracts: Tract A:4.86 acres (highway frontage) Commercial Zoning and Tract B: 14.59 acres Agriculture Zoning
- Access to both properties will be shared at the property line of the newly created tracts
- Future developer is to look at the upgrades and entrance of Little Rd
- Question: Can a church be built on agriculture; in the City of Clever it can
- Question: Infrastructure concerns; per county engineer Little Road was supposed to be repaved over the last summer; MoDot may not allow another access point and may make Little Rd the access point for future development; City would have mandate developer of commercial property to improve Little Rd to all access points; Commercial developer will have to pay for water and sewer improvements per City code
- Question: If/when a lift station is required who is responsible; Commercial developer will be responsible for storm water and lift station improvements per City code
- Question was presented to current owner of property of why are you selling and to who: Owner stated that they are able to pay off the current debt of the church and no intention of selling any more due to the vision of the church is to place a church and ball field on the property and that will require about 15 acres; as for who or what will be going on the commercial property there is really not a set plan only inquiries at this point

Closed the public hearing at 7:14 pm.

Called regular meeting to order at 7:20 pm. Pledge of Allegiance.

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

Westerman made the motion to approve the minutes of September 24, 2020. Schmidt 2nd the motion and motion passed.

Lot split and rezoning of the NE corner of Hwy 14(Veterans Blvd) and Little Rd, done by The Road Church.

Discussion was held on the approval of the lot split and rezoning and stated that it needed to be verified/required for the Commercial Developer of Tract A to be responsible for the infrastructure improvements. Clerk noted that the final approval letter from Shaffer and Hines has not been received by the City.

Schmidt made the motion to table the lot split and rezoning of the NE corner of Hwy 14(Veterans Blvd) and Little Rd, done by The Road Church until November 12, 2020. Westerman 2nd this motion and motion passed.

Meeting was set for November 12, 2020 due to regular meeting date would be on Thanksgiving.

Discussion on updating the city building codes.

Westerman made the motion to update the city building codes to the 2012 International Building Codes. Keith 2nd the motion and motion passed.

Discussion was held on placing a clause in the code under building permits to cover exterior projects that currently do not require permitting but do affect permeable surface.

Westerman made the motion to adjourn at 8:20pm. 2nd by Mayor Maisel and motion passed.

Respectfully Submitted,

Date Approved:

Kristy Keithley – City Clerk

Brandon Keith – Commission President

