

Public Hearing – Sutter Rezoning opened at 6:06pm

Tyler Richardson, representative for Sutter, was present to discuss the rezoning of the 6 acres that are roughly located at the Hart and Public intersection. The notice was placed in the paper and letters were sent to adjoining property owners.

Question on if Walnut would be considered for a through street. President Keith stated that prior Commissions and Boards did not want that to happen with the fact of the location of where it would come out at, being the middle school. That would be discussed during the plat phase if development is to take place. Question of if the City's sewer system would be able to handle the influx of residents. City sewer system is designed to operate at capacity, and it has not reached that level. With the new developments it will not fully reach capacity, but the City will be looking into that for future growth. Question on what will happen to the surrounding property values if a multilevel complex is developed. Discussion was held on how it would help the value with it not being an industrial development but also must take into consideration how the property is maintained.

Public hearing closed at 6:20pm.

Public hearing – M & T Rentals lot split and rezoning of Lot 12A was called to order at 6:30pm.

Mr. Maples stated that a few months ago the Commission and Board of Aldermen approved to zone this property multifamily with the proposed plan of a duplex. Mr. Maples stated that he has an opportunity to sell this property, but the buyer would like for it to be split into two lots with both being zoned as single family. No comments or questions.

Public hearing closed at 6:35pm

Public hearing – Southfork Estates annexation, zoning, and preliminary plat opened at 6:37pm.

Submittal is for a single-family residential subdivision to be annexed and developed within the city limits of Clever. There are detention basins, one of which will be a “lake” of sorts to help with the drainage. Discussion was held on Public Ave, road access, and sidewalks. Dedicating 10' right-of-way but plat states 30' due to construction not finished to have official dedication. Left turn off Route K was discussed; developer is in talks with MoDot of if this required. Resident at 301 E Grant questioned the drainage along the highway, worried that if they raised any of the culverts it would cause the water to drain onto his property. Engineer stated that they are in talks with MoDot on getting all the proper locations and depth of all culverts. Resident was concerned with the influx of population and how the school will be able to handle this. President Keith informed them that the school would be the one to investigate this. There is a long-range planning committee that had a plan for a new middle school on the current high school property.

Public hearing closed at 7:08pm.

Regular Session

President Keith opened the regular meeting of the Planning and Zoning Commission at 7:15pm. Present: President Keith, Alderman Schmidt, Mayor Maisel, David Wolf, Ed Westerman, Jo Novak and Scott Hackworth. Refer to sign in sheet for other present.

Westerman motioned to accept the minutes of March 25, 2021. Novak 2nd the motion and passed unanimously.

Tyler Richardson, representative for Sutter, was present to discuss the rezoning of the 6 acres that are roughly located at the Hart and Public intersection. Public hearing held with notice placed in the paper and letters were sent to adjoining property owners.

Mayor Maisel made the motion to approve the rezoning of the 6 acres that is approximately located at the Hart and Public intersection from Industrial to Multifamily. Hackworth 2nd the motion and passed unanimously.

Mr. Maples stated that he requesting this property be split into two lots with both being zoned as single family. Public hearing held with notice placed in the paper and letters were sent to adjoining property owners.

Wolf made the motion to approve the lot split of Lot 12A to Lot 12-A1 and 12-A2 with a rezoning of single family residential. Westerman 2nd the motion and passed unanimously.

Submittal of Southfork Estates is requesting a single-family residential subdivision to be annexed and developed within the city limits of Clever. Public hearing held with notice in the paper and letters sent to adjoining property owners.

Westerman made the motion to approve the annexation of the 80 acres more or less as presented by survey of the plat. Hackworth 2nd the motion and passed unanimously.

Discussion was held on the different lot configurations and if they met the City’s requirements with frontage distance.

Westerman made the motion for the zoning and preliminary plat of Southfork Estates with the engineer confirming the lot width meets the R1b criteria by definition and by table of dimensional regulations, addressing the lot configuration and easements as discussed in the meeting and address all review comments of the reviewing engineering firm. Hackworth 2nd the motion and passed unanimously.

Discussion was held on the Sullivan Addition roadway. Clerk is to resend the developer the previous check list and all rules for final plat.

Westerman made the motion to adjourn at 9:01pm. Hackworth 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

Kristy Keithley – City Clerk

Brandon Keith – Commission President