

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 MAY 26, 2022 AT 6:30 PM AT THE CLEVER CITY HALL LOCATED AT 304 S CLARKE AVE, CLEVER CITY HALL, CLEVER, MISSOURI.

1. Call to Order
2. Pledge of Allegiance
3. Minutes of April 28, 2022
4. Public Avenue Townhomes – Preliminary Plat

DATED THIS 23rd day of MAY 2022



KRISTY KEITHLEY - CITY CLERK

President Keith opened the Public Hearing for the rezoning of Southfork Estates at 6:35 pm.

It was discussed the reasoning and the new zoning that was created for the city. No public was present to discuss this.

Public hearing was closed at 7:04pm.

President Keith opened the regular meeting of the Planning and Zoning Commission at 7:05 pm.

Present: President Keith, Dale Maisel, David Wolf, Scott Hackworth, and Jo Novak. Alderman Schmidt, Westerman were absent. Refer to sign in sheet for others present.

Hackworth motioned to accept the minutes of March 24, 2022. Wolf 2nd the motion and passed unanimously.

Rick Casada of 101 S Clarke Ave has requested for the Commission to approve to allow him to maintain residence in a camper on the location until the completion of the remodel of his home. The Commission has the authority to allow this for up to 6 months. Discussion was held on the work that would need to be completed and the timeline.

Hackworth made the motion to approve the request of allowing 101 S Clarke to place a camper on the proper to reside in until the completion of the remodel contingent upon permit application to have step by step timeline, water/sewer service for the home and the camper. Along with a plan on the disposal of waste. Wolf 2nd the motion and passed unanimously.

Johnny Monger has requested the Commission to consider rezoning of Southfork Estates to the newly created zoning district of R1-d. Public hearing was posted and held. No comment or attendance.

Hackworth made the motion to approve the rezoning all 270 lots of Southfork Estates. Maisel 2nd the motion and passed unanimously.

Clerk presented the draft for the 2018 Building Codes to be reviewed and adopted at the last meeting. They were approved but only as the 2018 IBC. Clerk noticed this and needs the approval of the 2017 Electrical and exceptions.

Wolf made the motion to accept and submit to the Board of Aldermen the draft of the 2018 International Building Codes, 2017 Electrical Codes, and all exceptions. Novak 2nd the motion and passed unanimously.

Hackworth made the motion to adjourn at 7:44 pm. Novak 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

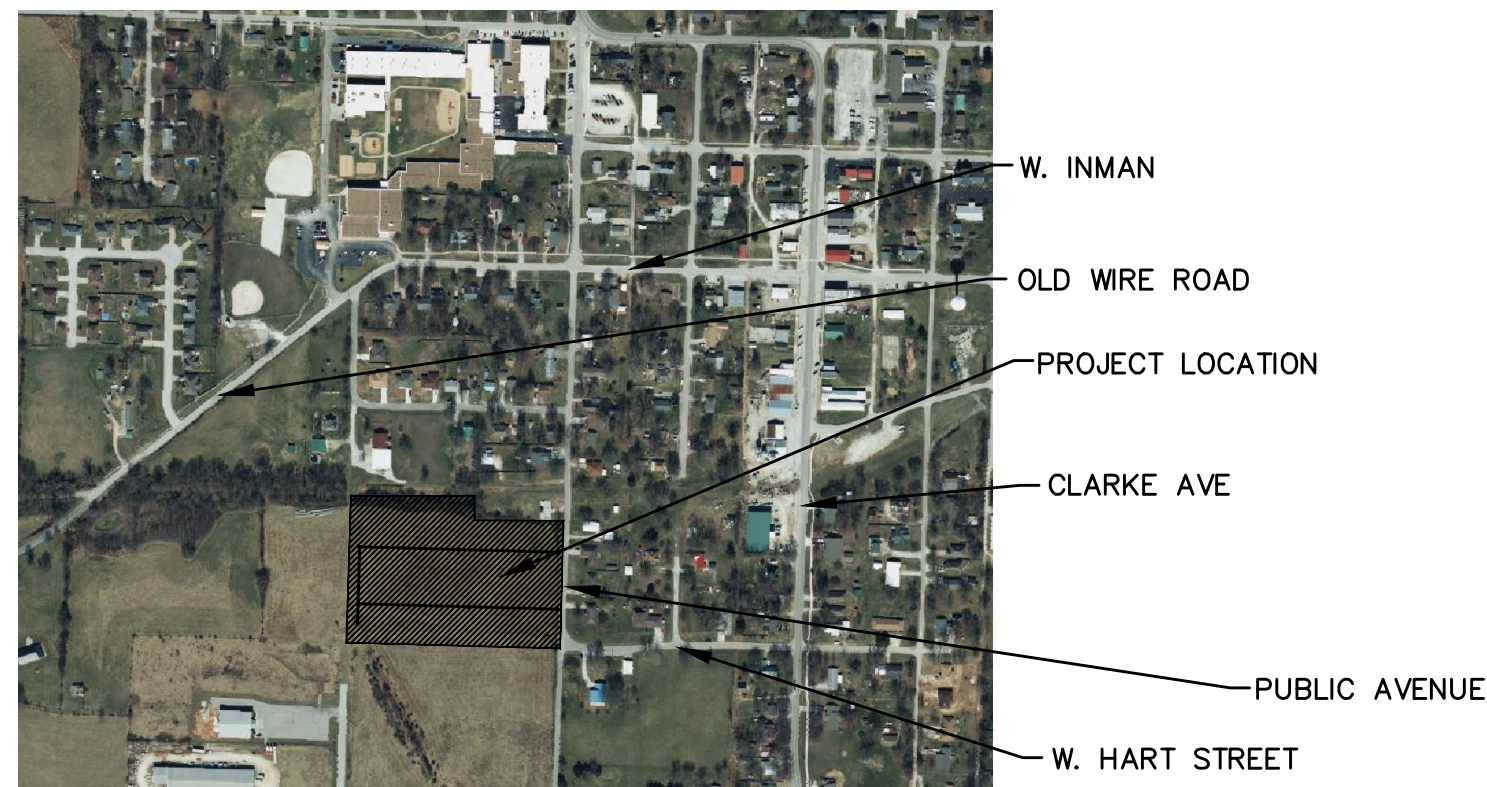
Kristy Keithley – City Clerk

Brandon Keith – Commission President

PRELIMINARY PLAT
PUBLIC AVENUE TOWNHOMES
 A DEVELOPMENT IN THE SE¼ SW¼, SEC. 20, T27N, R23W
 IN THE CITY OF CLEVER,
 CHRISTIAN COUNTY, MISSOURI

PRELIMINARY PLAT NOTES

- TOTAL AREA - 289863 S.F. OR 6.65 ACRES
- LARGEST LOT - LOT 1 (30826 SF)
- SMALLEST LOT - LOT 9 (10560 SF)
- TOTAL NUMBER OF LOTS - 16 (R-M)
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.
 REFERENCE FIRM MAP NO. 29043C0050C, PANEL NO. 50 OF 400, DATE 12-17-10
- HORIZONTAL AND VERTICAL DATUM BASED MISSOURI CENTRAL ZONE AND US NGS 2018 GEOID.
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- RECORD SOURCE OF TITLE: BOOK 2021, PAGE 10058
- CLASS OF PROPERTY - URBAN
- PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "2007017965", ALL OTHER LOT CORNERS (SEMI-PERMANENT) ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "2007017965"
- ALL LOT CORNERS SHALL BE SET WITHIN 90 DAYS AFTER THE DATE OF RECORDING OF THIS PLAT
- CURRENT PROPERTY ZONING - R-M MIXED RESIDENTIAL
- UNLESS SHOWN OTHERWISE, THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 R-M - FRONT: 25.0' - SIDE: 10.0' - REAR: 25.0' - STREET FRONTAGE: 25.0'
- NO SINKHOLE ON-SITE.
- THERE SHALL BE NO DEVELOPMENT WITHIN A DRAINAGE EASEMENT AND OR COMMON AREA.



PROJECT LOCATION MAP

SCALE: 1"=600'

PROPERTY DESCRIPTION:

SOURCE OF TITLE: BK. 2021, PG. 10058

A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 20; THENCE NORTH 1°14'01" EAST ALONG THE EAST LINE OF SAID QUARTER - QUARTER, A DISTANCE OF 728.99 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE NORTH 88°46'56" WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER - QUARTER, A DISTANCE OF 667.32 FEET; THENCE NORTH 1°27'34" EAST, 458.98 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY (ABANDONED); THENCE NORTH 89°56'07" EAST ALONG SAID CENTERLINE OF RAILROAD, A DISTANCE OF 385.69 FEET; THENCE SOUTH 0°03'53" EAST, 75.00 FEET; THENCE NORTH 89°56'07" EAST, PARALLEL WITH SAID CENTERLINE OF RAILROAD A DISTANCE OF 278.30 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID QUARTER - QUARTER; THENCE SOUTH 1°14'01" WEST ALONG SAID EAST LINE A DISTANCE OF 398.86 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

ELEVATIONS

NOTE: ALL ELEVATIONS ARE BASED ON CONTINENTAL US NGS 2018 GEOID CONTOUR INTERVAL: 1'

BENCHMARK

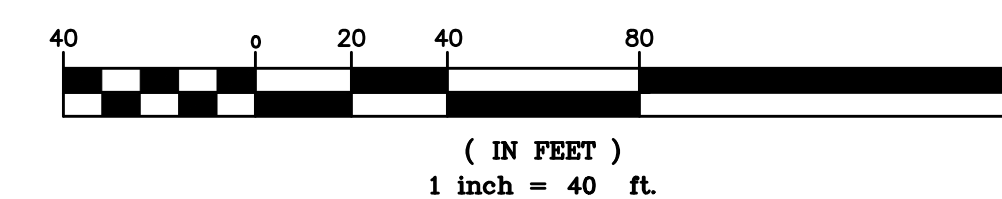
MO DNR STATION: OZARK NO. CH-57
 N=435661.24
 E=1436618.23
 ELEVATION 1204.36'

BDM & ASSOCIATES, LLC
 Land Surveyors and Planners
 472 TROUT ROAD OZARK, MISSOURI 65721

LEGEND

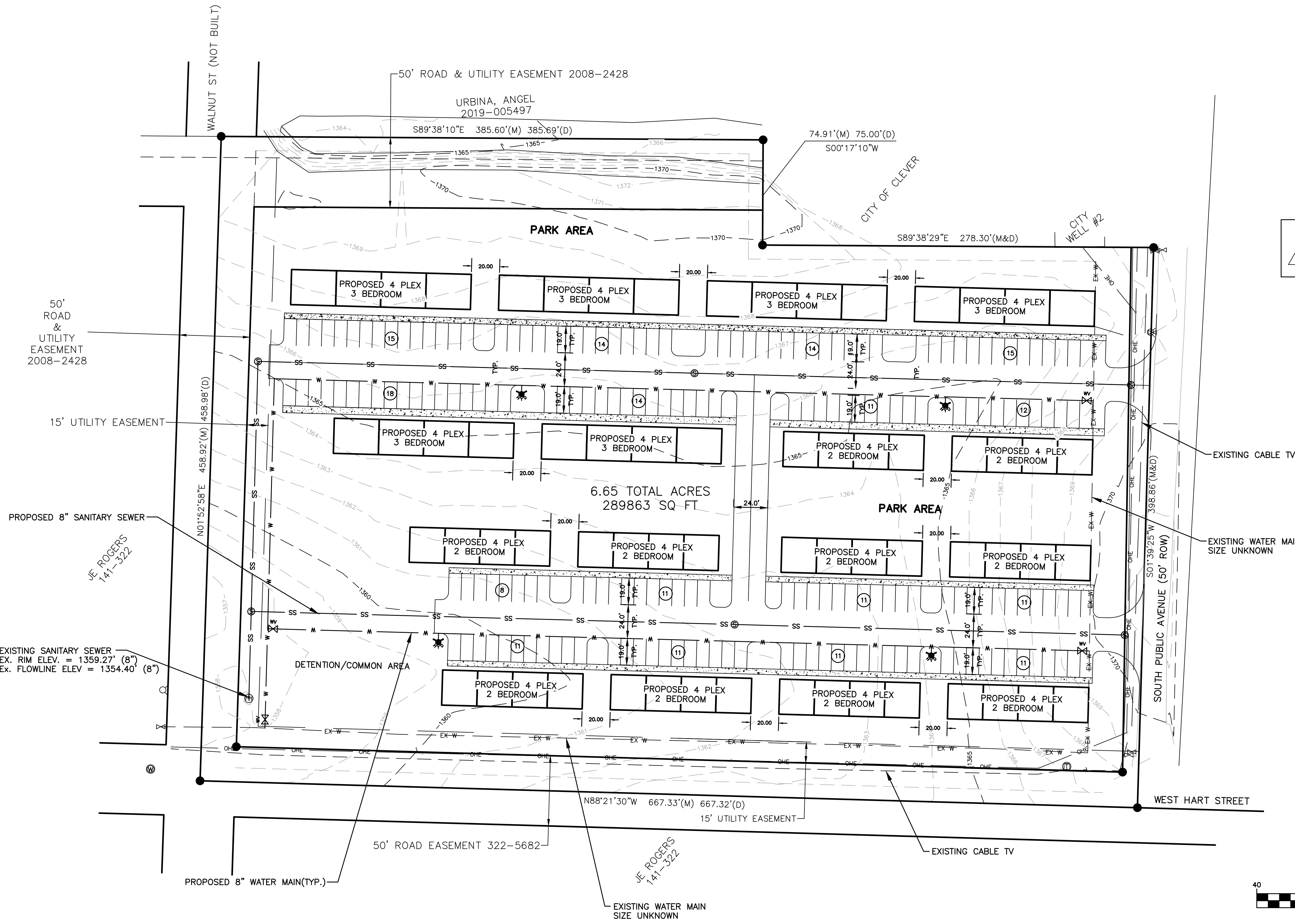
- WOOD FENCE
- CHAINLINK FENCE
- x-x WIRE FENCE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- FM FORCE MAIN
- SS PROPOSED SANITARY SEWER
- G-G EXISTING GAS LINE
- STW PROPOSED STORM SEWER
- T-T TELEPHONE
- W-W EXISTING WATER
- IRON PIN SET
- IRON PIN FOUND
- ▲ STONE FOUND
- RIGHT-OF-WAY MARKER
- BUSH/SHRUB
- TREE
- SIGN
- HANDICAP PARKING
- POWER POLE
- GUY WIRE
- TRANSFORMER
- ELECTRIC METER
- LIGHT POLE
- SAN. SEWER MANHOLE
- CLEANOUT
- TEST WELL
- GAS METER
- DROP INLET
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- C/P CONCRETE PAD
- C/W CONCRETE WALK
- EX SS- EX 8" SEWER MAIN
- EX W- EX 8" WATER MAIN
- G/W- PROP. GAS & WATER LINE

GRAPHIC SCALE



OWNER/DEVELOPER

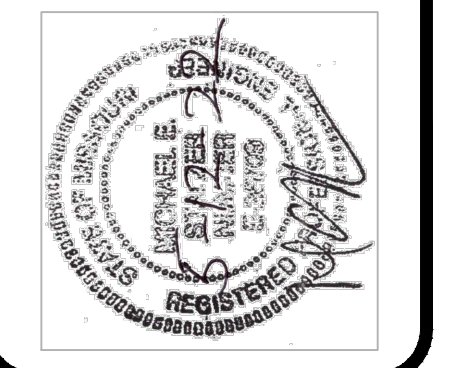
PROPERTY OWNER/DEVELOPER:
 OLLER HOLDINGS COMPANY
 6388 SOUTH WEATHERWOOD TRAIL
 SPRINGFIELD, MO. 65810
 CONTACT PERSON: WES OLLER



REVISED	BY

PUBLIC AVENUE TOWNHOMES
 CLEVER, MISSOURI
 PRELIMINARY PLAT

ME STALZER, LLC
 CONSULTING CIVIL ENGINEER
 CO.# - E-2022006796
 1658 W. RIVERSIDE STREET
 SPRINGFIELD, MO. 65807
 (PHONE) 417-860-9697



DESIGNED MES
DETAILED MES
DATE
5-10-22
JOB NO.
2022-0505
SCALE
AS SHOWN
SHEET