

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 MARCH 2, 2023, 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 January 26, 2023
4. Cason's Corner – Construction Plans
5. Lot Split – Hitt & Letterman Property on Public Ave (Route K)
6. Discussion on residential inspections for rental properties

DATED THIS 28th day of FEBRUARY 2023



KRISTY KEITHLEY - CITY CLERK

President Keith called the regular meeting of the Planning and Zoning Commission to order at 6:33pm. Present: President Keith, Dale Maisel, David Wolf, and Jo Novak, and Mayor Hackworth was absent. Refer to sign in sheet for others present.

Wolf made the motion to accept the minutes of December 29, 2022. Novak 2nd the motion and passed unanimously.

Mr. Morton would like to do a lot adjustment on Public Avenue. Mr. Morton brought back plan for the Commission to review. Mr. Morton is wanting to just move one lot line over to make the lots even in width to allow for a long but narrow home.

After review of the plan it was decided that it could be done but the Board of Adjustment would have to approve the lot adjustment since it was not to current code. Mr. Morton has the choice to build on the lots as they sit and per code for the R1c zoning or submit an application to the Board of Adjustments. Developer has elected, at this time, to not pursue the Board of Adjustments option because of the cost.

Discussion was held on the lots at the end of South Mitchell. Owner was wanting to know the options they would have to either split and build or just build. No action taken.

Novak made the motion to approve the Technical Specifications, Standard Drawings, and Storm Water Management Plan – 2023 Update as presented and forward to the Board of Aldermen. Alderman Maisel 2nd the motion and passed unanimously.

Next meeting discussion on rental inspections.

Keith made the motion to adjourn at 8:21 pm. Novak 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

Kristy Keithley – City Clerk

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

"Equal Opportunity Employer"

February 6, 2023

Mr. Scott Hackworth, Mayor
CITY OF CLEVER
P.O. Box 52
Clever, Missouri 65631

**RE: REVIEW OF SATTERLEE STORAGE – REVIEW #3
PROJECT NO. 225005**

Dear Mayor:

Our firm has reviewed the stormwater plans and report prepared by Anderson Engineering for the above referenced development. Please note the following:

Stormwater Report

1. The Stormwater Management Plan allows for either the SCS Type II or the Pilgram-Cordery rainfall distributions. Due to the relatively small size of this watershed it is recommended to use Pilgram-Cordery (or you can use Huff's rainfall distribution). Also, determining what the critical storm duration is and using that as 24 hour duration is not appropriate for this size of site. It is expected that a 30 minute duration or 1 hour duration storm would be the critical storm for a site of this size.

Comment Satisfied (note: in the Stormwater Runoff Table it is labeled as the SCS 24-hour; however the report narrative states that they used the Huff's 30-minute rainfall distribution so no changes are needed unless the design Engineer wants to change this table).

2. The methodology of the report is fine and no changes are requested.

Mr. Scott Hackworth
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Page Two

Plans

1. In both the Northeast and Southeast corners of the detention the incoming swales seem shallow. Provide a typical cross section of these swales and show that they have the capacity to convey the run-off into the detention basin. As shown, these swales will end at the top of the detention basin and then flow over the detention basin bank. Provide erosion control in these areas to ensure the bank does not erode, including erosion control downstream of the bank an appropriate length to ensure the floor of the basin does not erode.

Comment Satisfied.

2. What size is the detention outlet pipe? Provide a profile of this pipe showing existing and proposed grades to ensure there is adequate cover over this pipe. Provide a Flared End Section on the outlet of the pipe. Provide a rip rap pad (or other erosion control measures) at this pipe outlet.

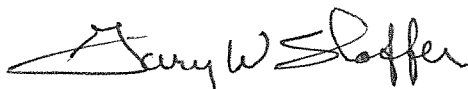
Comment Satisfied.

This review is only for verification that the plans and calculations generally conform to the City's standards and regulations. The reviewer is not accepting the design or the suitability of the design for this application. This review shall not relieve the Developer, Owner or Design Engineer from complying with the rules, regulations, ordinances, laws, or statutes that are in effect at the time of design or construction. This includes any local, county, state, or federal requirements.

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

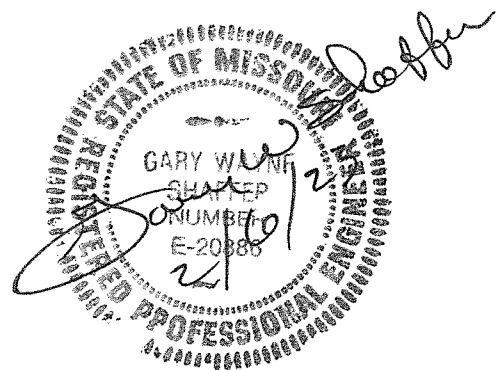
Sincerely;

**SHAFFER & HINES, INC.
CONSULTING ENGINEERS**



Gary W. Shaffer, P.E.

c: Ms. Kristy Keithley, City Clerk
Mr. Brandon Keith, P&Z



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Clever's Planning and Zoning Commission will conduct a public hearing on Thursday, March 2, 2023, at 6:30 pm at Clever City Hall, 304 S Clarke Ave., Clever, Mo. 65631. The purpose of this meeting will be to review and discuss the lot split for the tract of land approximately located on the west side of Public Ave (Route K) between the intersection of Hwy 14 and Chrysler Ave in the City of Clever. Lot is currently zoned commercial and proposed lot will stay commercial. (Book 2021, Page 11998). More information can be obtained at City Hall or on www.clevermo.com.

Property Description:

All that part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 27 North, Range 23 West of the 5th P.M., in the City of Clever, Christian County, Missouri, and being described by Steve E. Roberts, Missouri PLS 2496 of Renaissance Infrastructure Consulting, and being described as follows:

Commencing at the Northwest Corner of said East Half which is referenced by a 1/2" iron bar which bears South 01°41'04" West along the West line of said East Half, 39.39 feet; thence South 01°41'04" West along said West line 724.43 feet to a bar with cap stamped "Austin 2000147872" which marks the Northwest corner of a Tract of Land described in a Quit Claim Deed recorded in Book 2009 at Page 9436 of the records of said Christian County; thence South 87°38'19" East along the north line of said Tract of Land, 380.67 feet to the Point of Beginning, said point being marked by a rebar with cap stamped, "RIC MOCLS2011003572 KSCLS234" (RIC Monument); thence continuing South 87°38'19" East along said north line, 252.00 feet to the Northeast corner of said Tract of Land, said point being on the West right of way line of Missouri Highway Route "K" and being marked by an RIC Monument; thence North 01°24'21" East along said right of way line, 181.00 feet to an RIC Monument; thence departing said right of way line, North 87°38'19" West, 252.00 feet to an RIC Monument; thence South 01°24'21" West, 181.00 feet to the POINT OF BEGINNING.

Notes:

- Basis of Bearings: As determined by GPS observations, referenced to the Missouri State Plane Coordinate System, Central Zone (NAD 83).
- All bearings and distances shown on this survey are measured unless otherwise noted.
- Floodplain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29043C0050C, revised December 17, 2010, this tract graphically lies in:
 - OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
 - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, defined as No Base Flood Elevations determined.
- No buildings observed on the subject property.
- Parking on-site: No designated parking stalls.
- Surveyed property has direct access to the Public Right of Way of Missouri Highway Route "K".

Certification:
To: KC DT LLC, a Delaware limited liability company; Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(b), and 16 of Table A thereof. The field work was completed November 15, 2022.

I further certify that this ALTA survey is based upon an actual field survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, rural type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Date of Plat or Map:
DRAFT COPY

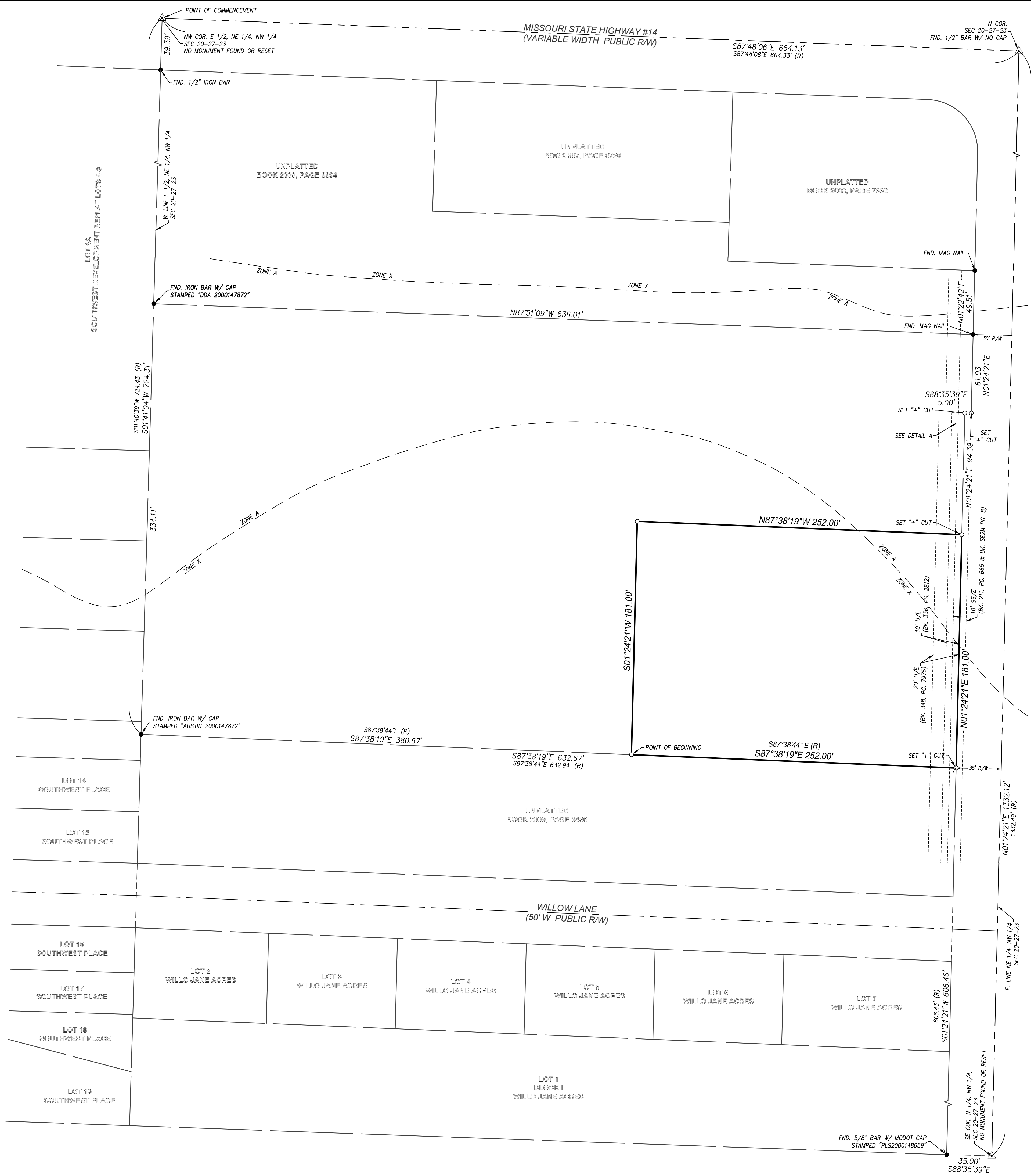
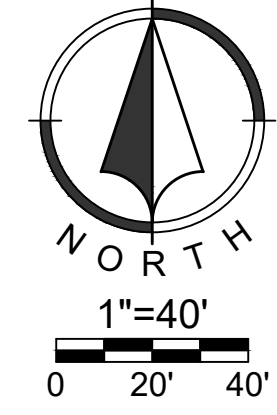
Steve E. Roberts, Missouri LS-2496
RIC MO CLS-2011003572
sroberts@ric-consult.com

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP UNLESS OTHERWISE NOTED
- (R) RECORD
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- ± SIGNS
- TREE, DECIDUOUS
- ⊙ SANITARY MANHOLE
- SAN SANITARY SEWER LINE
- STORM AREA INLET
- ST STORM SEWER LINE
- UGT UNDERGROUND TELEPHONE

MISSOURI STATE HIGHWAY 14

W GRANT ST E GRANT ST
LOCATION MAP
SECTION 20-27-23
Scale 1" = 2000'



LOT SPLIT SURVEY
PART OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST CLEVER, CHRISTIAN COUNTY, MISSOURI

Prepared For:
Mike Belew
CBC Real Estate Group, LLC
4706 Broadway, Suite 240
Kansas City, Missouri 64112
(816) 645-8963

NO.	DATE	REVISION

Renaissance Infrastructure Consulting
132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ri-consult.com

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February 21, 2023

Mr. Scott Hackworth, Mayor
CITY OF CLEVER
P.O. Box 52
Clever, Missouri 65631

**RE: REVIEW OF ALTA SURVEY/LOT SPLIT
PROJECT NO. 235004**

Dear Mayor:

Our firm has reviewed the proposed Alta survey for the above referenced development. Please note the following:

The attached survey is an ALTA/NSPS survey. It has no blocks for the city of clever or recording; that's not their intended use. Also, it is surveying out a piece of ground that doesn't exist yet, but that's their prerogative. I would suggest an actual minor subdivision survey be provided that splits the parent tract into two parcels and shows two parcels. It's just not a good idea to try to have ALTA survey double as a minor subdivision plat as well.

This review is only for verification that the survey generally conforms to the City's standards and regulations. This review shall not relieve the Owner from complying with the rules, regulations, ordinances, laws, or statutes that are in effect. This includes any local, county, state, or federal requirements.

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

Sincerely;

SHAFFER & HINES, INC.
CONSULTING ENGINEERS


Shane Machin, PLS

c: Ms. Kristy Keithley, City Clerk
Mr. Brandon Keith, P&Z