

## 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 JUNE 23, 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 May 26, 2022
4. Red Door Storage – Buyout Detention Option
5. Discussion on City fee schedule

DATED THIS 17<sup>th</sup> day of JUNE 2022

  
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KRISTY KEITHLEY - CITY CLERK

President Keith opened the regular meeting of the Planning and Zoning Commission at 6:32 pm.

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

Wolf motioned to accept the minutes of April 28, 2022. Novak 2<sup>nd</sup>, Maisel 3<sup>rd</sup> the motion and passed unanimously.

A preliminary plat for Public Avenue Townhomes was presented for consideration and approval. Wes Oller, builder/developer, and Michael Stalzer, PE, were present to discuss the plat and ask and answer questions. Shaffer & Hines, the City Engineer, had provided a review comment letter based on their initial review of the plat.

Mr. Stalzer asked if the City has capacity at the wastewater treatment plant right now for this development along with the two approved subdivisions. He was looking for assurance for Mr. Oller that this development would be able to proceed and not get held up due to a moratorium on development due to lack of plant capacity or inability to construct the plant upgrades. President Keith indicated the Engineer (Mr. Stalzer) would need to confer with Shaffer & Hines, as they have more information regarding the plant capacity.

The Commission reviewed the comment letter from Shaffer & Hines. No other questions or concerns were raised nor were any additional conditions placed on the proposed plat or development. Novak motioned to approve the preliminary plat of Public Avenue Townhomes contingent upon the Engineer addressing the review comments from Shaffer & Hines, dated 5/22/2022, and subsequent reviews to ensure the plat complies with the City of Clever city code. Maisel 2<sup>nd</sup> the motion and passed unanimously.

Wolf made the motion to adjourn at 7:21 pm. Novak 2<sup>nd</sup> the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

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Kristy Keithley – City Clerk

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Brandon Keith – Commission President



Kristy Keithley &lt;cityclerk@clevermo.com&gt;

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**Request to be on Agenda from Greg Whitlock**

2 messages

**Request to be on Agenda** <webmaster@clevermo.com>

Thu, Jun 9, 2022 at 2:49 PM

Reply-To: Greg@whitlockeng.com

To: cityclerk@clevermo.com

**You are requesting to be added to:**

Planning and Zoning Agenda

**Name**

Greg Whitlock

**Business Name (if applicable)**

Whitlock Engineering

**Address**

2131 W Republic Rd #510  
Springfield, Missouri 65807  
United States  
[Map It](#)

**Phone**

(417) 379-0640

**Email Address**[Greg@WhitlockEng.com](mailto:Greg@WhitlockEng.com)**Date of Meeting (if unsure, leave blank)**

06/23/2022

**Reason For Being on Agenda**

On behalf of Mark Maples we are requesting consideration of a stormwater detention buyout for RED DOOR-YOU STOR, [412 N PUBLIC AVE, CLEVER, MISSOURI](#). Computations were submitted to Clayton Hines on May 12, 2022 and revisions were submitted on May 23, 2022. Mr Maples wishes to do a 80'x20' addition to one building and add an 80'x50' building. Stormwater will discharge to the existing floodplain. Based on Article V, Section 268, the requested detention buyout fee would be \$243.00

**Electronic Signature**

- I agree to submit my application electronically to the City of Clever

**Please Type Your Name**

Greg Whitlock

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**Kristy Keithley** <cityclerk@clevermo.com>

Fri, Jun 10, 2022 at 9:08 AM

To: Greg@whitlockeng.com

I have received this request. I will get all information over to the Commission and get this started.

