

## 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 JANUARY 26, 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 December 29, 2022
4. Steve Morton: Lot Split Information
  - a. Public Ave
  - b. S Mitchell Ave
5. Technical Specifications, Standard Drawings, and Storm Water Management Plan – 2023 Update

DATED THIS 24<sup>th</sup> day of JANUARY 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 November 17, 2022. Novak 2<sup>nd</sup> the motion and passed unanimously.

Steve Morton was present to discuss the previous plans and the updated plans for the Willard Addition. All new plan design was submitted and approved by the city's engineering staff. Inspections to be completed and approved by the city.

Mr. Morton would like to do a lot adjustment on Public Avenue. Mr. Morton is to bring back plan or design for the Commission to review.

The lots at 108 E Meadowbrook & 110 E Meadowbrook are wanting a lot line adjustment so the lots are squared up and even.

Novak made the motion to approve the lot line adjustment to 108 & 110 E Meadowbrook with final approval of the Board of Aldermen via ordinance. Wolf 2<sup>nd</sup> the motion and passed unanimously.

Ms. Fisher at 210 W Inman was wanting to discuss the possibility of her going over her allowed permeable surface. She was unaware of the code that only allows a property to have so much land coverage. Ms. Fisher is wanting a patio/dog run in the back yard and to expand her current deck with a concrete patio. Discussion was held on allowing this or to maintain current codes. Commission all stated that they wanted to maintain current codes and deny the request.

Mr. Kurt Rhodes at 204 S Clarke Ave is requesting a stormwater buyout and wanting to build a new building on the back side of the property.

Mr. Keith stated that the math and calculation are not the same and wants city engineers to review one more time with comparison with the City's Tech Spec Manual. With he current standards and math the buyout will be 893.24.

President Keith motions to approve the stormwater detention buyout for \$896.24 for 204 S Clarke Ave based on the interpretation of the storm water regulations included in the Tech Spec and to be verified by city's engineer. Alderman Maisel 2<sup>nd</sup> the motion and passed unanimously.

Wolf made the motion to adjourn at 7:50 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

PRELIMINARY REPLAT OF  
LOTS 2 AND 3, BLOCK 2 OF THE  
ORIGINAL TOWN OF CLEVER, CHRISTIAN COUNTY, MO

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON  
GPS OBSERVATIONS USING MODOT RTK  
USER NETWORK

MO CENTRAL ZONE

LEGEND

- = SET IRON PIN (PLS-2007017965 CAP)  
● = EXISTING IRON PIN (EXCEPT AS NOTED)  
(M) = MEASURED  
(P) = RECORD SOURCE PLAT

OWNER / SUBDIVIDER:

STEVE MORTON  
P.O. BOX 191  
CLEVER, MO 65631

0 20 40 60

SCALE: 1" = 20'

(RECORDER)

DEVELOPMENT NOTES:

TOTAL AREA: 13,282.7 SQ. FT. OR 0.30 ACRE, M/L  
TOTAL NUMBER OF LOTS: 2  
LOT 2A = 6,641.0 SQ.FT. (0.15 AC±)  
LOT 3A = 6,641.7 SQ.FT. (0.15 AC±)  
DATE OF SUBMITTAL: JANUARY 12, 2023  
CLASS OF PROPERTY: URBAN  
RECORD SOURCE DEED: Bk. 2022 AT Pg. 6126  
PROPERTY LIES WITHIN "ZONE X" AREA OF MINIMAL FLOOD HAZARD  
F.E.M.A. F.I.R.M.# 2904X0050C, EFFECTIVE DATE: 12/17/2010  
NO FENCES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED  
WITHIN THE LIMITS OF ANY RIGHT-OF-WAY OR DRAINAGE EASEMENT.  
NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT-OF-WAY LINE AND  
BUILDING SETBACK LINE.  
SETBACKS ARE AS FOLLOWS: FRONT-25' REAR-25' SIDEYARD-10'  
(AS PROVIDED BY BRENT JACK W/ CITY OF CLEVER)

CERTIFICATE OF APPROVAL BY THE  
COUNTY COLLECTOR'S OFFICE:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
BY THE CHRISTIAN COUNTY COLLECTOR'S OFFICE,  
STATING THE TAXES OWED HAVE BEEN PAID.  
PARCEL NUMBER: 09-0.4-20-004-007-006

TED NICHOLS, COUNTY COLLECTOR

DATE

CERTIFICATE OF OWNERSHIP

OWNER(S) DEDICATION  
AS OWNER, I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE  
SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND  
DEDICATED AS REPRESENTED ON THE PLAT. I HEREBY DEDICATE, GRANT,  
AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE  
CITY OF CLEVER. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUIITS,  
ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND  
WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR  
PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE  
REQUIRED.

OWNER: STEVE MORTON

DATE

ACKNOWLEDGMENT

STATE OF MISSOURI )  
COUNTY OF CHRISTIAN ) SS

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned notary public,  
personally appeared STEVE MORTON, to me personally known to be the person(s) described in and who  
executed the foregoing instrument and acknowledged that he executed the same as his free act and  
deed. In witness whereof, I have hereunto set my hand and affixed my official seal at my office in  
said County and State and day and year last written above.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVAL BY THE CITY COUNCIL

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF CLEVER,  
CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE  
REPLAT OF LOTS 2 AND 3, BLOCK 2 OF THE ORIGINAL TOWN OF  
CLEVER WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY  
COUNCIL OF SAID CITY OF CLEVER, AND APPROVED BY

GENERAL ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2023.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF COMPLIANCE WITH ZONING AS BELOW:

CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION  
REGULATIONS

I, \_\_\_\_\_, PLANNING AND ZONING COMMISSION PRESIDENT OF THE  
CITY OF CLEVER, MISSOURI, DO HEREBY CERTIFY ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2023, THE REPLAT OF LOTS 2 AND 3, BLOCK 2 OF THE  
ORIGINAL TOWN OF CLEVER CONFORMS TO THE CITY OF CLEVER LAND USE  
REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

PLANNING & ZONING COMMISSION

DATE

PROPERTY DESCRIPTION: SOURCE OF TITLE: Bk. 2022, PG. 6126

ALL OF LOTS TWO (2) AND THREE (3), BLOCK TWO (2), ORIGINAL TOWN OF CLEVER, CHRISTIAN  
COUNTY, MISSOURI, EXCEPT THE NORTH 5 FEET OF LOT TWO (2), SAID TRACT BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF  
LOT 3 IN BLOCK "2" OF SAID ORIGINAL TOWN OF CLEVER, THENCE N02°01'33"E, 95.13 FEET TO AN  
IRON PIN; THENCE S88°12'30"E, 139.83 FEET TO AN IRON PIN; THENCE S02°00'28"W, 94.84 FEET  
TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N88°19'38"W, 139.86 FEET  
TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS  
AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF  
1983, CENTRAL ZONE.

SURVEYOR'S NOTE:

ADJOINING LAND OWNERS AND THEIR DEED  
BOOK AND PAGES ARE BASED UPON  
INFORMATION OBTAINED FROM THE  
CHRISTIAN COUNTY ON-LINE WEBSITE  
SERVICES. (PROVIDED BY OTHERS)

DECLARATION BY SURVEYOR


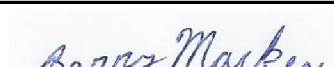

I, BARRY MACKEY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY  
SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY BARRY  
MACKEY DATED 01-12-2023 AND SIGNED BY BARRY MACKEY, P.L.S. NO. 2007017965 AND  
THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED  
UNDER THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM "STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS."

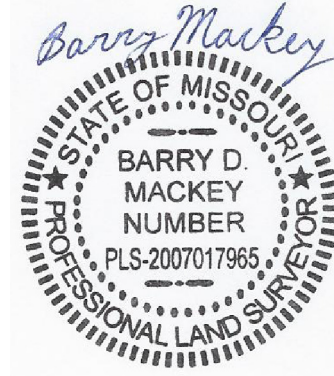
DATE PREPARED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

MISSOURI P.L.S. NO. 2007017965

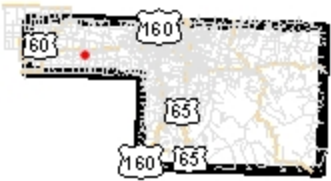
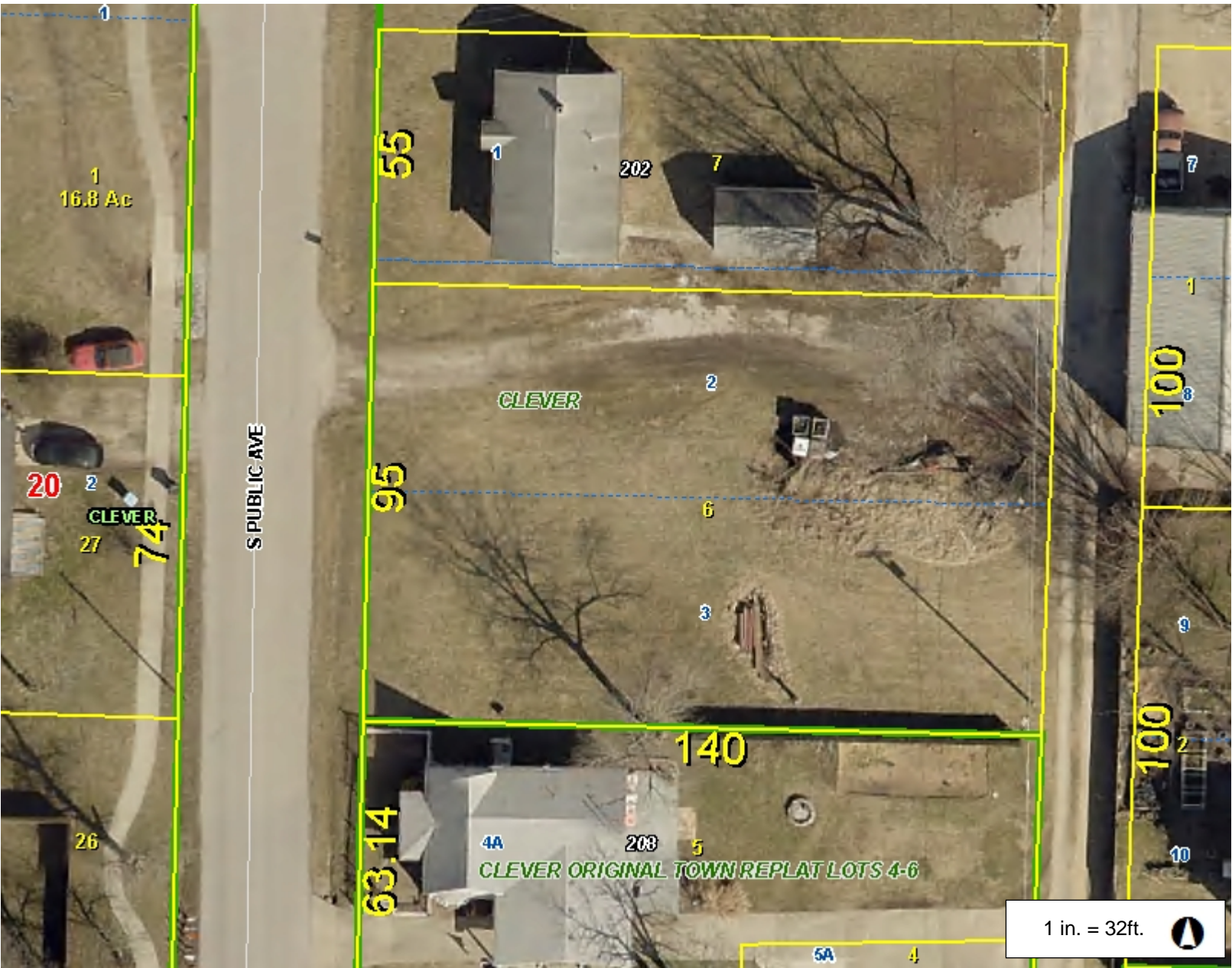
TYPE OF SURVEY: URBAN

<b>O &amp; M</b> <b>SURVEYING</b> L.L.C. (417) 832-1405 (417) 830-1171		LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING  472 TROUT ROAD OZARK, MISSOURI 65721	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION# 2022004477	
			 	
CLIENT:	<b>STEVE MORTON</b>		JOB No.:	230089
DESCRIPTION:	SUBDIVISION REPLAT		DATE:	01-12-2023
LOCATION:	ORIGINAL TOWN OF CLEVER CLEVER, CHRISTIAN COUNTY, MO		SCALE:	1" = 20'
ORDERED BY:	<b>STEVE MORTON</b>		DRAWN BY:	JES
			CHECKED BY:	BDM
		DWG. No.:	230089-1	





Steve Morton - Public color map



- Legend**
- Road
  - Highway
  - STATE NUMBERED HIGHWAY
  - US HIGHWAY
  - Address Point
  - Parcel
  - Corporate Limit Line
  - Towns
  - Original Lot
  - Tract
  - Subdivision
  - Easement
  - Section

**Notes**

63.5 0 31.76 63.5 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Property Number

09-0.4-20-004-016-007.000

Owner - Mailing Address

LANGLEY, CHAD  
C/O:  
853 STATE HIGHWAY N  
CLEVER MO 65631

Situs Address

DBA:

Card 1 OF 1  
01/16/2023

Property Description

LOTS 1, 2 & 3 DEEDS ADD BLK 6

Lot Size Deed Acre Calc Acre

100 X 140 0.00 0.00  
50 X 140 ?

SEC-TWP-RNG Land Type Book-Page Date Acq City School Road Fire MCD  
20-27-23 IT 2016-001967 2016-02-23 5 5 0 5 23

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$10,000	\$0	\$10,000	\$1,900
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$10,000	\$0	\$10,000	\$1,900

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
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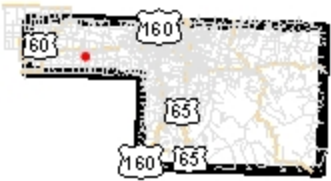
CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	LAND DATA UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	1	0	1	0	100.00	140.0	100.00	1.00	0.00	100.00	10000.00

IMPROVEMENTS

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Room	Class RateCd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Plly Cond	Adj Cond	Appraised Value
1	6-UTIL	1950	0	40	1	0	0	L1	0	79	79	2.58	10.43	2.60	27.12	336	336	9112.32	0	9112.32	0	0	0.00



Steve Morton - Mitchell color map



Legend

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