

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 2, 2024, AT 6:30 PM** AT 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 February 29, 2024
4. Replat & Rezone of lots 7, 8 & 9 Block 3 (101 S Mitchell)
5. Discussion and possible vote on P&Z President and Secretary

DATED THIS 1st day of MAY 2024

MELISSA RUTHERFORD - CITY CLERK

Mayor Hackworth called the regular meeting of the Planning and Zoning Commission to order at 6:36pm.

Present: Commission Linda Eutsler, Mayor Scott Hackworth, Commissioner Kyle Martin, and Commissioner Jo Novak was absent. Refer to sign in sheet for others present.

❖ **Minutes**

Commissioner Eutsler made the motion to approve the minutes of October 26, 2023, as presented. Commissioner Martin 2nd the motion and passed unanimously.

❖ **Agenda**

- No discussion on appointing a President or Secretary at this time. Kristi Jack to be the Board of Alderman member.
- 107 N Public – Decision for lot split:
Mayor Hackworth made the motion to approve the 107 N Public lot split on contingent of a review and accepting by the city engineer. Commissioner Martin 2nd the motion and passed unanimously.

Commissioner Martin made the motion to adjourn at 8:02 pm. Commissioner Eutsler 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved: _____

Melissa Rutherford – City Clerk

Scott Hackworth - Mayor

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, May 2, 2024, 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 in the NW1/4 of the SE1/4 of Section 20, Township 27 North, Range 23 West of the 5th P.M. in the City of Clever (101 S. Mitchell Ave.) Lot is currently zoned R1-B and proposed lot will be rezoned to R1-C. (Book 290, Page 275). More information can be obtained at City Hall or on www.clevermo.gov.

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"

April 16, 2024

Mr. Scott Hackworth, Mayor

CITY OF CLEVER

P.O. Box 52

Clever, Missouri 65631

**RE: REVIEW OF THE MINOR SUBDIVISION PLAT, FOR DOUGLAS AND
KAYLA LOGAN AND DON LOGAN**

Dear Mayor:

Our firm has reviewed the proposed lot line adjustment for the above-referenced development. Please note the following:

1. Per City of Clever Minor Subdivision regulations, the location and distances of all structures and other physical improvements in relation to proposed lot lines are required to be shown.
2. Per City of Clever Minor Subdivision regulations, the owner names of adjoining properties, as well as the book and page are required to be shown.
3. Per City of Clever Minor Subdivision regulations, existing utilities (sewer, water, gas, electric, communication, etc.) are required to be shown.



5. Confirm with the City of Clever for the zoning classification for the subject property, as well as adjoining properties. Per City of Clever minor Subdivision regulations zoning classification for subject property as well as adjoining properties must be shown.

- a) If Zoning is R-1B the front building setback is 25 feet, the side yard building setbacks are 10 feet, and the rear building setback is 25 feet (per the City of Clever Table 405.260: Table of Dimensional Regulations). Revise the

building setbacks on the plat and the dimensions in the plat notes to reflect the City verified zoning classification for the property.

6. Add Christian County Recorder Box in the upper right corner of the plat. The Christian County Recorder request a minimum size of 4" x 5" with signature lines at the bottom for the Recorder and Deputy Recorder.
7. Change title of "CERTIFICATE OF DEDICATION" block, to "OWNERS DEDICATION" as shown in the City of Clever Minor Subdivision Regulations.
8. Edit Surveyors declaration to closely match the following per the City of Clever Minor Subdivision Regulations:

Certification by a Missouri Professional Land Surveyor as to accuracy of survey as such:

That I, _____, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by _____ dated _____ and signed by _____ P.L.S. No. _____ and that the corner monuments and lot corner pins shown as set herein were placed under the Division of Geology and Land Survey, Missouri Department of Natural Resource's "Standards for property Boundary Surveys".

Date Prepared: _____

Signature: _____

Missouri P.L.S. No.: _____

This review is only for verification that the minor subdivision 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,

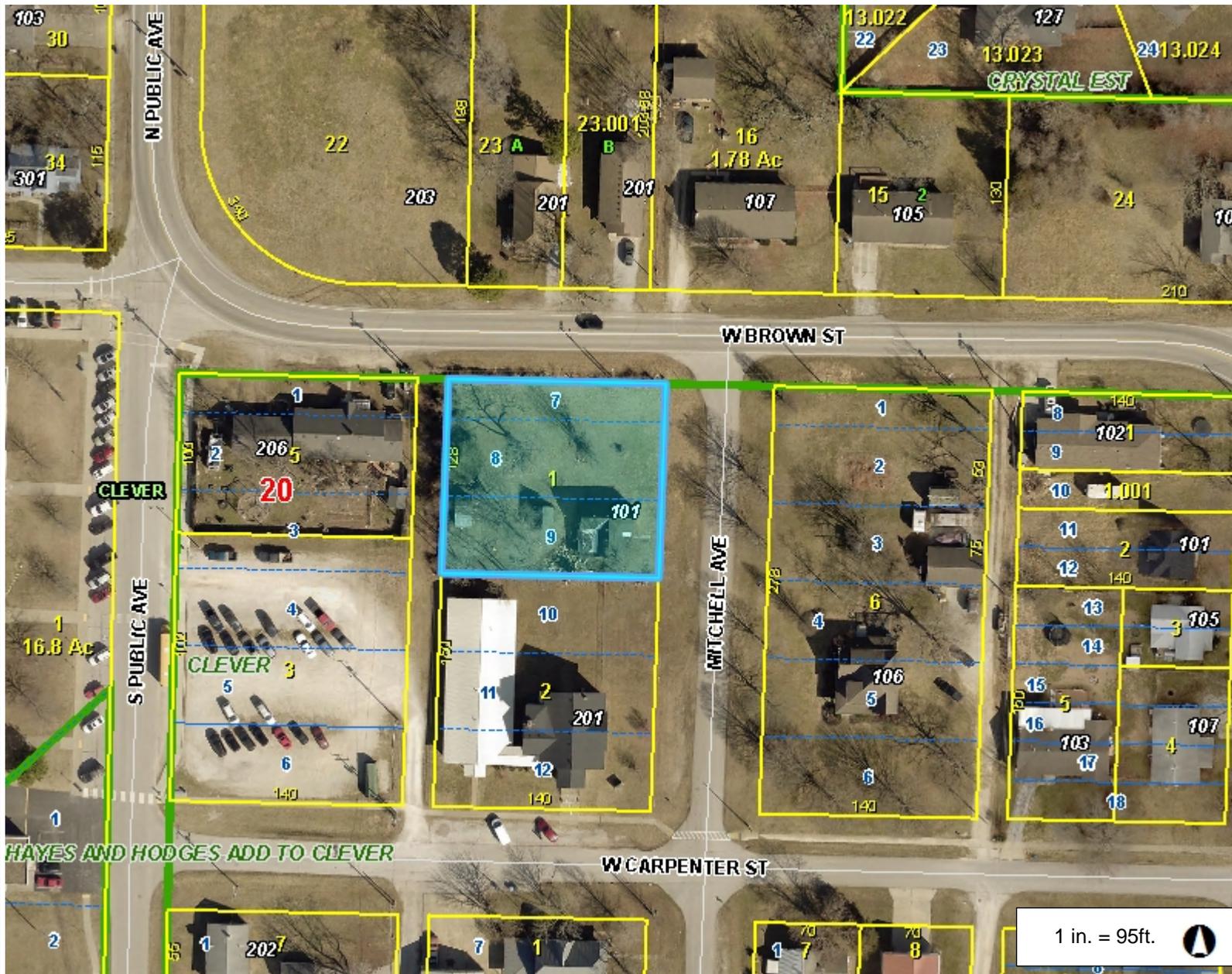
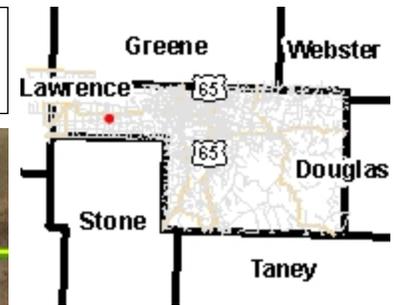
SHAFFER & HINES, INC.
CONSULTING ENGINEERS & PROFESSIONAL LAND SURVEYORS

Shane L. Machin, P.L.S.

c: Ms. Melissa Rutherford, City Clerk
Mr. Brandon Keith, P&Z



Christian County, MO



Legend

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

Notes

101 S. Mitchell Ave.

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.

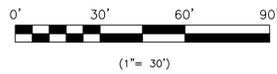
THIS MAP IS NOT TO BE USED FOR NAVIGATION

REPLAT OF LOTS 7, 8 AND 9, BLOCK 3,
PLAT OF CLEVER, CHRISTIAN COUNTY, MISSOURI.

LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 20,
TOWNSHIP 27 NORTH, RANGE 23 WEST OF THE 5th. P.M.
IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI.

GRID NORTH

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



LEGEND	
△	— CALCULATED POINT.
○	— FOUND EXISTING 1/2" Dia. IRON PIN MONUMENT.
□	— FOUND 1" FLAT BAR. ⊙ — Ex. 8" Dia. WOOD POST.
●	— SET IRON PIN WITH PLS-2002014103 CAP.
(M)	— MEASURED (D) — DEED (OHE) — OVERHEAD ELECTRIC
U/E	— UTILITY EASEMENT BSL — BUILDING SETBACK LINE

UTILITIES LEGEND	
— GAS — GAS	GAS
-E-E-E-E-E-E-E-E-	OVERHEAD ELECTRIC
-C-C-C-C-C-C-C-C-	U/G COMM. (FIBER OPTIC/TELEPHONE)
-S-S-S-S-S-S-S-S-	SANITARY SEWER
⊙	FIRE HYDRANT
⊙	WATER VALVE COVER
⊙	UTILITY POLE

COORDINATES SHOWN HEREON ARE GIVEN IN U.S. SURVEY FEET. COORDINATES WERE ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM.

#1	N:437152.9545 E:1356544.6044	#3	N:437022.2340 E:1356681.3426
#2	N:437026.0456 E:1356541.1388	#4	N:437149.2009 E:1356684.5916

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

I, _____, CITY OF CLEVER, MISSOURI PLANNING AND ZONING ADMINISTRATOR, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 20____, THAT THE REPLAT OF LOTS 7, 8 AND 9, BLOCK 3, PLAT OF CLEVER, CONFORMS TO THE CITY OF CLEVER LAND USE REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

SIGNED _____ DATE _____

APPROVAL BY CITY COUNCIL:

I, MELISSA RUTHERFORD, CITY CLERK FOR THE CITY OF CLEVER, MISSOURI DO HEREBY CERTIFY THAT THE REPLAT OF LOTS 7, 8 AND 9, BLOCK 3, PLAT OF CLEVER, WAS PRESENTED TO, ACCEPTED AND APPROVED BY GENERAL ORDINANCE NUMBER _____ ON THE _____ DAY OF _____, 20____.

MELISSA RUTHERFORD, CITY CLERK DATE _____

CERTIFICATE OF APPROVAL BY THE COUNTY COLLECTOR'S OFFICE:

APPROVED THIS _____ DAY OF _____, 20____, BY THE CHRISTIAN COUNTY COLLECTOR'S OFFICE, STATING THE TAXES OWED HAVE BEEN PAID.

PARCEL #09042004006001000.

COUNTY COLLECTOR _____

OWNERS DEDICATION:

WE HEREBY CERTIFY THAT WE, DOUGLAS M. LOGAN AND KAYLA W. LOGAN, HUSBAND AND WIFE, AND DON D. LOGAN, A SINGLE PERSON, ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF CLEVER, MISSOURI, 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. WE HEREBY DEDICATE, GRANT AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF CLEVER. FURTHERMORE WE CERTIFY THAT THERE ARE NO SUITS, 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.

DOUGLAS M. LOGAN DATE _____

KAYLA W. LOGAN DATE _____

DON D. LOGAN DATE _____

ACKNOWLEDGEMENT: }
STATE OF MISSOURI }
COUNTY OF CHRISTIAN }

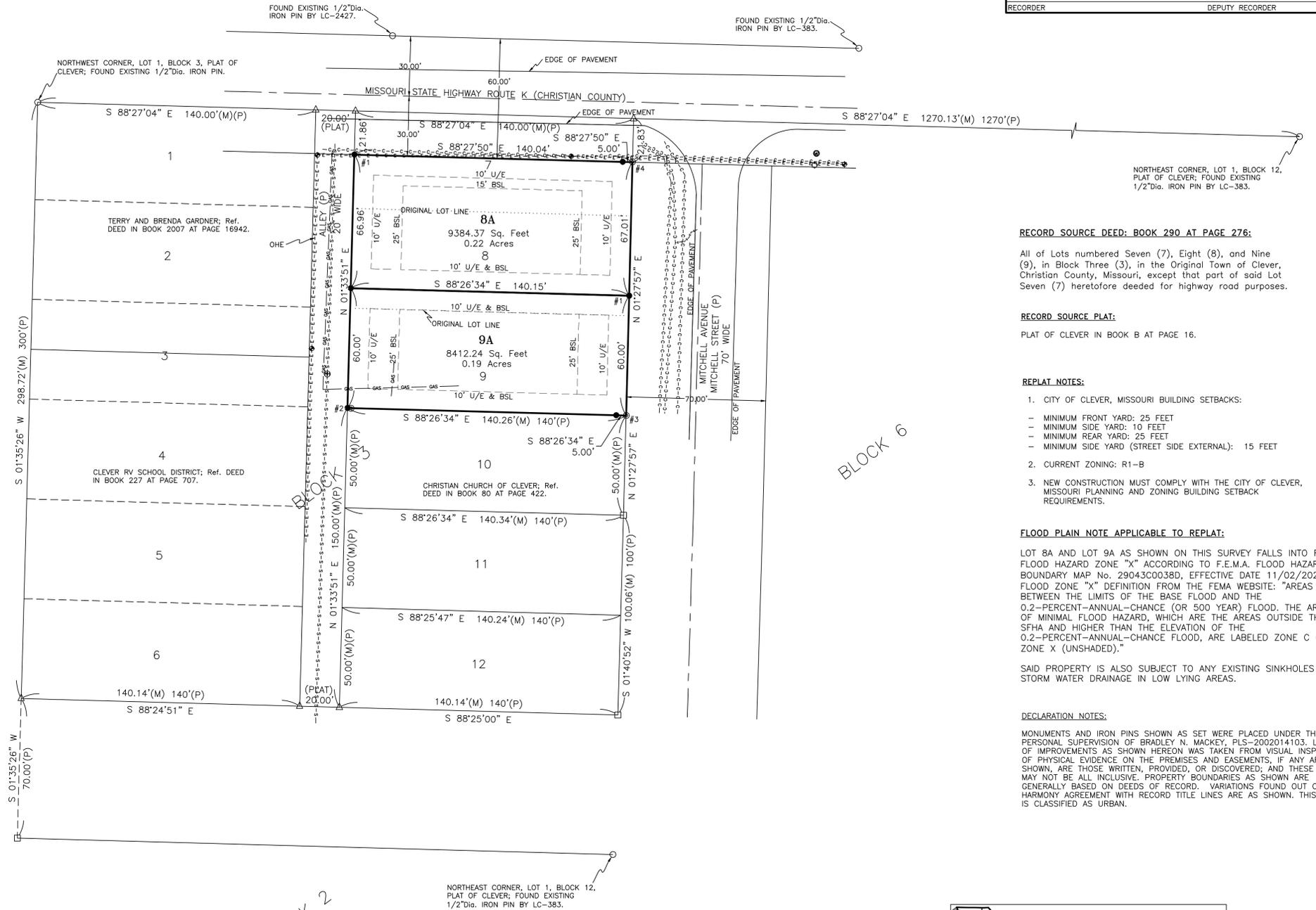
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DOUGLAS M. LOGAN AND KAYLA W. LOGAN AND DON D. LOGAN, TO ME PERSONALLY KNOWN AND WHO BEING DULY SWORN BY ME DID DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT OF WRITING, AND THAT THEY EXECUTED THIS INSTRUMENT AND SIGNED THEIR NAME THEREBY BY THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NOTARY PUBLIC SEAL

RECORDER DEPUTY RECORDER



RECORD SOURCE DEED: BOOK 290 AT PAGE 276:

All of Lots numbered Seven (7), Eight (8), and Nine (9), in Block Three (3), in the Original Town of Clever, Christian County, Missouri, except that part of said Lot Seven (7) heretofore deeded for highway road purposes.

RECORD SOURCE PLAT:

PLAT OF CLEVER IN BOOK B AT PAGE 16.

REPLAT NOTES:

- CITY OF CLEVER, MISSOURI BUILDING SETBACKS:
 - MINIMUM FRONT YARD: 25 FEET
 - MINIMUM SIDE YARD: 10 FEET
 - MINIMUM REAR YARD: 25 FEET
 - MINIMUM SIDE YARD (STREET SIDE EXTERNAL): 15 FEET
- CURRENT ZONING: R1-B
- NEW CONSTRUCTION MUST COMPLY WITH THE CITY OF CLEVER, MISSOURI PLANNING AND ZONING BUILDING SETBACK REQUIREMENTS.

FLOOD PLAIN NOTE APPLICABLE TO REPLAT:

LOT 8A AND LOT 9A AS SHOWN ON THIS SURVEY FALLS INTO FEMA FLOOD HAZARD ZONE "X" ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAP No. 29043C00380, EFFECTIVE DATE 11/02/2023. FLOOD ZONE "X" DEFINITION FROM THE FEMA WEBSITE: "AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2-PERCENT-ANNUAL-CHANCE (OR 500 YEAR) FLOOD. THE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD, ARE LABELED ZONE C OR ZONE X (UNSHADED)."

SAID PROPERTY IS ALSO SUBJECT TO ANY EXISTING SINKHOLES AND STORM WATER DRAINAGE IN LOW LYING AREAS.

DECLARATION NOTES:

MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS; IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED, AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

DECLARATION:
I, BRADLEY N. MACKEY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, AND THE STANDARDS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. WITNESS BY MY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1st. DAY OF MAY, 2024.

Bradley N. Mackey
BRADLEY N. MACKEY, PLS-2002014103

05/01/2024
DATE PREPARED

MACKEY SURVEYING
LAND SURVEYORS AND PLANNERS

162 OAK TREE ACRES LANE, BRANSON, MISSOURI 65616
CLIENT: DOUGLAS AND KAYLA LOGAN AND DON LOGAN 417-300-1781
DESCRIPTION: REPLAT JOB No.: 24-1130-2
DATE: 05/01/2024
SCALE: 1" = 30'
DWG. No.: 1130-2-1
ORDERED BY: BEVERLY SCARLETT, CLEVER PROPERTIES, LLC

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: PLS-2002014103
PLS CORP. NUMBER: 2022012827

