City of Sedalia
Planning & Zoning Meeting
Wednesday, March 4, 2015
Council Chambers Municipal Building
5:30 p.m.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

Old Business

New Business

- Rezoning for 700 North Park Avenue

Miscellaneous Items

Adjourn

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

Applicant: Bethany Baptist Church, 500 North Park Ave., Sedalia, MO 65301.

Subject Property Location: 700 North Park Ave., Sedalia, MO 65301.

Description of Request: Requesting zoning change from R-1 Single Family Residential to M-1 Light Industrial District.

Staff Review: The applicant is requesting the zoning change to operate a business that is similar in size and purpose to other businesses in the immediate vicinity.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008 that identifies this area for future employment. The comprehensive plan allows for industrial, warehousing, distribution, offices, and commercial services in the employment area.

Staff Recommendation: Staff recommends the application for rezoning from R-1 Single Family Residential to M-1 Light Industrial District be approved.

Should you have any questions or concerns regarding this advisory or the request described herein, please do not hesitate to call me.

Submitted by: Andrew S. Burt, Chief Building Official ASB
(660) 827-3000 ext. 148

February 24, 2015

APPLICATION FOR AN AMENDMENT TO THE ZONING DISTRICT MAP

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

DO NOT WRITE IN THIS SPACE	
Date of Public Hearing	3-4-15
Date Submitted	
Date Advertised	2-16-15
Date of Mailing	2-11-15
Checked By	
Receipt No.	
Commission Action	
Council Action	

1. Applicant's Name Bethany Baptist Church
2. Applicant's Address 500 N. Park Ave. Sedalia MO 65301
3. Telephone Number (Home) n/a (Business) 660-826-8743
4. Present Zoning residential Requested Zoning ~~commercial~~ M-1
5. Legal Description of property requested to be rezoned, with street address or location:
   Address: 700 N. Park Ave.
   Sec/Twp/Rng: 33/46/21
   Tax Description: Lots 1 thru (incl) lot 12 of Block Three of the Ritchey Second Addition (incl. old #07739.000 and 07740.000).
6. Area of subject property, square feet and/or acres ± 3 acres
7. Present Use of subject property none (vacant lot)
8. Desired use of subject property anticipate sale & use for small business
9. What is the present use of the adjoining properties? North vacant
   South vacant East residential West machine shop
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2) attached
11. Time schedule for development 2015
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone _____ Has base flood elevation been established? No
    If yes, please explain how such elevation was determined.

to the best of our knowledge

13. Public Utilities available at site: Sewer _____ " at _____
    Water _____
    at _____
    Natural Gas _____ " at _____
    Electric _____
    at _____
14. Exhibits furnished _____

15. Russell Vision — Signature of Applicant
    Bethany Baptist Church, above — Address of Applicant
16. Relationship of applicant to property: Owner _____ Agent _____
17. Other "Officer of the Corporation" for Bethany Baptist Church (Explain)

Bethany Baptist Church

500 North Park Ave, Sedalia, Mo 65301 (660)826-8743 bethany.baptist@sbcglobal.net

January 30, 2015

To: City of Sedalia, Planning and Zoning Commission

Concerning: Rezoning Application for Lot at 700 N. Park Avenue

This property is an approximately 2.66 acre vacant, unimproved lot owned by Bethany Baptist Church of Sedalia. The lot is currently zoned R-1 (residential). The church has owned the property for ten years without developing or using it. We have an offer from a local business to purchase the property that is contingent on it being zoned Commercial. This business is similar in size and purpose to other businesses in the immediate vicinity. We ask that the Commission rezone the property accordingly. This action would benefit the community by:

- Allowing a currently unused lot to be developed by a local business.
- Providing tax revenue to the city (the church is a tax-exempt organization).
- Promoting upkeep of the lot (e.g. mowing, trash).

We appreciate your consideration of this request and welcome any questions or clarifications you might have.

Sincerely,

Russell Vinson

Russell Vinson
Officer of the Corporation
Bethany Baptist Church

Bethany Baptist Church

500 North Park Ave, Sedalia, Mo 65301 (660)826-8743 bethany.baptist@sbcglobal.net

February 10, 2015

Regarding: Request to re-zone lot at 700 N. Park Avenue

I spoke with Jilene on February 9 regarding the intended use of the property in question. Our lot is currently under contract for sale to Dmitri Perceac of Sedalia. Mr. Perceac informs us that he intends to build a facility on the lot for use by his trucking business, Green Land Transportation. According to information on the internet, this is a privately-held Sedalia business, established in 2010 and employing 5-9 people. Our contract to sell the property to Mr. Perceac is contingent on the lot being rezoned in an appropriate and timely manner.

Thank you for working with us.

Sincerely,

Craig Bowen

Craig Bowen
Pastor- Bethan Baptist Church

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

February 11, 2015

NOTIFICATION LETTER

To Whom It May Concern:

This is to notify you that a public hearing will be held in the City of Sedalia's Council Chambers of the Municipal Building, 2nd Street & Osage Avenue, Sedalia, Missouri to consider a rezoning for the following described tract of land:

PROPERTY ADDRESS: 700 N PARK, SEDALIA, MO

LEGAL DESCRIPTION: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK THREE (3) OF RITCHEY'S SECOND ADDITION TO THE CITY OF SEDALIA, MISSOURI.

PURPOSE OF REZONING: From the current R-1, single family residential to M-1, light industrial use

The public hearing will be held to consider the rezoning permit for the above described tract. Hearing will begin at 5:30 pm on Wednesday, March 4, 2015 and any interested persons or property owners are invited to attend. For any additional information regarding this special use permit, please contact the undersigned at the Municipal Building.

Respectfully,

John Simmons

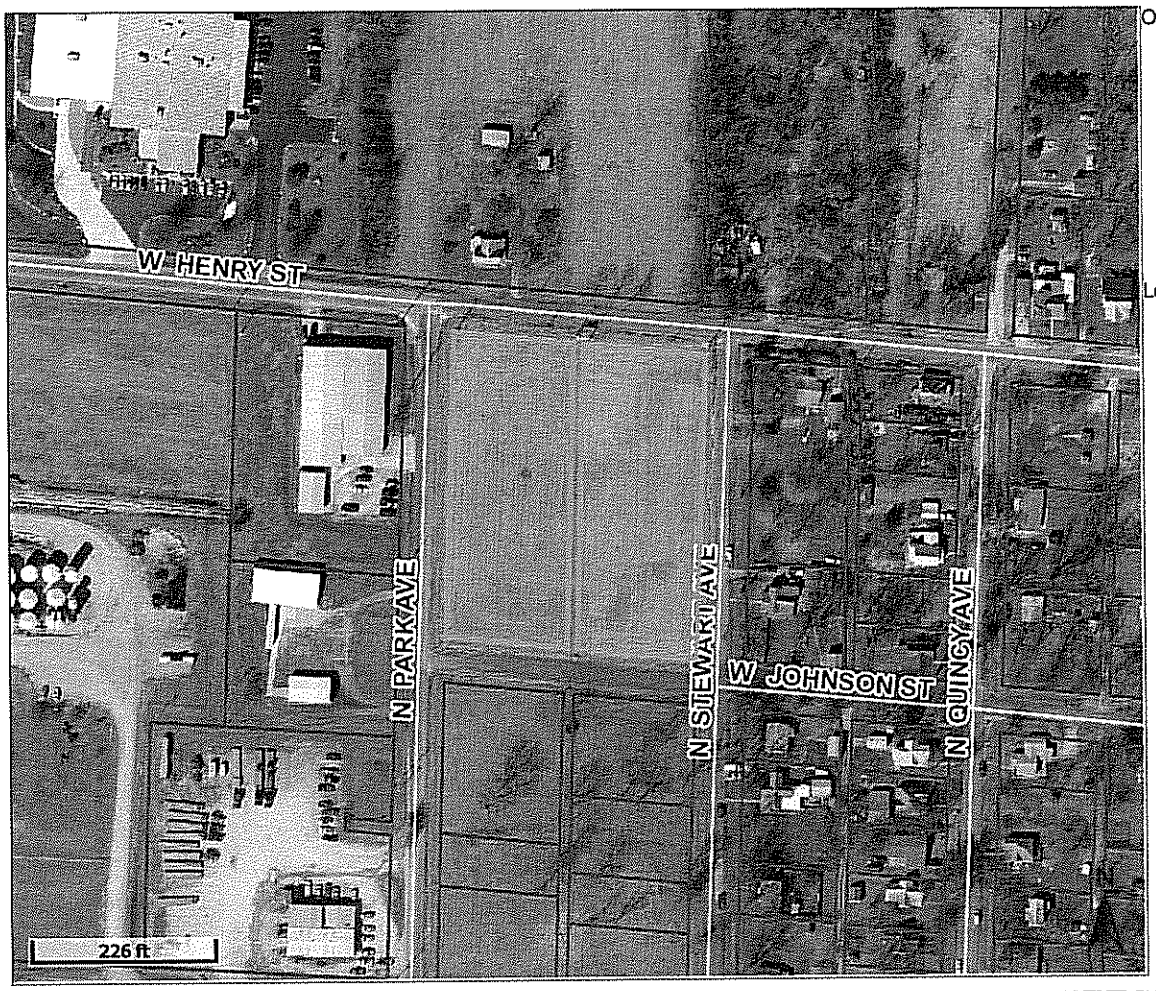
John Simmons
Director of Community Development
(660) 827-3000 x127

JS:js

Pettis County, MO

beacon™

Date Created: 2/9/2015



Overview

Legend

- Political
- Townships
- Corporate Limits
- Parcels
- Roads

Parcel ID	108033305001000	**Alternate ID**	n/a	**Owner Address**	BETHANY BAPTIST CHURCH C/O ANITA NEVELS 500 N PARK SEDALIA MO 65301
Sec/Twp/Rng	33-46-21	**Class**	Exempt		
Property Address	700 N PARK SEDALIA	**Acreage**	2.660		

District R001

Brief Tax Description LOTS 1 THRU (INCL) LOT 12 BLK 3 RITCHEY 2ND ADD (INCLUDES OLD # 07739.000 & 07740.000)
(Note: Not to be used on legal documents)

Last Data Upload: 2/9/2015 3:37:36 AM

Disclaimer. The information provided on this site is for convenience only and is compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on this site is not intended to replace any official source. The applicable county sources should be consulted for verification of the information provided on these pages. Users are advised that their use of any of this information is at their own risk.

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CITY OF SEDALIA
PLANNING & ZONING COMMISSION
MINUTES JANUARY 14, 2015
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

BILL BECK
STEPHEN GALLIHER
CONNIE MCLAUGHLIN
GEORGE ESSER
JAMES CUNNINGHAM
DAN ALBERT
TERESA MCDERMOTT
LAVERA SCHMITT
JIM NORTON

ABSENT:
CHRIS PATTON
GREGORY NEHRING

STAFF PRESENT:

GARY EDWARDS
ANNE GARDNER
JOHN SIMMONS
JILENE STREIT

PLANNING AND ZONING MEETING

The Planning and Zoning Meeting was called to order at 5:38 p.m. Roll call was taken.

Connie McLaughlin made a motion to accept the November 2014 minutes seconded by Steve Galliher. **The motion carried.**

George Esser called the public hearing to order.

New Business:

John Simmons went through the proposed changes by Dave Knopick in detail to explain to the Commission why the changes had been proposed:

It's suggested the P&Z committee review the plan every 5 – 10 years.

District A – clarification in this section

District R-3G – the purpose/intent section

District M-1 – further explanation of performance standards such as heat, dust, etc…that would be generated, trying to explain what is allowable under each of those industry standards. Trying to tie these that something that is measurable and not just guessing.

District A – has been crossed off as well as District RS. Removing this district from the code book because it doesn't have means for public services & shouldn't be allowed to begin with. The pitfall with removing this section is that through the use of the planned district you may grant a rezoning with certain exceptions and flexibility. The approved plan will be stricter and the staff & zoning board will have to hold to the strict application of the regulations, the exceptions listed & the use of variances. So when we remove this district we will have to hold the applicant to those tighter rules and make sure they are fitting in the district.

PUD – Planned Unit Development – only have 1 PUD currently and that is Corporate Acres and it's considered a Mixed Use.

Bed & Breakfast – getting more requests for use especially in older homes where there's no market for an 8 bedroom house. On the applicant to get a B&B permit – it follows the owner of the property. The new owner would have to apply for the B&B permit. We would like to accommodate that if make that perpetual we could have some troubles.

Special Use Permits – All wireless communications, cell towers, etc…have to follow the State Legislation of Wireless Communications Infrastructure Deployment Act of MO. This limits the city's ability to control the permitting of the wireless communications.

Sign Construction & Maintenance Standards - under #3 under sign – includes wording to further clarify.

Section 64-207 – removing freestanding sign #6 to include in with #2 with ground signs.

Ground Signs & Freestanding Signs – taking out references to Section 64-214.

John would like to admit a new section defining awnings, canopy & projecting signs to the zoning code. P & Z agreed to add.

John suggested we create a advertising mural sign section that would address C-2, the size & wouldn't interfere with the billboard regulations. Anne & John will research this further.

Under C-2 – another possible addition in the downtown, with all the empty lots, wants to make sure that anything constructed on those empty lots will be compatible with the existing context of the downtown. John researched different communities and came up with 64-43 New Construction. Wants to keep size, shape, rhythm, regulating lines and materials to be the same that we currently have. This new code would allow for leeway for the staff and developers. Board agreed to admit into Code Update.

Questions:

Connie asked questions regarding the changes in the districts. Previously we had sections that corresponded to all the zoning designations. There is also Planned Districts allows some clustering of buildings & shared parking, etc…. we still work through that with other districts but we've never had anyone say I want to be zoned Planned District. Thought it was confusing so we are eliminating and tightening up the wording.

George Esser was concerned about the wording that no building or structure shall be located closer than 25 feet to the street line of Broadway on either side, between Warren and Marshall Avenues. (this wording was not changed from the previous code). John is making a note of it to check into further.

George Esser asked about billboards Section 64-213, under #4, concerned about this wording and the Trust Building. Would like to have some wording that excludes the downtown district, C-2.

Comments:

John reminded the board that if they are not in agreement with any of these changes that they should discuss as a group and bring it to our attention.

George closed the public hearing.

With no other business the Commission adjourned at 6:20 pm.

Submitted by:
Jilene Streit
George Esser, Chairman
(meeting recorded)