

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

**1. Call to Order**

**2. Public Hearing**

**3. Roll Call**

**4. Approval of Meeting Minutes**

**5. Old Business**

**6. New Business**

- Rezoning for 704 South Montgomery

**7. Miscellaneous Items**

**8. Adjourn**

**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	
Date Submitted	<u>6-23-15</u>
Date Advertised	
Date of Mailing	
Checked By	
Receipt No.	
Commission Action	
Council Action	

1. Applicant's Name Janice Collins Living Trust, by Connie L. Keering  
 2. Applicant's Address 1611 S. Stewart, Sedalia, MO 65301  
 3. Telephone Number (Home) 660-827-3418 (Business) 660-287-0103  
 4. Present Zoning R-1 Requested Zoning \_\_\_\_\_

5. Legal Description of property requested to be rezoned, with street address or location:  
704 S. Montgomery Avenue.  
Lot 5 Blk 5 E T Brown Lot Add.

6. Area of subject property, square feet and/or acres 45 X 120 5400 sq. ft.  
 7. Present Use of subject property vacant lot with storage in shed  
 8. Desired use of subject property vacant lot with lawn mowing storage  
 9. What is the present use of the adjoining properties? North residential  
 South prior beauty shop East residential West residential  
 10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)  
 11. Time schedule for development no development planned  
 12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone no Has base flood elevation been established? \_\_\_\_\_  
 If yes, please explain how such elevation was determined. \_\_\_\_\_

13. Public Utilities available at site: Sewer yes " at \_\_\_\_\_  
 Water yes  
 at \_\_\_\_\_  
 Natural Gas yes " at \_\_\_\_\_  
 Electric yes  
 at \_\_\_\_\_

14. Exhibits furnished \_\_\_\_\_  
 15. Connie L. Keering 1611 S. Stewart, Sedalia MO  
 Signature of Applicant Address of Applicant 65301  
 16. Relationship of applicant to property: Owner \_\_\_\_\_ Agent \_\_\_\_\_  
 17. Other Trustee of Janice L. Collins Living Trust  
 (Explain)

*City of Sedalia*

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TELEPHONE (660) 827-3000



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MUNICIPAL BUILDING  
200 SOUTH OSAGE AVENUE  
SEDALIA, MISSOURI 65301

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FAX (660) 827-7800

July 9, 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: 704 S MONTGOMERY, SEDALIA, MO

LEGAL DESCRIPTION: LOTS FIVE (5) IN BLOCK NUMBER FIVE (5) OF E.T. BROWN'S FIRST ADDITION IN THE CITY OF SEDALIA, MISSOURI.

PURPOSE OF REZONING: From the current R-1, single family residential to C-3, commercial.

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, August 5, 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  
Director of Community Development  
(660) 827-3000 x127

JS:js

*City of Sedalia*

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MUNICIPAL BUILDING  
P.O. BOX 1707  
SEDALIA, MISSOURI 65302-1701

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TELEPHONE (660) 827-3000  
FAX (660) 827-3885

MEMO

TO: Planning & Zoning Commission  
From: Andrew S. Burt, Chief Building Official *ASB*  
Date: July 23, 2015  
Subject: Rezoning Application – 704 South Montgomery

**Description of Request:**

Rezoning application by Janice Collins Living Trust / Connie L. Koering for property located at 704 South Montgomery currently zoned as R-1 Single Family Residential to C-3 Commercial.

**Staff Review:**

The applicant is requesting the zoning change to sell the property to a company that will use the existing garage to run their lawn mowing business. The garage is currently considered accessory use structure to the commercial property directly to the south and an existing non-conforming use. The proposed use would be consistent with its current use.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008 that identifies this area for future growth and infill and Urban Development.

**Staff Recommendation:**

Staff recommends the application for rezoning from R-1 Single Family Residential to C-3 Commercial District be approved.

Should you have any questions or concerns regarding this advisory or the request described herein, please don't hesitate to contact me.

CITY OF SEDALIA  
PLANNING & ZONING COMMISSION  
MINUTES JULY 22, 2015  
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT: JIM NORTON  
GEORGE ESSER  
STEPHEN GALLIHER  
DAN ALBERT  
TERESA MCDERMOTT  
JAMES CUNNINGHAM  
CONNIE MCLAUGHLIN  
LA VERA SCHMITT

ABSENT:  
CHRIS PATTON  
BILL BECK  
GREGORY NEHRING

STAFF PRESENT:

GARY EDWARDS  
ANNE GARDNER  
JOHN SIMMONS  
JILENE STREIT

**PLANNING AND ZONING MEETING**

The Planning and Zoning public hearing was called to order by George Esser at 5:35 p.m.

**Public Hearing**

We were approached by Missouri Preservation, every year they ask us, if we would like to host the preservation conference for the State of Missouri and we can't host it because we don't have the Certified Local Government which translates into the tourism issue also by not doing that we are turning down 2 or 3 nights, 200 beds per night plus \$100 per day that person is going to drop into Sedalia. We are missing out on some things by not having the Certified Local Government.

John Simmons presented the presentation from the Missouri Historic Preservation which was shown to council previously. When determining how go about creating a certified local government, it was decided that it had to go through Planning & Zoning because it falls into land use and zoning laws.

A Certified Local Government (CLG) – currently we have the National Register of Historic Places in place in Sedalia. The hardest part of all the work is surveying all the historic properties in your community and getting them listed on the national register. It allows those that own those properties the ability to access tax credits should they want to rehab their property to the United States Federal Historic standards. We already these districts in place in Sedalia: Sedalia Commercial Historic District, which has been updated twice, 136 properties in the district, period of significance 1870 to 1959. Of the 136, 88 are contributing, which means they are historic as they are presented to the public today. Sedalia Public Library; Trust Building; Bothwell Hotel; The Heard House, MKT Depot; 217 W Main which was Open Door; G & G Vet Hospital; Harris House; Lincoln Hubbard; Little Red School House; Missouri State Fairgrounds, which has 134 historic sites of that 66 contribute to the register. So we have 164

contributing sites or structures inside the city limits of the City of Sedalia. There are a few more outside in the county. The national totals as of 2006, Sedalia has 164 out of the 81,000 nationwide.

This does not place restriction on people's properties, it gives them funding incentives.

To be listed it needs to be a historical event or pattern; a person connected to the property was significant; the design was of significance or its potential to yield information about history & pre-history.

Sedalia falls into the Criteria A category.

The role of the local government is to create the certified local government which then makes recommendations to city council to create local districts. These are not national districts, these are only local that we as a group of people in this community that are saying, this is historically significant we need to designate it as a district so that the owners of those properties can then access state or federal tax credits to improve the property, stabilize the property. It will help Meg in her business recruitment efforts. People actually look for these projects.

The Preservation Office with the State Department of National Resources is required to provide technical training to the commission. Our request for financial or technical assistance gets a priority rating from the state office. Surveys are already done, some of the hard work is done it's just matter of putting in the formal district. Preservation Office has federal monies that comes to the state that can only be sent out to communities that have a certified local government. If we created this CLG through City Council it would probably reside through P & Z also. We would have to establish a local preservation ordinance. Want to keep the fabric together of the historic areas of town. Would have a commission of 5 members, would maintain a system to survey & inventory historic properties. According to the national register a historic property is anything older than 50 years of age. We have a lot of current modern structures that are going to start qualifying to gain access to these funds that are out there.

Questions:

George wanted to know if this effected federal grants? It re-opens the door to priority for federal funds that is currently closed to Sedalia right now.

Terry wanted to know if there are any down sides to this? John indicated we have tried multiple times over the years to get a CLG. The down side is just the perception of what it means. They are worried about the strict restrictions and we need to craft this so that we are not telling, we are recommending. Want them aware that they have a historic property and there is a process about doing things the right way. It will be an education process with the public.

Meg said it's just a preliminary layer, they make a recommendation to Planning & Zoning and then in turn to council. We could access federal money for certain projects and funding to send people to preservation conferences and also to host the Preservation Conference. We have to be CLG in order to host it.

John said one of the biggest advantages to having the CLG is for the residential neighborhoods. If you have a historic home and after the district is determined, that puts into place for all those homeowners to receive state tax credits where they get 25% of the cost of rehabbing their house if they do it by the standards, reimbursed to them over the 5 years.

This also includes designation of local landmarks. If the commission received a request to have a certain property to designate as a local landmark then the commission could review it.

Dan was concerned how deep the rules would go in order to get the federal money? John indicated that had to have the government put in place that has the review to make the recommendations. You can make the rules as stringent or as lenient as you want them to be.

John pointed out what the CLG would do in the future will meet for the 1<sup>st</sup> time and meet for their course of work. They are to point out if they want should have design guidelines or we should create a historic residential district with such boundaries. They will tackle those issues and make recommendations to the P&Z board and the council. We are not creating a district or guidelines tonight. We are endorsing having the Certified Local Government.

The public hearing was closed at 5:55.

George called the Planning & Zoning meeting to order. Roll call was taken.

Jim made the motion to approve the March 2015 minutes, seconded by Steve Galliher. **The motion carried.**

#### **New Business:**

Certified Local Government Ordinance

#### **Comments:**

Anne indicated that it might be beneficial to have alternates on the board along with the other 5 members.

John specified one of the goals for wanting this, is they want to host the conference in Sedalia in 2017.

Terri McDermott made the motion to approve the CLG ordinance, seconded by Connie McLaughlin. **The motion carried 8-0.**

Next Planning & Zoning meeting will be held August 5, 2015 for rezoning of 704 S Montgomery.

With no other business the Commission adjourned at 6:05 pm.

Submitted by:

Jilene Streit

George Esser, Chairman

(meeting recorded)