



CITY OF ADRIAN

16 East 5th Street, PO Box 246, Adrian, MO 64720-0246
Phone: 816-297-2659 Fax: 816-297-2888

PLANNING & ZONING COMMISSION

Ella Tindle – Chair
Bill Foster
Steve Bartholomew

Bart Taylor – Vice Chair
Tim Sterner
Mathew Coones

David Brownsberger – Secretary
Deana Perkins
Mat Cunningham - Mayor

Notice is hereby given that the City of Adrian Planning and Zoning Commission will conduct its monthly meeting at 7:00 p.m. on Tuesday, October 17, 2023, at City Hall, 16 East 5th Street, Adrian, Missouri.

Tentative agenda of this meeting is as follows:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. PERSONAL APPEARANCES**
- 6. CONSENT AGENDA**

The items on the CONSENT AGENDA are approved by a single action of the Board of Aldermen. If any Alderman would like to have an item removed from the CONSENT AGENDA and considered separately, they may so request.

- A. OFFICER SELECTION**
- B. NEW ZONING CLASSIFICATION – RURAL ESTATE**
- C. LOT SPLIT – LILY’S HOUSE, 601 & 603 MAX STEVENS**

- 7. PUBLIC HEARING**
 - A. 25 EAST 3RD STREET – LOT REZONING**
- 8. NEW BUSINESS**
 - A. PLANNING & ZONING UPDATE & DISCUSSION**
- 9. PUBLIC COMMENTS**
- 10. COMMISSIONER COMMUNICATION**
- 11. ADJOURNMENT**

SUBMITTED OCTOBER 13, 2023 1:30pm
Ryan Wescoat, City Administrator

Consent

Agenda

A

PLANNING & ZONING OFFICERS

Ella Tindle – Chair

Bart Taylor – Vice Chair

David Brownsberger - Secretary

B

- 4.4 RURAL ESTATE - This district is established to accommodate very low-density residential development in rural areas of the City, characterized by dwellings surrounded by ample open space of 3 acres or more.
- 4.4-1 Permitted Uses By Right – In addition to the uses permitted by right in the R-1 District, the following uses shall be permitted by right in the RE District:
- A: Horses are permitted. The number of horses is based on the generally accepted rule of 2 acres for the first horse and 1 additional acre for each additional horse.
- 4.4-2 Use Restrictions – All R-1 Residential District restrictions shall be applied to RE District property.
- 4.4-3 Special Permit Uses - All uses permitted in the R-1 District by right or special permit may be permitted in the RE District, subject to the same regulations and standards.
- 4.4-4 Site Area and Dimension Limitations – All R-1 District site area and dimension requirements and limitations shall be applied to RE District property.

C

A LOT SPLIT SURVEY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 42 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE ORIGINAL
TOWN, NOW CITY, OF ADRIAN, BATES COUNTY, MISSOURI.

SURVEYED IN AUGUST, 2023 AT THE REQUEST OF:

JEFF VICK FOR LILY'S HOUSE

104 N. KENTUCKY

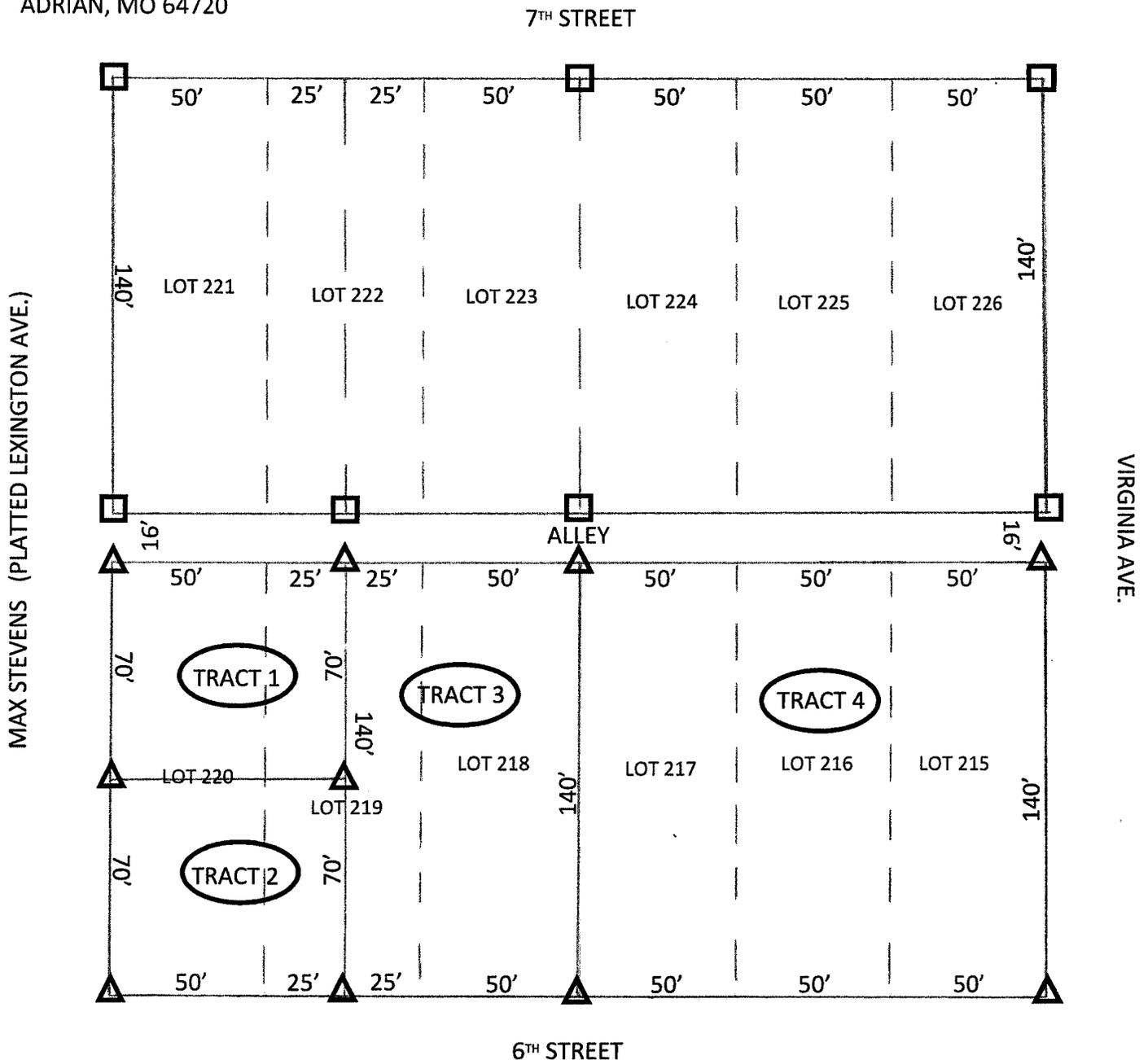
ADRIAN, MO 64720

□ FOUND IRON BAR/SPIKE

△ SET SPIKE



1"=50'



SURVEY DESCRIPTION

TRACT 1: THE NORTH 70.00 FEET OF THE WEST 25.00 FEET OF LOT 219 AND THE NORTH 70.00 FEET OF LOT 220 IN THE ORIGINAL TOWN, NOW CITY, OF ADRIAN, BATES COUNTY, MISSOURI.

TRACT 2: THE SOUTH 70.00 FEET OF THE WEST 25.00 FEET OF LOT 219 AND THE SOUTH 70.00 FEET OF LOT 220 IN THE ORIGINAL TOWN, NOW CITY, OF ADRIAN, BATES COUNTY, MISSOURI.

TRACT 3: ALL OF LOT 218 AND THE EAST 25.00 FEET OF LOT 219 IN THE ORIGINAL TOWN, NOW CITY, OF

Public Hearing

A

CITY OF ADRIAN, MISSOURI

APPLICATION FOR REZONING OF PROPERTY

INSTRUCTION: All information specified hereon shall be furnished including; (1) a plot plan drawn to scale showing dimensions of the property to be rezoned, the dimensions and location of structures thereon present and proposed, proposed driveway opening, drives, and off-street parking; (2) a list prepared and certified by a qualified abstractor of the names of all property owners and legal description of all property within 200 feet of the exterior limits of the property to be rezoned; and (3) a filing fee of \$100.00.

An application will not be scheduled for hearing until all required information is furnished. Upon review of the application by the zoning commission, the applicant shall furnish additional information as may be deemed necessary for a clear understanding of the case.

Upon acceptance of the application, the proposed rezoning will be scheduled for hearing. In addition to notice to property owners, the hearing will be advertised in the official newspaper. All publication costs including proof of publication are the responsibility of the applicant. Evidence of notice by certified mail to property owners shall be furnished the zoning commission by return receipt mail. Applicant must publish notice of public hearing in local newspaper not less than 15 days or more than 21 days prior to date of public hearing.

APPLICATION FOR REZONING OF PROPERTY

1. Applicant Len Walth 3312 - NE CO RD 1025
ADDRESS Box 102
2. Location of Property 25 E 34
STREET ADDRESS
3. Legal Description _____

4. Owner of Property Len Walth
5. Present Zoning RESIDENTIAL
6. Proposed Zoning COMMERCIAL
7. Present Use Home

8. Proposed Use Storage

Sam Watts
Signature of Applicant

DO NOT WRITE BELOW THIS LINE:

Following documents including:

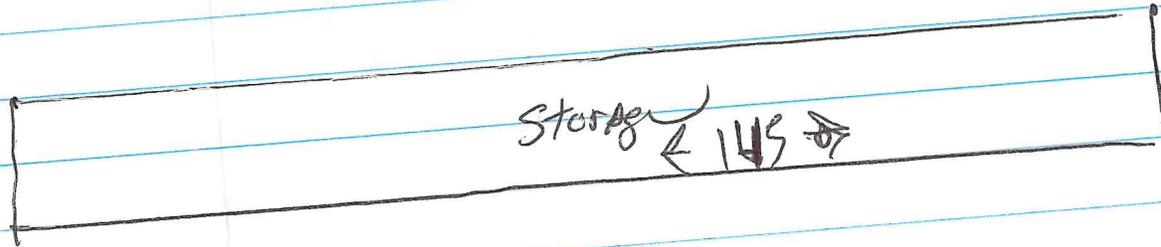
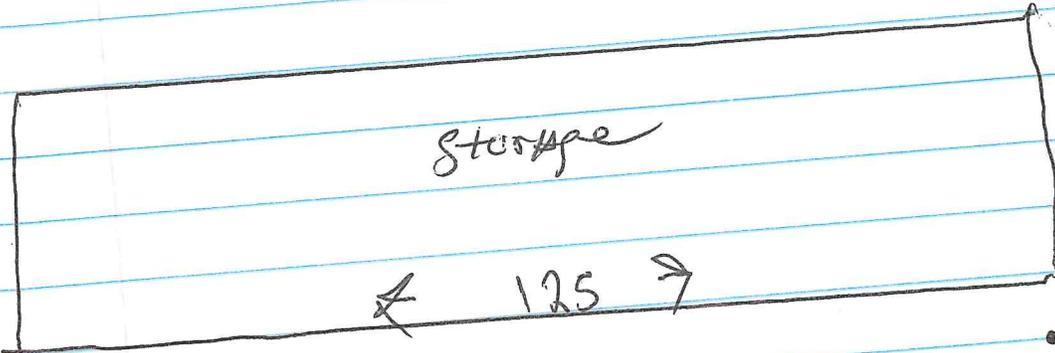
Plot Plan _____ List of Owners _____ Filing Fee _____

Accepted by: _____ Date _____



Existing Storage

50'



W

3rd Street

E

Tom Walth
816-797-8864

New Business

A



