

The meeting was called to order at 6:34 pm by President Keith. President Keith led those present in the Pledge of Allegiance.

Present: President Keith, David Wolf, Mike Ward, Ed Westerman, Alderman Hackworth, and City Clerk Keithley.

Absent: Chris McPhail, Mayor King

Hackworth made the motion to approve the minutes of October 27, 2016. Wolf 2nd the motion and passed with 5 ayes.

Gentleman came in to ask annexation and lot split questions for 8936 St Hwy 14. They are in the process of purchasing the property and were wanting to find out process and options.

- Allowance of a holding tank for sewage. Upgrade to a new and bigger tank.
 - Allowed as long as Christian County rules are followed. Contract for removal within a 45-60 day time frame. *Holding tank must have a minimum capacity to accommodate 45-60 days of storage. Owner is responsible to secure a contract with a septic hauler to have the tank pumped on a regular basis to assure no overflow of the tank. If and when City sewer service is available, the Owner must connect to City services. (It should be noted that if the facility is expanded, a septic system may be required to be installed, which will require additional property area.)*
- Would it be allowed to leave part with the house to remain agriculture and the shop be commercial.
 - This would be allowed
- Requesting a separate driveway onto Hwy 14.
 - As long as MoDot permitted it would be allowed – to City specs
 - ***It is unlikely that MODOT would allow a new entrance. It is recommended that the buyer/new owner discuss a shared ingress/egress agreement with the trucking company. The new owner may then need to widen/improve the entrance installed by the trucking company to serve the commercial property. (This would be similar to what was done at the Walmart property.)***
- Annex and split – time frame and requirements.
 - Application submitted with required information and payment of fee.
 - City staff will send off survey for review by City Engineer
 - Expenses incurred by the City for required reviews, inspections, and/or related testing shall be reimbursed to the City, by the land owner, for all costs incurred by it in performing such review, inspection and/or testing, including all professional fees incurred as a result thereof.
 - Planning & Zoning reviews and approves
 - Board of Alderman reviews and approves
 - Owner records and brings copy back to City for file.
 - Annex & Change of Zoning will require a Public Hearing
 - 15 days prior to P & Z meeting
 - Notice to all surrounding land owners within 150' by certified mail
 - Notice to be placed in the local paper
 - Clerk is to complete notices with owner to reimburse for the cost
- Remodel and infill permits and/or requirements.
 - Future development or upgrades will require permits and/or engineered plan *to address stormwater runoff, parking, etc.*
 - Shared Well agreement

They thanked the P & Z Commission and told them they would be in touch if/when they closed on the property.

Hackworth made the motion to table #5 reviews and update Title IV: Land Use Article III until the next regular scheduled meeting. Ward 2nd the motion and passed with 5 ayes.

Westerman made the motion to adjourn at 7:31 pm. Hackworth 2nd the motion and passed with 5 ayes.

Respectfully Submitted,

Kristy Keithley – City Clerk

Date Approved: _____

Brandon Keith – Commission President