



PLANNING AND ZONING COMMISSION MEETING

MARCH 5, 2026 @ 5:30 PM
MONETT CITY ANNEX

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Approval of the Agenda

IV. Public Comments

- A. General public comments not pertaining to agenda items are to be given 3 minutes per person. Comments pertaining to agenda items are to be discussed during the appropriate section.

V. Regular Business

VI. Old Business

- A. Updated Preliminary Plat for North Hills Phase 2

VII. New Business

VIII. Informational Items

- A. Next regular Planning and Zoning Commission Meeting: Thursday, March 19th, 2026 at 6:00pm at the Monett City Annex

IX. Adjournment



Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Planning and Zoning Commission
From: Andrew Miller, Development Assistant
Date: 2/18/2026
Re: Updates to Preliminary Plat for North Hills Subdivision Phase 2

GENERAL INFORMATION

During the early phases of the construction portion of the creation of the North Hills Subdivision, the developers came across an unknown or unfound natural gas regulator located approximately at the location where 17th Street is to be intersected by Leon Lane.

This natural gas regulator is an important piece of infrastructure for the entire Monett to Arkansas state line and cannot be relocated without service disruptions to the entire Barry County area.

Staff acknowledges that this should have been caught by the developer at an earlier time, but equally acknowledges that these situations do tend to arise during construction.

Thus, the Vaughns have elected to shift the intersection of Leon Lane and 17th Street to the north by approximately five (5) feet. The Leon Lane portion of this street has been shifted five feet to the north, as well as the corresponding right of way and utility locations. This has impacted the first adjacent property north of said intersection, shortening the north/south length of this property by the same distance. No other lots are affected.

Please see the attached (Updated) Preliminary Plat, as well as zoomed in versions of the updated and previous plats for reference.

In the future, City Staff intends to incorporate a method for minor changes of subdivisions to be handled with flexibility in mind. Obviously we have no clarity on what this will look like, but our intention is to not run into scenarios where small changes require this meeting as well.

PROPOSAL

The Vaughns, as representatives of 3F Land, propose that the Planning and Zoning Commission of the City of Monett approve their updated Preliminary Plat for North Hills Subdivision Phase 2.



RECOMMENDATION

The Community Development Department recommends that the Planning and Zoning Commission of the City of Monett vote to approve this updated Preliminary Plat for North Hills Subdivision Phase 2.

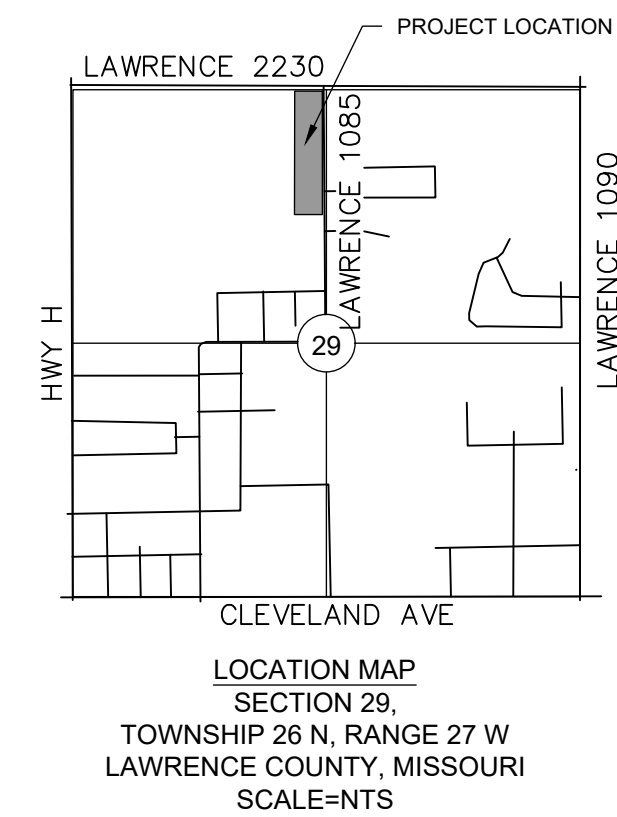
ATTACHMENTS

Please see the following maps:

1. Updated Preliminary Plat for North Hills Subdivision Phase 2
 2. Zoomed in version of changed area from the updated Preliminary Plat
 3. Zoomed in version of changed area from the previous Plat
 4. Previous Preliminary Plat for Phase 2
-

PRELIMINARY PLAT OF NORTH HILLS PHASE 2

CITY OF MONETT
LAWRENCE COUNTY, MISSOURI
SECTION 29,
TOWNSHIP 26 N, RANGE 27 W



PARCEL	TABLE
252	11388
253	8894
254	8894
255	8894
256	8894
257	8894
258	8894
259	8894
260	8894
261	8894
262	8894
263	8894
264	8894
265	8894
266	10271
267	10075
268	8718
269	8699
270	8680
271	8661
272	8643
273	8624
274	8605
275	8586
276	8568
277	8549
278	8530
279	8511
280	11784

DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION OF LAWRENCE COUNTY, CITY OF MONETT, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREET, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY ON THIS PLAT AS PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED.

3F LAND BY: JAKE VAUGHN DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF LAWRENCE)

ON THIS ____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ____
TO ME PERSON(S) WHO
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED HE/SHE/THEY THE EXECUTED THE SAME FOR THE PURPOSE
THEREIN CONTAINED IN WITNESS WHEREOF, I HERETO SET MY HAND AND
SEAL.

NOTARY PUBLIC

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
ALL REQUIREMENTS OF THE MONETT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____ (SIGNED) _____
BUILDING DEVELOPMENT

CITY UTILITY CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE ATTACHED PLAT HAS BEEN APPROVED BY THE CITY OF MONETT UTILITY DEPARTMENTS AND BY THE CITY ENGINEER.

SUPERINTENDENT OF UTILITIES _____ CITY ENGINEER _____

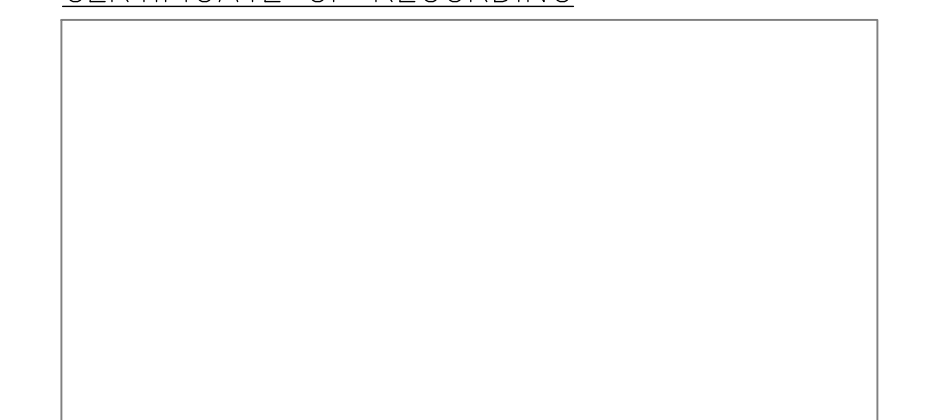
CERTIFICATE OF PLANNING AND ZONING COMMISSION
THIS PLAT OF NORTH HILLS PHASE 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE MONETT PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____ 20____.

CHAIRMAN _____

CERTIFICATE OF CITY COUNCIL
WE _____ MAYOR OF THE CITY OF MONETT, MISSOURI AND _____ CITY CLERK OF THE CITY OF MONETT, MISSOURI, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT NORTH HILLS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF MONETT, AND APPROVED BY SPECIAL ORDINANCE NUMBER ____ ON THE ____ DAY OF _____, 20____.

MAYOR _____ CITY CLERK _____

CERTIFICATE OF RECORDING



DRAWING INFORMATION

JOB NO: 25JO20040
FIELD:
DRAWN BY: SLM
CHECK BY: RWW
FIELD BOOK:
ISSUED DATE: 2-12-2026

811 E. Third Street
Joplin, MO 64801
417-783-7399
CO# 00062
OWN
Engineering beyond.
JOP-100-7803
SHT. 2 OF 2 REV. 2

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29009C0033C, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006 AND PART IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BUILDING SETBACK LINES AS SHOWN

FRONT: 25'
REAR: 20'
SIDE: 7'
SIDE STREET: 25'

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED A--FIRST RESIDENTIAL (SINGLE-FAMILY) DISTRICT CLASSIFICATION. ZONING INFORMATION FOUND ON THE CITY OF MONETT, MO. WEBSITE REFERENCED ZONING MAP PDF.

ZONE A--FIRST RESIDENTIAL (SINGLE-FAMILY)

BUILDING SETBACK LINES
FRONT: THERE SHALL BE A FRONT YARD NOT LESS THAN TWENTY PERCENT (20%) OF THE DEPTH OF THE LOT, BUT SUCH FRONT YARD NEED NOT BE MORE THAN TWENTY-FIVE (25) FEET.

SIDE: THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING NOT LESS THAN TEN PERCENT (10%) OF THE WIDTH OF THE LOT, BUT IN NO EVENT LESS THAN SEVEN (7) FEET IN WIDTH. BUILDINGS ON CORNER LOTS WHERE INTERIOR LOTS HAVE BEEN PLATTED ON SIDE STREETS SHALL PROVIDE A SIDE YARD ADJACENT TO THE SIDE OF THE STREET OF NOT LESS THAN FIFTY PERCENT (50%) OF THE FRONT YARD ESTABLISHED FOR BUILDINGS ON INTERIOR LOTS ON THE SIDE STREET; PROVIDED, THAT THIS REGULATION SHALL NOT BE SO INTERPRETED AS TO REDUCE THE BUILDABLE WIDTH OF A CORNER LOT OF RECORD ON AUGUST 8, 1961, TO LESS THAN SIXTY-FIVE PERCENT (65%) OF THE TOTAL WIDTH OF SUCH LOT; PROVIDED FURTHER, THAT THE MINIMUM SIDE YARD REGULATIONS IN THIS SECTION MUST BE OBSERVED. ACCESSORY BUILDINGS ON CORNER LOTS, WHERE INTERIOR LOTS HAVE BEEN PLATTED ON SIDE STREETS, SHALL NOT PROJECT BEYOND THE FRONT YARD LINE ESTABLISHED ON THE SIDE STREET; PROVIDED, THAT THIS REGULATION SHALL NOT REDUCE THE BUILDABLE WIDTH TO LESS THAN TWENTY (20) FEET.

REAR: THE DEPTH OF THE REAR YARD SHALL BE NOT LESS THAN TWENTY PERCENT (20%) OF THE DEPTH OF THE LOT; PROVIDED THAT SUCH DEPTH NEED NOT BE MORE THAN TWENTY (20) FEET.

SUBDIVISION INFORMATION

TOTAL ACRES: 9.09±
TOTAL STREET DEDICATION ACRES: 3.06±
TOTAL NO OF BUILDABLE LOTS: 29
SMALLEST LOT: LOT 279 (8.511± SQ. FT.)
LARGEST LOT: LOT 280 (11.784 ± SQ. FT.)
AVERAGE LOT SIZE: 9.071± SQ. FT.
TOTAL MULTI-FAMILY LOTS: 29
CURRENT ZONING: A
SOURCE OF WATER: CITY OF MONETT
SOURCE OF SEWER: CITY OF MONETT
SOURCE OF TITLE: BK 2025, PG 2901

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2025, PAGE 2901 IN THE RECORDER OF DEEDS OFFICE IN LAWRENCE COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 6TH PRINCIPAL MERIDIAN, LAWRENCE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST, LAWRENCE COUNTY, MISSOURI; THENCE SOUTH 00°54'55" WEST, 1326.62 FEET; THENCE NORTH 88°56'44" WEST, 300.23 FEET; THENCE NORTH 01°04'03" EAST, 1326.55 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE SOUTH 88°57'29" EAST, 296.70 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.09 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY, IF ANY.

DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION OF LAWRENCE COUNTY, CITY OF MONETT, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREET, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY ON THIS PLAT AS PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED.

3F LAND BY: ALYSSA VAUGHN DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF LAWRENCE)

ON THIS ____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ____
TO ME PERSON(S) WHO
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED HE/SHE/THEY THE EXECUTED THE SAME FOR THE PURPOSE
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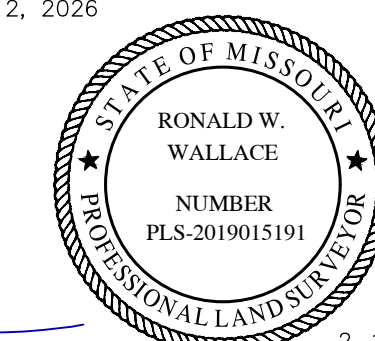
NOTARY PUBLIC

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, RONALD W. WALLACE, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT THE EXISTING AND PROPOSED INFORMATION SHOWN HEREON IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

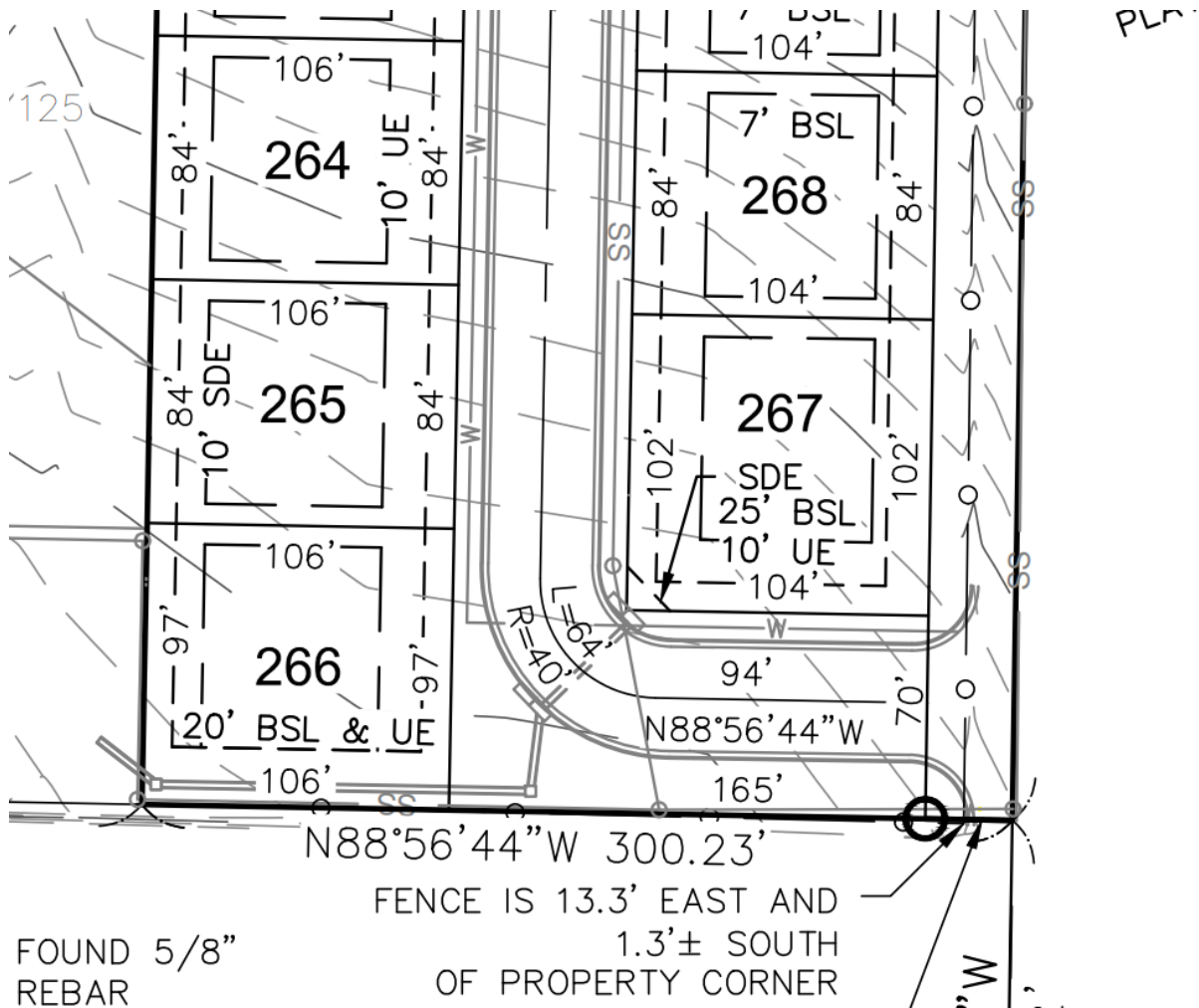
LAST REVISION DATE FEBRUARY 12, 2026
OWN, INC. L.C. 62
by

R. Wallace
RONALD W. WALLACE
MO P.L.S. NO. 2019015191



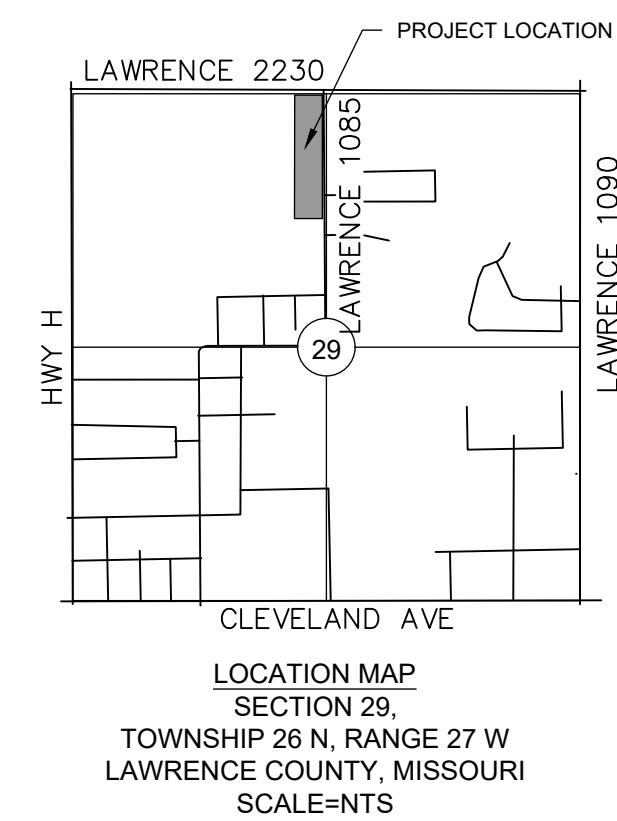
2-12-2026
DATE

Zoomed in version of Previous Preliminary Plat for North Hills Subdivision Phase 2



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MAYOR _____ CITY CLERK _____

CERTIFICATE OF RECORDING



DRAWING INFORMATION		 811 E. Third Street Joplin, MO 64801 417-7837399 CO# 00062 JOP-100-7803 SHT. 2 OF 2 REV. 1
JOB NO:	25JO20040	
FIELD:		
DRAWN BY:	SLM	
CHECK BY:	RWW	
FIELD BOOK:		
ISSUED DATE:	11-17-2025	

FLOOD NOTE
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SOURCE OF WATER: CITY OF MONETT
SOURCE OF SEWER: CITY OF MONETT
SOURCE OF TITLE: BK 2025, PG 2901

SURVEY DESCRIPTION

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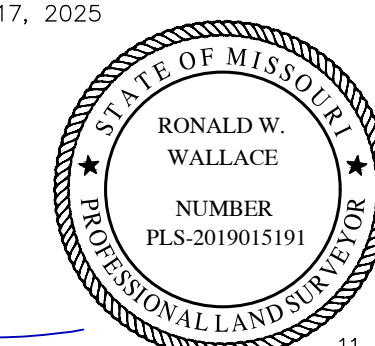
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LAST REVISION DATE NOVEMBER 17, 2025
OWN, INC. L.C. 62
by

R. Wallace
RONALD W. WALLACE
MO P.L.S. NO. 2019015191



11-17-2025
DATE

NOTICE OF PLANNING AND ZONING COMMISSION
SPECIAL HEARING

Notice is hereby given to all interested parties that a special meeting of the Planning and Zoning Commission has been scheduled for **Thursday, March 5th @ 5:30pm**. The following is a tentative agenda for that meeting:

Consideration and Review of the following

Updated Preliminary Plat of North Hills Subdivision “Phase 2”.

Lawrence County

Beginning at a found 5/8” Rebar at the North Quarter (1/4) Corner of Section 29, Township 26 North, Range 27 West, Lawrence County, Missouri; Thence South 00°54’55” West, 1326.62 Feet; Thence North 88°56’44” West, 300.23 Feet; Thence North 01°04’03” East, 1326.55 Feet to a Point on the North Line of said Section 29; Thence along said North Line South 88°57’29” East, 296.70 Feet, to the Point of Beginning. Containing 9.09 acres, more or less. Subject to existing restrictions, reservations, easements and right-of-way, if any.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **5:30 p.m. on the 5th day of March 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Conference Room at the City Annex, 100 South Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

Chairman-Planning and Zoning Commission

**NOTICE OF PLANNING AND
ZONING COMMISSION
SPECIAL HEARING**

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of the following**

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/s/ Mike Wallace
Chairman-Planning and
Zoning Commission
#R-16249-2-18-1tc