



PLANNING AND ZONING COMMISSION MEETING

MAY 21, 2026 @ 6:00 PM
MONETT CITY ANNEX

AGENDA

I. Call to Order

II. Approval of the Agenda

III. 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.

IV. Regular Business

- A. Consent Agenda
 - i. Approval of Minutes from the March 19th, 2026 Planning and Zoning Commission Meeting
 - ii. Approval of Minutes from the April 16th, 2026 Planning and Zoning Commission Meeting

V. Old Business

- A. Further Discussion on Changes to the Implementation of a Vacant Building Registry

VI. New Business

- A. Rezoning of 617/619 Main St. from Zone "D" Industrial to Zone "C" Commercial

VII. Informational Items

- A. Discussion of a Draft Version of the City's New Comprehensive Plan
- B. Next Planning and Zoning Commission Meeting - Thursday, June 18th, 2026 at 6:00pm at the Monett City Annex

VIII. Adjournment

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
March 19, 2026

I. Call to Order

The meeting was called to order at 6:00 p.m.

II. Approval of the Agenda

Community Development Director, Doug Potts requested a change to the order of agenda items.

Board Member, Kevin Cloud moved to amend the agenda by moving Item VI.A (Regular Business) to be considered first and Item V.A (New Business) to be considered second. The motion was seconded by Board Member, Randall Click.

Vote: Motion was approved.

III. Public Comments

No public comments were made.

IV. Old Business

None.

V. Regular Business

A. Continued Discussion on Breaking Apart Zone “B” Multifamily and Including a New MCCD Overlay

- Community Development Director, Doug Potts provided an overview of the residential area and the how the three-tiered zones would work within the proposed MCCD Overlay.
- Scott Hanson, Project Manager with Crawford, Murphy & Tilley, presented a slideshow outlining a three-tiered zoning approach for the proposed MCCD Overlay.
- Discussion followed with the Community Development Director, Doug Potts, Scott Hanson, Project Manager with Crawford, Murphy & Tilley, Development Assistant, Andrew Miller and the Commission Members.

VI. New Business

A. Rezoning of 617 & 619 W. Main Street from Zone “D” Industrial to Zone “B” Second Residential (Multiple Dwelling)

- Petitioner Jason Kurima, owner of Kurima Real Estate Investments, presented a request to rezone the properties. He explained revisions to his original plan, proposing to split the property into two lots, remodel the existing pole barn into a residence, and construct an additional home.
- Discussion followed between the Petitioner and the Commission Members.

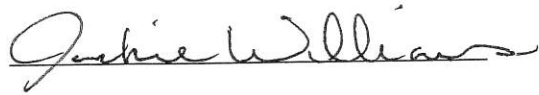
Motion: Approved 4–0, with 1 abstention (Indovina) and 2 absent (Wallace, Carr).

VII. Informational Items

The next regular Planning and Zoning Commission meeting will be held on April 16, 2026, at 6:00 p.m. at the Monett City Annex.

VIII. Adjournment

The meeting was adjourned.

A handwritten signature in cursive script that reads "Jackie Williams". The signature is written in black ink and is positioned above the printed name and title.

Jackie Williams
Deputy City Clerk

**PLANNING & ZONING COMMISSION MEETING MINUTES
APRIL 16, 2026**

I. Call to Order

The meeting was called to order at 6:00 p.m.

II. Pledge of Allegiance

III. Approval of the Agenda

Community Development Director (CDD) Doug Potts requested an amendment to the agenda to add the rezoning of 617 & 619 W. Main Street (from “D” Industrial to “B” Second Residential – Multiple Dwelling) under Old Business.

Board Member Randy Burke moved to approve the agenda as amended. The motion was seconded by Board Member Kevin Cloud.

Vote: Motion approved 5-0.

IV. Public Comments

No public comments were made.

V. Regular Business

A. Consent Agenda

i. February 26, 2026, Minutes

Commission Member Jeff Carr moved to approve the minutes. Commission Chairman Mike Wallace seconded the motion.

Vote: Motion Approved 5–0

ii. March 5, 2026, Minutes

Commission Member Jeff Carr moved to approve the minutes. Commission Member Kevin Cloud seconded the motion.

Vote: Motion Approved 5–0

VI. Old Business

A. Rezoning of 617 & 619 W. Main Street

(From Zone “D” Industrial to Zone “B” Second Residential – Multiple Dwelling)

CDD Doug Potts and the Commission discussed the rezoning request.

Board Member Randy Burke moved to reconsider the original recommendation.
Commission Member Jeff Carr seconded the motion.

Vote: Motion failed 0–5

Commission Member Randy Burke requested that this item be placed on May 14, 2026, City Council agenda.

VII. New Business

A. Replat of Dar-A-Con Minor Subdivision

CDD Doug Potts presented the replat request, noting the proposal meets all applicable requirements and recommending approval for the addition of a fourth storage building.

Board Member Randall Click moved to approve the replat. Board Member Randy Burke seconded the motion.

Vote: Motion Approved 5–0

B. Monett Core Conservation District (MCCD) Ordinance

CDD Doug Potts presented a draft ordinance establishing a Monett Core Conservation District overlay and restructuring Zone “B” multifamily districts into variable densities.

Board Member Jeff Carr moved to recommend approval of the ordinance. Board Member Randy Burke seconded the motion.

Vote: Motion Approved 5–0

C. Vacant Building Registry Ordinance

CDD Doug Potts presented a draft ordinance based on Springfield Missouri’s model, it was modified to fit the City of Monett. Discussion included implementation details and benefits, including support for emergency services.

Commission Member Jeff Carr requested modifications to the ordinance.

Board Member Randy Burke moved to postpone consideration to allow for revisions. Board Member Kevin Cloud seconded the motion.

Vote: Motion Approved 5–0

D. Land Disturbance Permits (Discussion)

CDD Doug Potts discussed the potential need for land disturbance permits due to ongoing issues with excavation affecting utilities and easements.

Board Member Randy Burke stated this is not necessary at this time.

E. Future Land Use Map (Discussion)

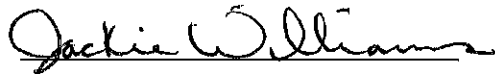
CDD Doug Potts presented a draft future land use map for the upcoming comprehensive plan. The Commission discussed the proposal.

VIII. Informational Items

- Potential additions to future agendas were discussed.
- The next regular Planning and Zoning Commission meeting is scheduled for **May 21, 2026, at 6:00 p.m.** at the Monett City Annex.

IX. Adjournment

The meeting was adjourned.



Jackie Williams
Deputy City Clerk

Staff Report

To: Planning and Zoning Commission
From: Community Development Department
Date: May 4, 2026
Re: Changes to the Vacant Building Registry and Property Maintenance Program

GENERAL INFORMATION

On April 16th, 2026, the Planning and Zoning Commission met to discuss the possibility of implementing a Vacant Building Registry and Property Maintenance Program. Although at the time of this staff report the Minutes from said meeting have not been published or accepted yet, the general takeaway from this meeting surrounds the concept that a building needs to be proved vacant *and needs one other significant qualifying reason as to how this causes an issue regarding the health, safety, or welfare of the citizens of the City of Monett.*

Secondly, it was brought up specifically that certain building qualifications would trigger a “vacancy” definition, but would not normally be considered vacant – rather, unused. These examples could be properties such as unoccupied homes for sale by owner, second/seasonal/vacation homes, properties where an owner has relocated to a care facility, etc. The Community Development Department acknowledges that not all cases of understandable or allowable vacancy could be enumerated in a succinct manner.

The determination of vacancy is ultimately at the discretion of the City of Monett’s Community Development Director and Building Inspector *in addition to* the definitions enumerated in Section 500.105. There may be factors or conditions not enumerated that could be subjectively interpreted as vacancy by 3rd parties that would not meet a standard of vacancy by the Director and Building Inspector or would not be in keeping with the spirit of the ordinance outlined in Section 1 of the draft legislation.

The Community Development Director would like to reiterate that the spirit of the law is the key factor to this determination.

The Community Development Department agrees with this understanding that vacancy alone does not create a problem itself with regards to the health, safety, or welfare of the citizens of the City of Monett. Vacancy often does, however, lead to such a situation where said health, safety, or welfare is negatively affected by the vacancy.



GENERAL INFORMATION, CONT.

Therefore, the Community Development Department considered avenues to amend the next draft version of the Vacant Building Registry and Property Maintenance Program to implement this two-part system. To summarize the new plan, we will implement a two-step system where the property must first be proven to be vacant through both the objective requirements of the ordinance and/or the subjective nature as determined by the City's officials, then a decision must be made by an appropriate adjudicator that the health, safety, and welfare of the citizenry is being negatively impacted. Only then would the property qualify to be put on the Vacant Building Registry.

The May 21st meeting shall serve as continued discussion on the matter, and ideally will come up for a vote for recommendation in June or July pending additional crafting of the legislation.

ATTACHMENTS

Please see the following attachments – all provided for the last meeting and available digitally only on the City's website under "Agendas and Minutes", or by email request:

1. (Previous Version) Draft Version of an Ordinance Implementing the Vacant Building Registry and Property Maintenance Program
 2. Previous Staff Report on Vacant Building Registry Basics
 3. Previous Staff Report on Vacant Building Registry #1
 4. Previous Staff Report on Vacant Building Registry #2
 5. Previous Staff Report on Security Aspect of VBRs
-

There are no proposals or recommendations regarding this staff report at this time.

BILL NO.

ORDINANCE NO.

AN ORDINANCE AMENDING MONETT TITLE V – BUILDING AND CONSTRUCTION BY ADDING A NEW SECTION 500.105 – ESTABLISHING A VACANT BUILDING REGISTRATION AND MAINTENANCE PROGRAM FOR THE CITY OF MONETT, MISSOURI

WHEREAS, the City of Monett has identified that vacant and abandoned buildings can contribute to neighborhood decline, create safety hazards, and impose costs on the public; and

WHEREAS, the City is authorized pursuant to Sections 67.398 and Chapter 89 of the Revised Statutes of Missouri to regulate vacant property, structures, and nuisances; and

WHEREAS, the City Council finds that the registration and regulation of vacant buildings is necessary to protect the health, safety, and welfare of the citizens of Monett;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. It is the purpose and intent of the City of Monett to establish a program to address the deterioration and blight of city neighborhoods caused by an increasing number of abandoned, condemned, foreclosed, or distressed real properties located within the city, and to identify, regulate, and reduce the number of abandoned properties located within the city. It is the city's further intent to establish registration requirements as a mechanism for code enforcement to protect neighborhoods from becoming blighted due to the lack of adequate maintenance and security of abandoned, condemned, and foreclosed real property. It is recognized that blight lowers property values, leads to deteriorating conditions, undermines the quality of life, affects the public health, safety and general welfare and also results in human injury and criminal activity. It is also determined that vacant and unoccupied structures demand an inordinate amount of the City's administrative and ordinance enforcement resources. As such, the city finds the prolonged presence of vacant and abandoned structures to be unacceptable to the citizens of the City of Monett.

Section 2. The Council does hereby amend Title V – Building and Construction by adding a new Section 500.105 to read as follows *Italicized*:

Section 500.105 – Vacant Building Registration and Maintenance

A. Definitions: *The following words, terms and phrases, when used in this Section shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:*

- 1. Abandoned:** *means real property that is vacant and under a current notice of default or notice of sale, or property that has been the subject of a foreclosure sale where the title was retained by the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale.*
- 2. Accessible structure:** *means a structure that is unsecured or breached in such a way as to allow access to the interior space by unauthorized persons.*
- 3. Accessible property:** *means a property that is accessible through a compromised, breached, or broken gate, fence, or other entry point by unauthorized persons.*
- 4. City:** *means the City of Monett, Missouri.*
- 5. Days:** *means consecutive calendar days.*
- 6. Deed of trust:** *means a recorded instrument that transfers ownership of a property to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.*
- 7. Deed in lieu of foreclosure or sale:** *means a recorded document that transfers ownership of a property from the trustor to the holder of a deed of trust upon consent of the beneficiary of the deed of trust.*
- 8. Default:** *means the failure to fulfill a contractual obligation, monetary or conditional.*
- 9. Evidence of vacancy:** *means any condition that **combined with other conditions present, would lead a reasonable person to believe that the property is vacant.** Such conditions include, but are not limited to: overgrown or dead vegetation; accumulation of newspapers, circulars, flyers or mail; past due utility notices or disconnected utilities; stagnant swimming pool water; accumulation of trash, junk, or debris; the absence of window coverings such as curtains, blinds, or shutters; the absence of furnishings or personal items consistent with residential habitation; statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.*
- 10. Foreclosing and foreclosure:** *have the same meaning, that being the process by which a property, placed as security for a real estate*

loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

11. Initiation of the foreclosure process: *means taking any of the following actions:*

- (1) Delivering a notice of default to the borrower;*
- (2) Delivering the mortgagee's notice of intention to foreclose to the borrower; or*
- (3) Commencing a foreclosure action on a property in a court of law.*

12. Joint liability: *means any owner or person in control of a property or subsequent owner of a property for which a notice of violation to correct building code violations has been issued shall be jointly and severally liable for the costs incurred by the city for abatement of violations on the property. Joint and several liability shall be attributed to each entity in the chain of title from the date of issuance of orders forward.*

13. Local: *means within the city limits of Monett, Missouri.*

14. Notice of default: *means a notice that a failure to fulfill a contractual obligation, monetary or conditional, has occurred.*

15. Out of area: *means outside the city limits of Monett, Missouri.*

16. Property: *means any improvements, buildings or structures or portions thereof regardless of condition.*

17. Securing: *means such measures as may be directed by the building inspector, or his/her designee, that assist in rendering the property inaccessible to unauthorized persons including, but not limited to, the repairing of fences and walls, chaining/padlocking of gates, the repair or temporary boarding of doors, windows, and other openings.*

18. Vacant: *means a property at which the Building Inspector has substantially determined all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the condition and value of any items in the property and the presence of continuous nuisance and code violations on the property; provided that multi-family residential property containing four or more dwelling units shall only be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied for more than six months without the property being actively listed for sale.*

19. Willful and intentional: *means the failure to register or take the necessary actions to register as required under this article after two successful attempts by the building inspector's office to notify the responsible party of their responsibility to register the property. Such actions shall constitute a rebuttable presumption that the responsible*

party has willfully and intentionally failed to register as required under this article.

B. Annual registration of vacant, condemned, and/or foreclosing properties required: *Applying to all vacant, condemned or foreclosing properties, as defined in this article, including properties owned, operated, or subsidized by public or nonprofit agencies. This article shall be in force on all existing properties within one calendar year, three hundred and sixty five (365) days of the date of passage.*

- 1. Adherence to this article does not relieve the owner or any other party of any applicable obligations set forth in any other ordinances which may apply to the property.*
- 2. Registering vacant or foreclosing properties pursuant to this article does not relieve any party of any obligation to otherwise record property information.*
- 3. Registration of an abandoned structure does not preclude the city from taking appropriate actions to secure the property; or to issue orders to repair or abate dangerous, hazardous, or unlawful conditions; or from acting to eliminate an imminent hazard to public health and safety.*
- 4. All owners must register vacant and/or foreclosing properties as defined in this article annually with the building department of the city by submitting a vacant/foreclosing property registration form provided by the city.*

(1) The cost of the annual registration, inspection, and plan review shall be \$150.00.

(2) All vacant property, within 365 days of becoming and remaining vacant, shall be registered by the owner or agent on approved forms from the city.

(3) All foreclosing properties, within ~~90~~ days of initiation of the foreclosure process as defined in this article, must be registered by the party initiating the foreclosure process on approved forms by the city.

~~a.) This registration must certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration.~~

b.) At the time of registration with the city, the party initiating the foreclosure process must send written notice addressed to the occupant of the property that the foreclosure process has been initiated. Notice shall be sent by regular United States mail, postage pre-paid.

5. *All owners or agents shall apply for registration on a form provided by the building department which shall include provision for the following information:*

(1) The common name of the property, if any, the exact street address of the property, and the number of units in each building on the property.

(2) An identification of the owner(s) by full name, mailing address and telephone number. If the mailing address is a P.O. Box, it must also include a physical address for service of process. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and telephone number of any of the following shall be provided:

a.) For a corporation, a corporate officer and the chief operating officer;

b.) For a partnership, the managing partner;

c.) For a limited liability company, the managing or administrative member;

d.) For a limited partnership, a general partner;

e.) For a trust, a trustee; or

f.) For a real estate investment trust, a general partner or an officer.

g.) If the owner does not reside within the city, he or she shall designate a local agent who shall be authorized to receive on behalf of the owner service of any notice, order or summons issued because of a violation of this code.

Such agent must be an individual over the age of 18 years and must reside within the city or reside within a 60 mile radius of the city. All official notices may be served on the responsible local agent and any notice so served shall be deemed to have been served upon the owner of record. A registered agent's signature shall indicate consent to the designation.

h.) After receipt of the completed application, payment of the fee, and processing of the application; the owner or their authorized representative shall arrange a time for an inspection to be completed by the building inspector to determine the existing condition of the property. The owner or authorized representative shall be present during such inspection. A detailed inspection report will be created by the building inspector and a copy provided to the property owner within seven days.

C. Posting

1. **Contact information:** Within ~~seven~~30 days of registering the property, every owner of a vacant property shall post an exterior-facing notice in a front window furnishing the 24-hour contact name and telephone number for a person responsible for maintaining the property. The address of the contact shall also be provided on the posting. The posting shall be hung from the interior of the window.
2. **Premises identification:** The owner shall also post the address on front of the home within ~~seven~~30 days of registering the property. The address must be clearly visible from the street.

D. Plan of Action - All owners of vacant buildings that are condemned, but have been deemed repairable by the building inspector, may submit a plan of action on approved forms to repair the building and premises thereof in conformance with city ordinances prior to issuance of permits. The plan of action shall include at a minimum:

1. The address of the vacant building or structure.
2. The owner's name, address and telephone number.
3. A timeframe in which repairs are to be completed not to extend beyond one (1) calendar year.
4. A detailed plan to repair any walls, floors, structure, electric, plumbing, doors, windows, etc. or other openings which are otherwise secured by any means other than conventional methods used in the design of the building or permitted for new construction of a similar type.
5. The property owner shall submit a plan of action to the building inspector within 90 days of the property owner's receipt of the detailed inspection report, in accordance with the guidelines set forth within this article, and such plan of action shall be submitted to, and approved by, the building inspector prior to issuance of any permits. If refused by the building inspector, an acceptable plan must be submitted in 30 days.
6. If no plan is submitted, the plan is not followed, or the owner fails to submit an acceptable plan to the building inspector shall recommend to the Monett Building Board that the building shall be ordered demolished within six (6) months.
7. If the building is going to be rehabilitated, then the building or residential structure must be heated to avoid freezing pipes, fuel gas pipe systems must be maintained gastight, safe, and in working condition, and water pipes must be maintained to avoid leaks and/or breakage.
8. Fuel tanks will be maintained so as not to be a hazard or will be disconnected in a manner consistent with the 2017 National Fire Protection Code.

E. Demolition of properties: *All owners of vacant buildings that have been condemned who wish to demolish the structure adjudged by the building inspector to be too damaged, decayed, or cost ineffective to repair, must submit a demolition permit application as part of their plan of action with all applicable fees and a set of plans showing the demolition site, location of utilities, and all existing buildings.*

- 1. All buildings to be demolished must be demolished within six (6) months of an applicable demolition permit*
- 2. Inclement weather may delay demolition requiring an extension from the building inspector.*
- 3. Owner assumes all responsibility for asbestos testing, if needed, and for any liability resulting from the demolition of the building or the resulting debris.*

F. Notice on sale or transfer of property:

- 1. Every owner selling or transferring title to a vacant, condemned, or foreclosed property registered, as provided in this article, shall give notice, in writing, to the building department within 30 days of closing. This notice shall include the name, address and telephone number of the buyer and a notarized statement from the buyer that they are aware of the condition of the property, have seen the inspection report, and either plan to repair or demolish the structure.*
- 2. The new owner shall have 30 days from the date the change of ownership occurred to file a new registration with the building department if structure is still unfit for occupancy. There shall be a \$150.00 fee for this new registration and the property must be re-inspected.*

G. Exceptions to registration:

- 1. The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This exception shall not be applicable for more than 3624 months without permission of the building inspector.*
- 2. The property has been used as a second residence by a person entitled to possession for a period of at least three (3) months within the previous nine months and the same person intends to resume residing at the property.*
- 3. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or*

current occupant of the property and to which water service has not been shut-off.

H. Notice on occupancy of property - *Every owner of a property registered as provided in this article that becomes occupied after approval of the building inspector that the action plan for the property is complete, shall give notice in writing to the building inspector within 30 days of occupancy.*

I. Inaccurate or incomplete registration information; violation - *It shall be a violation of this code and unlawful for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration or to fail to register. Violators shall be punished as set forth in this article.*

J. Boarding standards - *The premises shall remain secure and locked. Broken windows and doors may be temporarily covered with boarding material, in accordance with Section D, boarding standards, for a time period no greater than thirty (30) business days, while arrangements are being made to replace the broken glass or broken parts of existing windows and doors. Otherwise windows and doors must be maintained in good repair and not boarded up.*

K. Administration; violation; penalties:

- 1. Whenever an owner or agent of a structure or premises fails to abate the conditions specified in this article or any order of the Planning & Zoning Commission or City Council after appeal within the time specified therein, the owner or agent shall be fined not more than \$500.00/month. Each month of violation shall be a separate offense.*
- 2. Any owner who fails to complete their approved plan of action, unless an exception is made by the building inspector, shall be fined not more than \$500.00 per month for each month of noncompliance. Each month of violation shall be a separate offense.*
- 3. If the owner fails to remove the building within six (6) months, or fails to pursue removal of the building without unnecessary delay, the enforcement officer shall recommend to the Monett Building Board the building to be demolished. The costs of removal may include an administration fee for the city's costs.*

Section 3. The new change shall take effect upon the passage of this Ordinance and fees shall only be levied three hundred and sixty five (365) days from passage on the effective date.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Whereupon a roll call vote was taken:

Ayes: _____

Nays: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT,
MISSOURI, THIS _____ DAY OF _____, 2026.

James R. Burke, Mayor

ATTEST:

Kelley McMillan, City Clerk



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
Date: 4/28/2026
Re: Petition to Rezone 617/619 Main St. from Zone “D” Industrial to “C” Commercial

GENERAL INFORMATION

Petitioner Jason Kurima of Kurima Real Estate Investment LLC is petitioning the Planning and Zoning Commission, seeking to rezone his property that encompasses 617 & 619 Main St. from zone “D” Industrial to zone “C” Commercial.

This petition is materially similar to the previous petition to rezone the property from zone “D” to zone “B” multi-family, but legally different. Mr. Kurima withdrew his petition to rezone the property to zone “B” on April 27th, and has since filed a new petition to rezone it to zone “C”. Mr. Kurima is eligible to repetition the Planning and Zoning Commission with a new zone, among other reasons.

At the time of this writing, the Community Development Department has not received any notice of Mr. Kurima’s updated plans regarding any Commercial uses for this property.

Considering there is no shared plans for the property at this time, I will merely compare the general zoning regulatory changes from “D” to “C”. All “C” commercial uses are permitted in “D”, but a large number of “D” uses are not permitted in “C”. However, all residential uses are allowed in “C”, but no residential uses are allowed in “D”. *If only the Use cases are considered*, there is no material change between the last rezoning and this rezoning. However, if non-Use cases for the land are considered, other factors do change this situation.

The parcel would be connected to adjacent zone “C” land located at 615 Main St. and rezoned by petition in late 2025.

Although not voted in for approval at this time, the current draft version of the future land use map for the City as part of the Comprehensive Plan does have this particular lot as being commercial in the future.

It is important to note that changing his zone from “D” to “C” is not considered an “upzoning” of the property to a higher level of development (in line with Community Development best practices), but rather a “downzoning” to a lower class of development. That being said, any development of undeveloped land is generally a better use than no use of said land.



GENERAL INFORMATION, CONT.

A timeline recap of the interactions regarding this petition is as follows:

- Late 2025: 615 Main St. was rezoned from Zone “D” to Zone “C”
 - February 2026: a Petition was made to rezone 617/619 Main St. from Zone “D” to Zone “B”
 - March 2026: 617/619 Main St. was recommended to City Council by P&Z
 - April 9th, 2026: 617/619 Main St. was sent back to P&Z by City Council for more information
 - April 16th, 2026: Following additional discussions, 617/619 Main St. was not recommended to City Council by P&Z
 - April 27th, 2026: Original petition was rescinded, and a second petition to rezone 617/619 Main St. from Zone “D” to Zone “C” was initiated
-

PROPOSAL

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “C” Commercial.

RECOMMENDATION

The Community Development Department would like to reiterate that all previously discussed challenges with the property regarding the buildable area, bringing the existing building up to code, and existing easements still exist, and would still need to be properly addressed during any potential building project.

However, given that the petition to rezone this property will match the recently provided draft version of the Future Land Use Map of the City’s yet-to-be-adopted Comprehensive Plan, as well as the nature of 617/619 Main St. adjoining another Commercially-zoned land, in keeping with precedent, the Community Development Department would recommend that the Planning and Zoning Commission recommend this Petition to the City Council.

ATTACHMENTS

Please see the following attachments:

1. Previous staff report on Rezoning 617/619 Main St.
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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: Community Development Department
Date: 2/23/2026
Re: Rezoning of 617 & 619 Main St.

GENERAL INFORMATION

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “B” Multifamily.

Currently on this property sits a small, approximately 1,000 sq ft pole barn. Mr. Kurima previously had plans to place a second small pole barn immediately behind (south of) this structure, but ran into problems with this original plan.

Mr. Kurima now has plans to split the property parcel into two separate lots in order to retrofit the pole barn into a residential unit and then build a second residential unit on the western portion of the property.

To be clear, our Building Inspector, Mike Eseman, has told the petitioner that retrofitting the pole barn to an extent that it is habitable and up to code – as legally required – would be challenging. Although we cannot recommend it directly, we believe this structure will likely be torn down and replaced with a new up-to-code structure.

And with regards to building a new residential structure on the west side of the property, the petitioner would need to place the building far enough back from the road as to not build over the sewer line that exists on the property. This property would face obstacles with building driveways across the sewer line or accessible walkways over it. However, it should be mentioned that from the available GIS data, that the sewer line is approximately 10-15 feet below the surface. Any easements are currently unknown, nor are any outstanding indemnification agreements.

The adjoining property to the east, 615 Main St., was recently rezoned from Zone “D” Industrial to Zone “C” Commercial, towards the end of 2025.



PROPOSAL

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “B” Multifamily.

RECOMMENDATION

Considering that any access to the Southern 2/3rds of the property can only be gained by crossing two municipal prescriptive utility easements (one sanitary sewer and one water line), the Community Development Director advises this rezoning application be recommended only upon inclusion of a mutually acceptable access plan for the lot/s, possibly including an Easement Encroachment & Indemnification Agreement as well. Furthermore, many of the properties in this area were zoned industrial due to their proximity to the Monett sewer plant for odor and safety considerations, and rezoning to a residential use would create precedence and contiguity for future residential rezoning applications.

ATTACHMENTS

Please see the following attachments:

1. GIS Map of the Location and Zoning
 2. GIS Map of Utilities and Flood Zone Information
-



MONETT

PRIDE AND PROGRESS

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

Petition for Amendment of Zoning Ordinance

Rezoning Petition

To the Planning and Zoning Commission of the City of Monett, and the City Council of the City of Monett, Missouri:

Come now petitioners Kurina Real Estate Investments LLC, and states and shows to the City Planning and Zoning Commission and the City Council as follows:

That said parties are the owners of the following described real estate situated in Barry County, Missouri within the city limits of the City of Monett, Missouri to-wit:

(see attached legal description of the property)

The above-described real estate is also known as: 617 + 619 main st.

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as district ~~SAL~~ Industrial

An amendment is being requested to change the classification of the real property and its permitted uses from district D to district C.

Wherefore, petitioners request that the Council refer this petition to the Planning and Zoning Commission for report and recommendation and thereafter public notice to hold a public hearing and thereafter by ordinance shall provide classification of the above-described real property and thereby grant the requested amendment to zoning.

Dated this 22 day of April, 2026.

Signature of Petitioner: 



MONETT

PRIDE AND PROGRESS

Application & Procedures for Rezoning

Owner Name: Kurima Real Estate Investments LLC

Owner Mailing Address: 60213th St Monett, mo 65708

Owner Phone Number: 417-489-3790 Email: Jason.Kurima@gmail.com

Applicant Name (if different): Jason Kurima

Applicant Mailing Address: _____

Applicant Phone Number: _____ Email: _____

Acknowledgement:

There currently is no direct fee taken by the City for rezoning property. However, as part of the rezoning process, and according to the City's ordinances, the petitioner must pay the publishing costs the City incurs in providing the legally required public notice period to the public. All publishing costs incurred by the City will be reimbursed by the petitioner prior to the Planning and Zoning meeting during which it shall be discussed. If this is not paid prior to the meeting, the petition will not be discussed during the meeting.

Likewise, the petitioner must provide the following items as part of the rezoning petition:

- Proof of ownership of the property (property deed)
- Legal Description of the property (usually found on the deed)

If you have any questions, please contact Andrew Miller, Development Assistant of the City of Monett at amiller@monettmo.gov or by calling 417-235-5306 ext. 2755.

By signing below, I acknowledge that I read and understand the above acknowledgement, acknowledge that I am required to pay publishing costs prior to the Planning and Zoning commission meeting during which this shall be held, and that I cannot be added to the meeting agenda until all items have been provided to the Community Development Department at the City of Monett.

Signature of Petitioner: [Signature] Date: 4/22/26

Signature of Applicant: [Signature] Date: 4/22/26



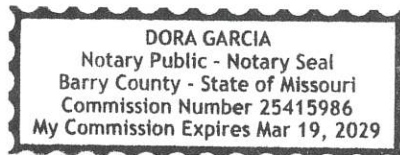
Acknowledgement

State of Missouri)
County of Barry) ss.

On this 22nd day of April, 2020, before me, a notary public,
personally appeared Jason A. Kurima

to me known to be the person(s) described in and who executed the same as
their free act and deed.

In Testimony, Whereof, I have set my hand and affixed by seal at my office in
Monett, Missouri on the day and year first above written.



Dora Garcia

Notary Public

My commission expires: March 19, 2029

Re: Regarding your Petition to Rezone 617/619 to Zone "C"; Please formally rescind previous petition

From Jason Kurima <jasonkurima@gmail.com>

Date Sun 4/26/2026 7:15 AM

To Andrew Miller <amiller@monettmo.gov>

Cc Doug Potts <dpotts@monettmo.gov>

Caution: This message originated outside the organization. Please pay close attention to Cybersecurity threats.

Yes that's correct we are no longer trying for B and only trying to work on C

On Wed, Apr 22, 2026 at 4:39 PM Andrew Miller <amiller@monettmo.gov> wrote:

Jason,

Thank you for coming in to create a new Petition for Rezoning of 617/619 Main St. As I mentioned to you in person, the next meeting is planned to take place on Thursday, May 21st, 2026 at 6:00pm at the City Annex located at 100 S. Maple Street. This is a meeting open to the public and you are more than welcome to attend if you choose to do so.

A reminder, I will reach out sometime on or before May 8th with the cost for the Public Notice requirement with the newspaper. As before, this is a pass-through cost and there are no other costs from the City or Commission to have your petition heard.

However, it has come to our attention that, formally, you must rescind your previous petition to rezone to "B" before you can seek a petition to rezone it to "C".

Action Item: Please send us something in writing (email is fine) that states you are no longer seeking to rezone the property to "B" and instead, that only your most recent petition from April 22nd, to Zone "C", is what you are seeking. You can use your own words to articulate this request - there is no formal petition for this.

Thank you,
Andrew



Eisenho

W Myrtle St

Eisenhower St

WHITLOCKS 1ST ADDN

Opal St

Main St

1

2

Zone B

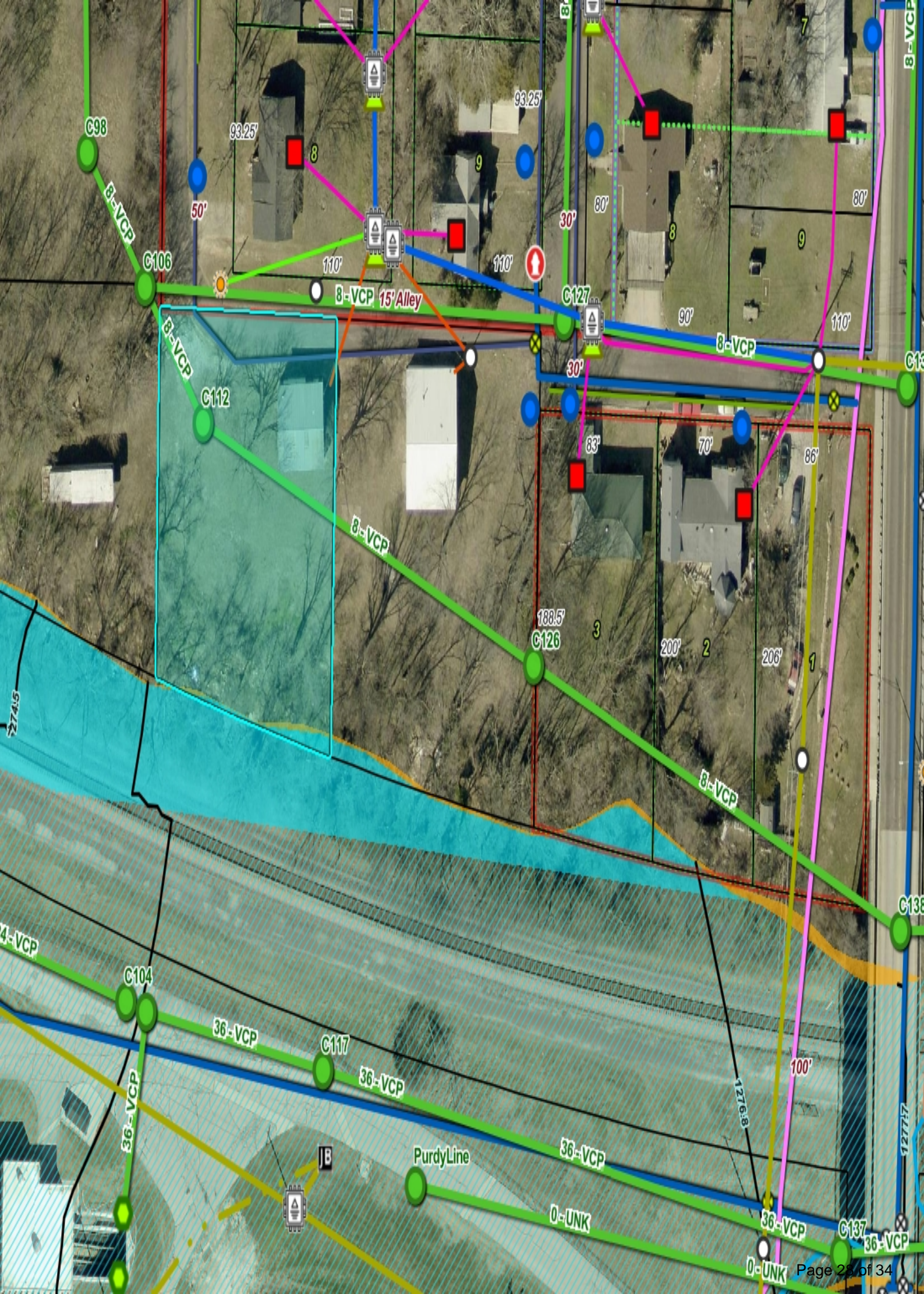
Zone B

Zone CP

Zone D

Zone C

Zone CP



NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **May 21st @ 6:00pm**. The following is a tentative agenda for that meeting:

Consideration and Review of the following

Rezone the below parcel from zone “D” Industrial to zone “C” Local Business (Commercial).

Barry County

All that part of the Southeast Quarter (SE ¼) of Section 36, Township 26, Range 28 Lying North of the Right-of-Way of the St. Louis & San Francisco Railroad Company; Except that Part thereof described as Pryor’s Subdivision No. 2 as Platted and Recorded in Plat Book 3, Page 106, in the Recorder’s Office, Barry County, Missouri; and Except a Tract of Land described as follow’s: Beginning at a Point 254 Feet West and 30 Feet South of the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-Six (36), Township Twenty-Six (26) Range Twenty-Eight (28), Thence West 142.5 Feet, Thence South 163 Feet to the North Right-of-Way Line of Existing Railroad, Thence Southeasterly along said Right-of-Way Line 143 Feet, Thence North 188.5 Feet to the Point of Beginning and Containing 0.57 Acres. Subject to any easements, rights of way, restrictions, reservations, and covenants of record or fact.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00pm on the 21st day of May 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom at the Monett City Annex, located at 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
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/s/ Mike Wallace
Chairman-Planning and
Zoning Commission
#R-16352-5-6-1tc

Mail To: **602 13TH STREET
MONETT , MO 65708-0000**

Deed: **KURIMA REAL ESTATE INVESTMENTS,LLC**
 Contract:
 CID#: **2-3364-000**
 DBA: **617 MAIN STREET MONETT,MO**
 MLS:

Map Area: **MONETT CITY**
 Route: **000-000-000**
 Tax Dist: **03-24-00-03-00-03-00**
 Plat Page:
 Subdiv: **MONETT LAND LOT**

Checks/Tags:
 Lister/Date:
 Review/Date: **D K, 12/27/2024**
 Entry Status: **Inspected**

Urban / Commercial

Legal: MONETT LAND LOT: PT. SESE LYING N. RAILROAD : SEC:36 TWN:26 RNG:28

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Acre X Rate						26,571.60	0.610						
Subtotal						26,571.60	0.610						
Grand Total						26,571.60	0.610						

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason					Exempt
11/21/2025	\$0	D049	25-6364										
12/15/1992	\$0	D000	412-942										
10/01/1975	\$0	D049	281-309										

	Count	Ag Building Description	Units		Year							
P:1	1	1S MTL (AX1); Post Fr. 925-Steel Utility Bldg	30' x 30' x 10'	900 SF	1981							
	Adj	(+) Insulation	900		AVG							

PP OLD MTL TRUCK BODY

1 "MORTON BLDG"

Sketch 1 of 1



12/27/2024 - MTL BLDG (FRONT)



11/3/2009 - 30X30 MTL BLDG (BACK)



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

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(417) 235-3763

Staff Report

To: Planning and Zoning Commission
From: Community Development Department
Date: April 29, 2026
Re: Draft Version of the New Comprehensive Plan

GENERAL INFORMATION

The City of Monett is in the end stages of drafting a new Comprehensive Plan – a document that will guide the City’s goals, actions, and directives for the length that this Plan is adopted. The Plan will likely be put up for a vote of approval/disapproval in late summer or fall of 2026 (subject to change).

The goal of a Comprehensive Plan – sometimes referred to as a Master Plan – is to guide the future growth of the City through organized and balanced means that align with the values of the City. The City of Monett released its first Comprehensive Plan in 1970, then updated it again in 1996. Since that time there have been no updates to the Comprehensive Plan. Said previous versions can be found on the City’s website.

The Comprehensive Plan is exceptionally long, as it is supposed to be all-encompassing in how it effects the City through the life of the document. That being said, I have elected not to print out a copy for you individually. Rather, it is available digitally on the City’s website under the “Agenda and Minutes” tab, then navigating towards the May 21st, 2026 Planning and Zoning Commission Meeting.

The input of the Planning and Zoning Commission is valuable and critical to the success of the City’s Comprehensive Plan as it pertains to the land use, zoning regulations, and the future development of the City.

There are no proposals or recommendations as part of this Staff Report.

ATTACHMENTS

Please see the following attachments:

1. Draft Version (Effective April 17th, 2026) of the yet-unadopted City of Monett Comprehensive Plan – available as a digital attachment or email request