



PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 17, 2026 @ 6:00 PM
MONETT CITY ANNEX, 100 S. MAPLE ST.

AGENDA

I. Call to Order

II. Approval of the Agenda

- A. Approval of the Minutes from the August 20th, 2026 Meeting of the Planning and Zoning Commission

III. Public Comments

IV. Old Business

V. New Business

- A. Proposed Replat of Lot 1 of the Hyde Minor Subdivision
- B. Consideration of Recommendation for Approval of an Amendment Modifying City of Monett Code Section 400.065 *Monett Core Conservation District* (MCCD) - to Clarify the Rezoning Options; to Modify and Clarify the Lot Frontage Minimums for "B-1" Lots; to Clarify Maximum Height Restrictions for "B-2" Lots; and to Correct Scriveners Errors

VI. Regular Business

- A. Discussion regarding Removing City of Monett Code Section 405.060 *Variances*

VII. Informational Items

- A. Next Planning & Zoning Commission Meeting to be held on Thursday, October 15th, 2026 at 6:00PM at the Monett City Annex located at 100 S. Maple St.

VIII. 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

Meeting Minutes for the August 20th, 2026

Meeting of the Planning & Zoning Commission

Meeting Details:

Date, Time: Thursday, August 20th, 2026 at 6:00PM

Location: Monett City Annex Main Boardroom, 100 S. Maple St.

Meeting Chairperson: Randy Burke

Commission Members in attendance: Kevin Cloud, Randall Click, Gale Huffmaster

Commission Members absent: Mike Wallace, Jeff Carr, Darren Indovina

Other attendees: Community Development Director Doug Potts, Development Assistant and Commission Secretary Andrew Miller, Jared Schultz, Dennis Flattem, Carroll Flattem

Minutes:

The meeting was called to order at 6:02pm by Chairperson Randy Burke.

Randall Click made a motion to approve the agenda. Kevin Cloud seconded the motion. The motion was approved by a unanimous vote.

Randy Burke made motion to approve the Consent Agenda including previous minutes. Kevin Cloud seconded the motion. The motion was approved by a unanimous vote.

There were no general public comments.

Next, Community Development Director Doug Potts spoke about the proposed "Clark Industries Expansion Minor Subdivision". He explained this was a simple lot line split to break up the larger lot into four smaller lots, that no new utilities were being proposed, and it followed all of the requirements laid out in the Minor Subdivision Procedures. Jared Schultz – representing Jack Schultz of Clark Industries – had a public comment that he was requesting a double-reading by the Council. Director Doug Potts explained that he would pass the message along to Council and that ultimately Council would decide how they want to move forward with agenda. Randall Click made a motion to approve the Minor Subdivision as presented. Gale Huffmaster seconded the motion. The



motion to approve the Clark Industries Expansion Minor Subdivision passed by a unanimous vote in the affirmative.

Next, Andrew Miller, as Commission Secretary, shared information about the future ability for Commissioners to access the Civic Clerk website to see their packets digitally, and view individual documents and items. Andrew made it clear to the Commissioners that physical packets would still be mailed to each Commissioner.

Having no further business to discuss, Chairperson Randy Burke said he would entertain a motion to adjourn the meeting. Gale Huffmaster made a motion to adjourn the meeting. Kevin Cloud second the motion. There was a unanimous vote to adjourn the meeting. Thus, Chairperson Randy Burke adjourned the meeting at 6:10pm.

A handwritten signature in black ink, appearing to read 'Andrew Miller', written over a horizontal line.

Attestation: Development Assistant Andrew Miller

A handwritten date in black ink, '8/24/2026', written over a horizontal line.

Date



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

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Staff Report

To: Planning and Zoning Commission
From: Andrew Miller, Development Assistant
Date: September 1, 2026
Re: Replat of Lot 1 of the Hyde Minor Subdivision

GENERAL INFORMATION

Petitioner Chris Sebald of the new 7 Brew business on Highway 60 is proposing a replat of Lot 1 of the Hyde Minor Subdivision upon which the 7 Brew sits to the Planning and Zoning Commission for what is effectively a lot split.

Prior to purchasing the property, Me. Sebald reached out about the process of splitting a lot. After a few iterations, he has provided a simple lot split that would open the western “half” of his current property for new development. He intends to sell this lot to another developer.

Based on the attached proposed replat, many easements can be seen listed. None of the easements are new, but were all from the previous development on the property – a mobile home park from years gone by. The provided proposed replat would follow all requirements of the Minor Subdivision procedure and no new city improvements are being proposed. As part of the development to prepare the lot for the 7 Brew, Mr. Sebald and his team are expanding the stormwater improvements for the property as well as the private driveway that connects with both Plaza Drive and the Dollar General private driveway.

There are no general concerns with the proposal by City Staff and as of the time of this writing, the 7 Brew is currently being built.

PROPOSAL

Petitioner Chris Sebald, owner of the 7 Brew lot, is proposing a replat of Lot 1 of the Hyde Minor Subdivision into two lots in order to potentially sell or develop the second, westerly lot for a new development.



RECOMMENDATION

The Community Development Department recommends the proposed replat of this lot on the grounds that the proposed replat follows the minor subdivision procedures, does not require new infrastructure or roadways on the City's cost, and would allow for the continued development of that available western spot.

ATTACHMENTS

Please see the following attachments:

1. Proposed Replat of Lot 1 of the Hyde Minor Subdivision
 2. Public Notice for Proposed Replat
 3. Proof of ownership of the lot in question
 4. Property Report Card
 5. Newspaper Proof
-

REPLAT OF LOT 1 OF
HYDE MINOR SUBDIVISION

A SUBDIVISION IN BARRY COUNTY, MISSOURI



BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 WEST ZONE

0 25 50

NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 50'

DESCRIPTION OF MINOR SUBDIVISION

A TRACT OF LAND KNOWN AS ALL OF LOT 1 OF THE MINOR SUBDIVISION OF HYDE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 9, PAGE 183 OF THE BARRY COUNTY, MISSOURI RECORDER'S OFFICE AND LYING IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 27 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 27 WEST THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 SOUTH 00°41'20" WEST, 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY 60; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY NORTH 87°53'23" WEST, 235.09 FEET TO AN EXISTING IRON PIN AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°42'12" WEST, 398.64 FEET TO AN EXISTING IRON PIN ON THE SOUTH LINE OF HYDE SUBDIVISION; THENCE ALONG SAID SOUTH LINE NORTH 89°10'51" WEST, 231.94 FEET TO AN EXISTING IRON PIN ON THE WEST LINE OF HYDE SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE NORTH 01°00'23" EAST, 403.82 FEET TO AN EXISTING IRON PIN OF THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY 60; THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY SOUTH 87°53'23" EAST, 229.87 FEET TO THE POINT OF BEGINNING, CONTAINING 92,636 SQUARE FEET (2.12 ACRES), ALL LYING IN SECTION 5, TOWNSHIP 25 NORTH, RANGE 27 WEST, IN THE CITY OF MONETT, BARRY COUNTY, MISSOURI.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS SURVEY DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGES IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN COMPLIANCE WITH THE CITY OF MONETT SUBDIVISION ORDINANCE AND THAT THEREFORE THIS SUBDIVISION HAS BEEN APPROVE BY THE MONETT PLANNING AND ZONING COMMISSION, SUBJECT TO IT BEING RECORDED IN THE BARRY COUNTY REGISTRY WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

CHAIRMAN PLANNING AND
ZONING COMMISSION

DATE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE JURISDICTION OF THE CITY OF MONETT, MISSOURI AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER

DATE

ACKNOWLEDGMENT

STATE OF MISSOURI

(SS)

COUNTY OF

ON THIS DAY OF , 2026, BEFORE ME

PERSONALLY APPEARED

TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN COUNTY, MISSOURI, ON THE DAY AND DATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES

(SEAL)

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY COULD BE SUBJECT TO ANY FACTS THAT A TITLE SEARCH COULD REVEAL.

THIS SURVEY IS A RETRACEMENT OF LOT 1, HYDE SUBDIVISION, NO PREVIOUSLY RECORDED PROPERTY BOUNDARY SURVEY WAS PROVIDED OR DISCOVERED DURING THE RESEARCH PROCESS.

FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. ALL INTERIOR FENCES MAY NOT BE SHOWN.

PROPERTY ACCURACY STANDARD: URBAN

DATE OF SURVEY FIELD WORK: 07/30/2026

DECLARATION BY SURVEYOR

I, CHAD PARKER, DO HEREBY STATE THAT THE SURVEY OF THE LAND HEREIN DESCRIBED WAS PREPARED UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER PERSONAL SUPERVISION OF KENT PETERSON, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, FOR THE CITY OF MONETT, MISSOURI.

CHAD PARKER
MISSOURI, PLS 2026006823

8/27/2026
DATE

PLAT NOTES

- 1) TOTAL NUMBER OF LOTS: 2
- 2) TOTAL AREA OF PLAT: 92,636 SQUARE FEET
2.12 ACRES

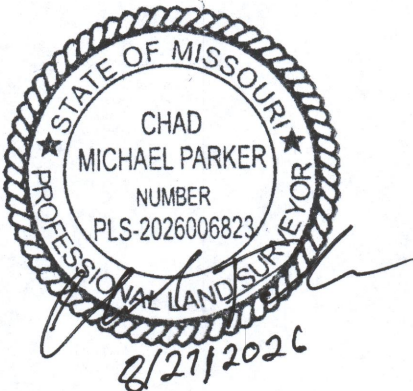
REFERENCE MATERIAL

DEEDS AS SHOWN

MINOR SUBDIVISION OF HYDE SUBDIVISION
BOOK 9 PAGE 183

LEGEND

- IRON PIN FOUND AS NOTED
- SET 5/8" IRON PIN WITH CAP, MO LC 2011008797
- PROPERTY LINE: PRIMARY
- - - PROPERTY LINE: ADJOINER
- - - LAND SECTION LINE
- - - R/W RIGHT-OF-WAY LINE
- - - OHE OVERHEAD ELECTRIC LINE
- × FENCE LINE: WIRE
- FENCE LINE: CHAIN LINK
- FENCE LINE: WOOD



DATE	REVISION	#
/ /	-	-



1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657

www.tothassociates.com
CERTIFICATE OF AUTHORITY:
MO# LS-2011008797
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Drawings and specifications are not intended for
use on other projects at this site or other sites
without written approval of the engineer

DWN. BY: MC
CKD. BY: KRP
APPD. BY: KRP
DATE: 08/27/2026
SCALE: AS SHOWN
Graphic scale may change due to drawing reproduction

PROJECT: 7BREW MONETT
LOCATION: 841 E. HWY 60 MONETT, MO 65708
CLIENT: INFINITY PROPERTY INC. EAST HIGHWAY 60 & PLAZA DRIVE MONETT, MO
TITLE: MINOR SUBDIVISION REPLAT
SHT NO: 1 OF 1

Recorded in Barry County, Missouri

Recording Date/Time: 07/14/2026 at 08:16:39 AM

Book: 26 Page: 3816

Instr #: 202603912

Pages: 2

Fee: \$27.00 S



Electronically Recorded
HOGAN LAND TITLE COMPANY

Danielle Still
Recorder of Deeds

Warranty Deed by Corporation

KNOW ALL MEN BY THESE PRESENTS:

June 22, 2026

That

Grantor: **INFINITY PROPERTY INC**

of the County of BARRY in the State of Missouri, a Corporation organized and existing under the laws of the State of Missouri party of the first part, in consideration of \$1 Dollar and other good and valuable consideration to be paid by

Grantee: **CKS RE LLC**

Grantees address: 4147 SAINT ALBANS SR, SPRINGDALE, AR 72764

of the county of BARRY and State of Missouri party or parties, of the second part, the receipt whereof is hereby acknowledged, and by virtue and pursuance of a Resolution of the Board of Directors of said party of the first part, does by these presents, Grant, Bargain, Sell and Confirm unto the said party or parties of the second part their/his/her heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of BARRY and State of Missouri to-wit:

ALL OF LOT ONE (1) OF THE MINOR SUBDIVISION OF HYDE SUBDIVISION, A SUBDIVISION IN THE CITY OF MONNETT, BARRY COUNTY, MISSOURI, SET FORTH IN PLAT BOOK 9, PAGE 183, RECORDER'S OFFICE, BARRY COUNTY, MISSOURI.

TOGETHER WITH THE APPURTENANT EASEMENTS ESTABLISHED BY THE RECIPROCAL EASEMENT AGREEMENT FILED IN RECORD BOOK 21, PAGE 5989, RECORDER'S OFFICE, BARRY COUNTY, MISSOURI.

Subject to reservations, restrictions, easements and covenants of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said party or parties of the second part, and unto their/his/her heirs and assigns, forever. The said part of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any incumbrance done or suffered by it or those under whom it claims; and that it will warrant and defend the title to the said premises unto the said party or parties of the second part and unto their/his/her heirs and assigns forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current year calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record if any, and zoning laws, except for taxes, both general and special, not now due and payable.

IN WITNESS WHEREOF, the **INFINITY PROPERTY INC**

the said party of the first part has caused these presents to be signed by its PRESIDENT
and corporate seal to be hereunto affixed, this the 22 day of JUNE, 2026



INFINITY PROPERTY INC (SEAL)

Mitch Hale (SEAL)
MITCH HALE, PRESIDENT

STATE OF MISSOURI,)

County of *Dallas*) SS.
22 June 2026)

On this day of 22 before me personally appeared MITCH HALE, to me personally known, who being duly sworn, did say that he/she is PRESIDENT of INFINITY PROPERTY INC that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said MITCH HALE acknowledged said instruments to be the free act and deed of said corporation. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in SPRINGFIELD, MISSOURI the day and year first above written.

2602321

Sandra Kay Kueck
Notary Public



Bldg / Addn		Description	Units				Year									
	Bldg	O 703	Manufactured Home Park													
	Pre	P 703	Manufactured Home Park													

	Count	Ag Building Description	Units			Year								
1 of 2 P:1	1	1S MTL (OFFICE) 915-Barn - Small	0' x 0'	720 SF		1974								
2 of 2 P:1	1	FR (SELLS SNOW CONES) 927-Shed	8' x 12'	96 SF		2016								



Sketch 1 of 1



Photo 1 of 3 05/14/2024

5/14/2024 - OFFICE (FRONT)



Photo 2 of 3 12/18/2009

12/18/2009 - OFFICE (BACK)



Photo 3 of 3 01/18/2017

1/18/2017 - SHED

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 **September 17th @ 6:00pm**. The following is a tentative agenda for that meeting:

Consideration and Review of the following:

Proposed Replat of Lot 1 of the Hyde Minor Subdivision

Barry County

All of Lot (1) of the Minor Subdivision of Hyde Subdivision, a Subdivision in the City of Monett, Barry County, Missouri, set forth in Plat Book 9, Page 183, Recorder's Office, Barry County, Missouri.

Together with the Appurtenant Easements established by the Reciprocal Easement Agreement filed in Record Book 21, Page 5989, Recorder's Office, Barry County, Missouri.

Subject to reservations, restrictions, easements, and covenants of record, if any.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00 p.m. on the 17th day of September 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom of the Monett City Annex, located at 100 S. 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-16512-9-2-1tc

Staff Report

To: Planning and Zoning Commission

From: Andrew Miller, Development Assistant

Date: August 11, 2026, Updated September 2, 2026

Re: Modifying Lot Frontage Requirements within New “B-1” Zoning; Correcting Missing Height Maximums of “B-2” Zoning Clarifying Rezoning Options within MCCD; Correcting Certain Errors & Omissions

GENERAL INFORMATION

The City of Monett is intending to extend the lowered Lot Frontage Minimum Requirements that were instituted by the *Legacy Lot Overlay District* (LLO) over the past year onto the same footprint of the *Monett Core Conservation District* (MCCD). The Community Development Department intends to add the 30-foot lot frontage requirement to the MCCD’s low-density “B-1” zoning.

This was originally added to the MCCD during one of the earlier drafts of the plan. However, it was removed and re-referenced as to take the *Height and Area Regulations* directly from our regular District “A” (Single-Family) zoning regulations. In effect, this kept the minimum lot size requirements to the borders established both in the original zoning as well as the LLO.

In effect, this change now extends the border of 30-foot lot frontage requirements with “B-1” zoning classifications to the following borders:

- To the south: from Dairy St. to Highway 60
- To the west: from Central/37 to Eisenhower
- To the north: from Cleveland to Honeysuckle/Sycamore
- To the east: no changes (remains Kyler/13th)

As of August 2026, the MCCD derives its lot frontage requirements from the requirements laid out in District “A” – or our single-family residential district. Separately, the LLO shrinks the lot frontage requirements within its boundaries, but not outside the boundaries. So by adding the 30-foot lot frontage requirement to the MCCD “B-1” directly – instead of deriving it from the LLO – we are extending this lot frontage requirement to the MCCD’s borders.

The LLO remains in effect as it would modify any residential uses within commercially zoned areas. To be clear this is still a useful tool to promote mixed-unit development within the LLO. We have no plans to modify the LLO at this time.



GENERAL INFORMATION, CONT.

Also, there was a missing maximum height limitation unincorporated from the B-2 zoning restrictions. This has been added at 20 feet to match the current “B-1” zoning classification.

Additionally, clarifying language has been added to the MCCC to clarify that any rezoning petitions within the MCCC’s borders cannot utilize the old “B” zoning within its borders. Further, it expands this limitation on rezoning to not allow for residential-only uses within zoned “C” areas of the MCCC. Instead, it does allow for combined residential and commercial uses within zone “C”, but does not allow for individuals to get around the new MCCC ordinance by choosing to rezone something into zone “C” and then building strictly a residential building to old “B” standards.

Lastly, a couple of scrivener’s errors have been corrected.

PROPOSAL

The Community Development Department is proposing that the *Monett Core Conservation District* - the new multifamily-oriented districting that went into effect recently, be modified to directly include the 30-foot lot frontage requirement for zone “B-1” similar to the *Legacy Lot Overlay* – rather than indirectly pulling lot frontage requirements. This would effectively extend the 30-foot minimum to a larger area of Monett. Additionally, the Community Development Department is proposing that clarifying language be added to the MCCC to close loopholes that would allow for old “B” development within the MCCC’s footprint.

RECOMMENDATION

The Community Development Department recommends that the Planning and Zoning Commission votes to recommend this proposal to the City Council on the grounds that these changes make the lot frontage minimum requirements and rezoning process less obfuscated within the MCCC.

ATTACHMENTS

Please see the following attachment:

1. Updated Draft Version of the *Monett Core Conservation District* with changes highlighted
 2. Map of MCCC for reference
-

AN ORDINANCE MODIFYING SECTION 400.065 *USE, HEIGHT, AND AREA REGULATIONS OF THE MONETT CORE CONSERVATION DISTRICT (MCCD)* TO CLARIFY REZONING OPTIONS, TO MODIFY AND CLARIFY THE LOT FRONTAGE MINIMUMS FOR “B-1” LOTS, TO CLARIFY MAXIMUM HEIGHT RESTRICTIONS FOR “B-2” LOTS, AND TO CORRECT SCRIVENERS ERRORS

WHEREAS, the MCCD zoning overlay district, will allow and further encourage the low-density multi-family uses within its boundaries while preserving the existing character of the single-family neighborhoods located near the historic downtown area and the Cleveland Street corridor and includes an area of long-established neighborhoods dating to the City’s founding; and

WHEREAS, the purpose of this Ordinance is to adopt a tiered zoning framework establishing a maximum density for multi-family residential uses which are zoned District "B" – Second Residential District within an area bounded by Sycamore Street and Honeysuckle Lane (North), Eisenhower Street (West), U.S. Highway 60 (South), and 13th Street / Kyler Street (East) while still allowing for opportunities for medium and high density uses where appropriate; and

WHEREAS, to accomplish this, the MCCD is comprised of a tiered multi-family zoning framework with B-1 (Low Density), B-2 (Medium Density) and B-3 (High Density) subdistricts and at the time of adoption, all property within the overlay district shall be zoned B-1 (Low Density) and property owners may request B-2 or B-3 zoning through the zoning map amendment process in Section 400.210, and

WHEREAS, there are many existing homes and vacant lots in these areas that do not meet present-day dimensional standards, resulting in hardships when owners seek to rebuild or develop, and that the lot frontage standards set forth in the Legacy Lot Overlay (LLO) set forth in Article III-C Section 400.77 Height and Area Regulations shall be similarly applied within the MCCD; and

WHEREAS, the Public Hearing was held before the Monett Zoning and Planning Commission on September 17th, 2026 at 6:00 PM at the Monett City Annex located at 100 South Maple in Monett; and

WHEREAS, after publication of the hearing and the consideration of the discussions in the public hearing and discussions of the Zoning and Planning Commission, the Zoning and Planning Commission determined that this amendment to the Monett City Code is reasonable and necessary;

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

- Section 1.** It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Monett City Code, and the sections of this ordinance may be modified to accomplish such intention.
- Section 2.** That Section 400.065 – Monett Core Conservation District “MCCD” Overlay is hereby amended to read as follows:

Section 400.065 – Monett Core Conservation District “MCCD”

- A. Purpose and Intent:** This Ordinance is to adopt a tiered zoning framework through the use of a zoning overlay district to establish a maximum density for multi-family residential uses which are zoned District "B" – Second Residential District within an area bounded by Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east).

The zoning overlay district, to be known as the Monett Core Conservation District (MCCD), will allow and further encourage the low-density multi-family uses within its boundaries while preserving the existing character of the single-family neighborhoods located near the historic downtown area and the Cleveland Street corridor.

The MCCD includes an area of long-established neighborhoods dating to City’s founding. Comprised of 929 acres, approximately 407 acres (44%) within the MCCD are zoned “District B – Second Residential District.” The majority of District B parcels in the overlay area are between 40 and 50 feet wide with residential structures placed 15-25 feet (25% of the lot depth) from the property line and with minimum side yard setbacks of 7 to 10 feet.

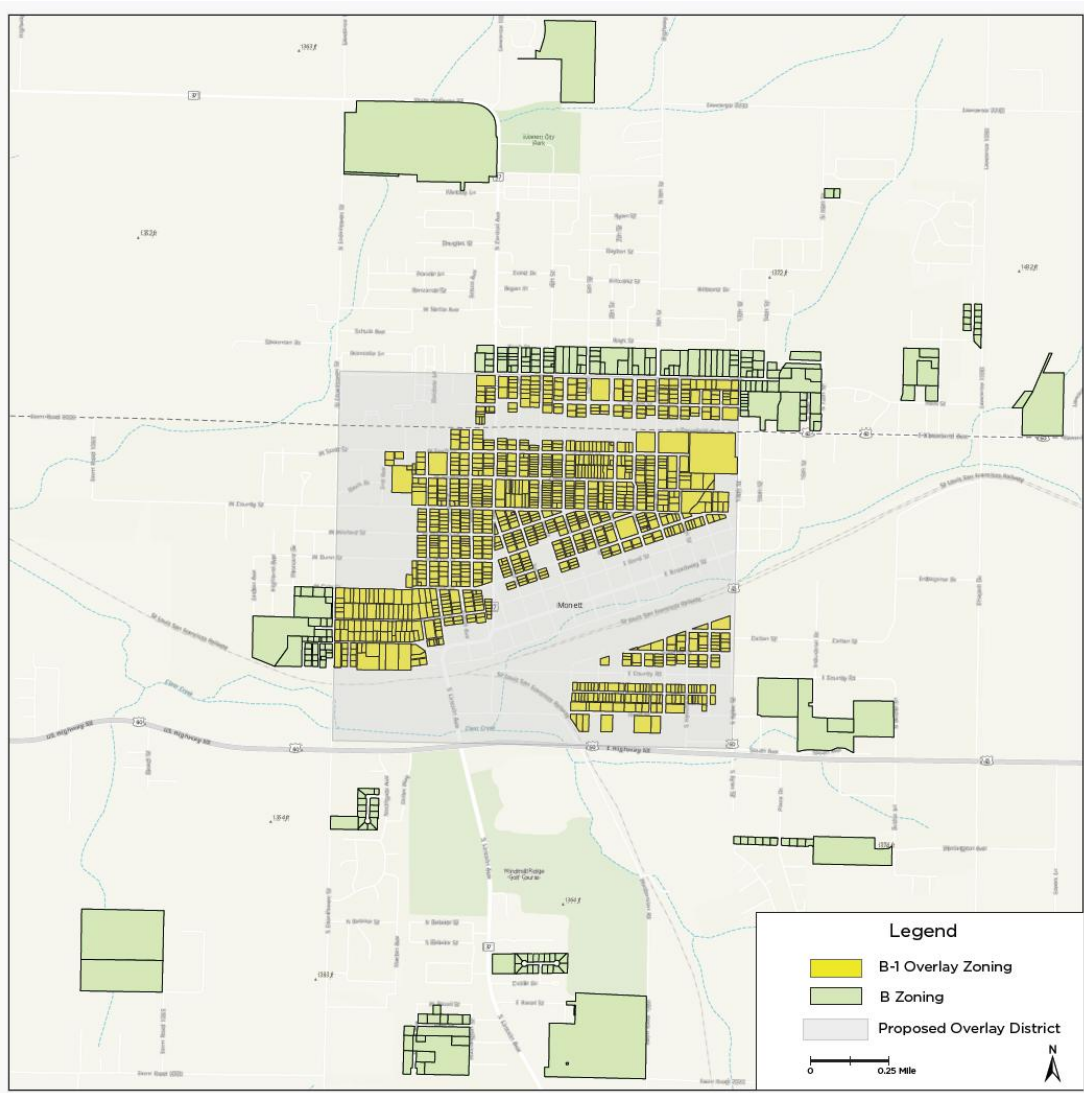
The low-density multi-family housing within the MCCD supports the transition from commercial uses in the downtown and along the Cleveland Street corridor to residential uses while addressing vehicular and stormwater management infrastructure impacts.

The MCCD overlay district shall only apply to properties zoned District B – Second Residential District within its boundaries. Consistent with this, all property within the MCCD shall be zoned B – Low Density to allow and support two-family (duplex) dwellings at densities up to 7 dwelling units per acre. This will minimize lot consolidations within the MCCD for the purpose of constructing new multi-family structures exceeding this density ratio.

Greater residential densities are supported outside the MCCD in the standard District "B" – Second Residential District. Within the MCCD, higher densities may be allowed by the B-2 (Medium-Density Multiple Dwelling District) and the B-3 (High-Density Multiple Dwelling District) as provided through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.

B. Historic Monett Urban Conservation District Boundary Description and Map

- A. The MCCD shall apply to all lots currently zoned District "B", within the boundaries of the following streets: Sycamore Street and Honeysuckle Lane (North), Eisenhower and South Eisenhower Street (West), U.S. Highway 60 (South), and 13th Street and Kyler Street (East).



B. Any lots not zoned District “B” are to remain their current zones, and if they seek to rezone in the future, must utilize the new “B-1, B-2, or B-3” in place of the old “B” Zoning District within the MCCD.

C. Persons wanting rezoning to anything other than Zone “B-1, B-2, or B-3” may not utilize the Commercial zoning for strictly residential uses:

1. Within the MCCD, properties rezoned after October 1, 2026 may not be used for residential uses unless it is an allotted mixed use area, or mixed use plan for development.

D. MCCD Multi-Family Zoning Tier Structure

The purpose of the Monett Core Conservation District is to encourage low density multi-family uses within its boundaries while still allowing for opportunities for medium and high density uses where appropriate. To accomplish this, the MCCD is comprised of a tiered multi-family zoning framework with B-1 (Low Density), B-2 (Medium-Density) and B-3 (High-Density) subdistricts. At the time of adoption, all property within the overlay district is zoned B-1. Property owners may request B-2 or B-3 zoning through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.

E. B-1 Low Density Zoning District

- a. Purpose. The B-1 District is intended for low-density multifamily development at a ratio of 7 dwelling units per acre. This district permits housing types such as single-family detached and two-family attached (duplex) structures. It serves as a transition between single-family zones and higher-density residential or commercial areas. This mix of housing options maintains building scale through height and bulk controls and is consistent with what has been the traditional character of the neighborhoods within the MCCD for decades.
- b. Upon the date of adoption of this ordinance, all property within the MCCD shall be classified as “B-1 Low Density.”
- c. Permitted Uses. The following uses are permitted by right in the B-1 District:
 - a. All uses permitted in District A (One-Family Residential) as defined in Section 400.040.
 - b. Two-Family Dwellings (Duplexes). A building containing two dwelling units, arranged in a side-by-side manner consistent with the MCCD maximum height regulations.
- d. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
- e. Lot Size and Building Standards. The B-1 District is subject to the following standards and limitations:
 - a. Setback, Area, and Height Regulations.

Residential Use	Area	Setbacks				Height
	Lot Area per Dwelling Unit	Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached	5,600 square feet	See Below (f.)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet. See Subsection "f" Dimensional Requirements
Two-Family	3,111 square feet per dwelling unit (Equivalent to 7 dwelling units per acre)	See Below (f.)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet. See Subsection "f" Dimensional Requirements

- b. Maximum number of principal structures per lot: In B-1, not more than one principal building shall be located per parcel or lot of record. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
- f. Dimensional Requirements. Development in B-1 must comply with the following:
 - i. Lot Frontage & Width: Minimum lot frontage/lot width shall not be less than 30 feet at the front building line of any B-1 lot.
 - ii. Maximum Building Height: 20 feet. Structures in B-1 are intended to be low-rise and consistent in height with existing conditions within the MCCD. Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
 - iii. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. Any accessory structures with a roof or any portion of the principal structure over which a roof is placed shall be included in the lot coverage calculation. The remaining 60% of the lot must remain landscaped or used for driveways/parking areas.
- g. Off-Street Parking Requirements. Off-street parking in B-1 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:
 - i. Residential Parking: Two (2) parking spaces per dwelling unit for single-family and two-family dwellings. All parking spaces shall be

located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads. On-street parking shall not count toward meeting this minimum requirement.

- ii. Driveway and Layout: For one- and two-family dwellings, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

F. B-2 Medium-Density Zoning District.

1. Purpose. The B-2 District is established to accommodate medium-density multifamily housing. It permits apartments and townhouse developments while establishing standards to ensure such development is compatible within the MCCD. The B-2 zone is generally appropriate for sites near collector or arterial roads, around commercial centers, or as buffers between high-intensity zones and lower-density residential areas.

2. Permitted Uses. The following uses are permitted in B-2 within the MCCD:

- a. All uses permitted in B-1 meeting the requirements of this section.
 - b. Apartments, condominiums, townhouses, and similar attached single-family housing developments or other buildings containing multiple dwelling units meeting the requirements of this section.
3. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
4. Lot Size and Building Standards. The B-2 District is subject to the following standards and limitations:
- a. Setback, Area, and Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached Structures	6,000 square feet	See below (6. "b")	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet. See Subsection 7 Dimensional Requirements
Two-Family Structures	3,000 square feet per	See below (6. "b")	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet. See Subsection 7 Dimensional Requirements

	dwelling unit					
3 or more Dwelling Unit Structures	4,356 square feet per dwelling unit (Equivalent to 10 dwelling units per acre)	90 feet for corner lots. 80 feet for mid-block lots. See Subsection 6	See Subsection 7 Dimensional Requirements	See Subsection 7 Dimensional Requirements	See Subsection 7 Dimensional Requirements	See Subsection 7 ("iv.") Dimensional Requirements

- b. No private drives or access easements to serve a B-2 zone lot shall be allowed.
 - c. Within the B-2 district, a ratio of 10 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 4,356 square feet of lot area per dwelling unit is required to meet this ratio.
5. Density Standards. The B-2 District is subject to the following density standards:
- i. Density. A maximum of ten (10) dwelling units per acre are allowed in the B-2 zoning district.
 - ii. Not more than one principal building shall be located per parcel or a lot of record in the B-2 district.
 - iii. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
 - iv. Minimum Lot Area: 6,000 square feet for any new lot created in B-2 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 4,356 square feet of lot area.
6. Lot Frontage and Width:
- a. Each lot must have frontage on a public street. No private drives or access easements shall be allowed.
 - b. Minimum lot width of 80 feet at the front building line for any new B-2 lot. Corner lots should have at least 90 feet of frontage along the primary street to allow adequate side yard on the secondary street.
7. Dimensional Requirements. Development in B-2 for structures containing 3 or more dwelling units must comply with the following bulk and setback standards:
- i. Front Yard: Minimum 25-foot front setback from the front property line to any principal structure. For corner lots, the shortest street-adjacent lot dimension shall be designated the "front yard" for setback purposes; the other frontage shall adhere to the side yard requirement below.
 - ii. Side Yards: Minimum 7-foot side yard on each side of the lot for a building with a height of 20 feet or less. For buildings exceeding 20

- ~~feet in height, a minimum 10 foot side yard on each side is required.~~ On corner lots, the side yard adjacent to the street shall be a minimum of 15 feet from the property line to provide adequate vision clearance.
- iii. Rear Yard: Minimum 20-foot rear setback from the rear property line to any principal building. Accessory structures may be located in the rear yard but must be set back at least 5 feet from the rear lot line and not encroach into any easements.
 - iv. Maximum Building Height: **20 feet.** Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
 - v. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. At least 60% of the lot must remain as yard/open area, whether landscaped or used for driveways/parking.
8. Off-Street Parking Requirements. Off-street parking in B-2 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:
- a. Residential Parking: Two (2) parking spaces per dwelling unit. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads.
 - b. Driveway and Layout: For units with attached garages and driveways intended to serve only the individual dwelling units, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

F. B-3 High Density Zoning District.

1. Purpose. The B-3 District is established to accommodate highly concentrated multiple-family residential development. This district provides for more intense land usage in areas where lower-density development is deemed neither appropriate nor economical. It is further intended for this district to provide apartment type dwellings in mid-rise structures for those persons desiring to live in such an environment. Allowing densities of up to 15 dwelling units per acre, this district may be applied to areas best suited for such intense residential usage, especially near intersections of arterial or collector streets and around commercial centers. It permits apartments and townhouse developments while establishing standards to ensure such development is compatible within the MCCD.

2. Permitted Uses. The following uses are permitted in B-3 within the MCCD:

- a. All uses permitted in B-2 meeting the requirements of this section.

3. Accessory uses. Uses incidental to multifamily residential developments, including but not limited to leasing offices, clubhouses or community buildings for

residents, laundromats, fitness facilities and swimming pools for residents, garages and carports, swimming pools, and maintenance buildings as subject to the accessory use regulations of Section 400.

4. Lot Size and Building Standards. The B-3 District is subject to the following standards and limitations:

a. Setback, Area, and Height Regulations.

Residential Use	Area	Setbacks				Height
	Lot Area per Dwelling Unit	Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached Structures	6,000 square feet	See below ("6.")	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet
Two-Family Structures	3,000 square feet per dwelling unit	See below ("6.")	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet
3 or more Dwelling Unit Structures	2,904 square feet per dwelling unit (Equivalent to 15 dwelling units per acre)	100 feet. See Subsection 6	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	45 feet. See Subsection 8 Dimensional Requirements

- b. Within the B-3 district, a ratio of 15 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 2,904 square feet of lot area is required to meet this ratio.
- c. To promote a cohesive development appearance and efficient use of parking areas, the B-3 district allows for multiple principal structures on the same lot. Each lot must have frontage and access to a public street.

5. Density Standards. The B-3 District is subject to the following density standards and limitations:

- i. Density. A maximum of fifteen (15) dwelling units per acre are allowed in the B-3 zoning district.
- ii. Minimum Lot Area: 6,000 square feet for any new lot created in B-3 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures

containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 2,904 square feet of lot area.

6. Lot Frontage: Minimum lot width of 100 feet at the front building line for any B-3 lot.

7. Number of principal use structures per lot: Lots within B-3 may contain more than one (1) principal structure.

8. Dimensional Requirements. Development in B-3 for structures containing 3 or more dwelling units must comply with the following bulk and setback standards:

- b. Front Yard: Minimum 40-foot front setback. If a B-3 development containing 3 or more dwelling units fronts on a state highway or major arterial where a larger right-of-way or future widening is a concern, the City may require a greater front setback as a condition of rezoning to align with thoroughfare plans.
- c. Side Yards: Minimum 10-foot side setback on each side for buildings up to two stories in height. For any building or portion of a building that exceeds 35 feet in height, the side setback shall be at least 15 feet on each side. Corner lot street side yards shall be a minimum of 20 feet from the property line along all street frontages.
- d. Rear Yard: Minimum 20-foot rear setback. Lots containing or intended to contain 3 or more dwelling units directly abutting a single-family residential district (District A or MD), the adjacent rear yard shall be 25 feet to allow for screening.
- e. Maximum Building Height: 45 feet for structures containing 3 or more Dwelling units. 35 feet for single family detached and two-family structures.
- f. Maximum Lot Coverage: At least 50% of the lot must remain as any combination of yard, open space, or passive or active recreational space to serve residents comprised of pervious surfaces. On-site stormwater detention shall not count toward the yard, open space, or recreational space requirements. Paved parking, sidewalks, trash enclosure areas and other surfaces impervious to stormwater shall meet stormwater detention requirements but are not included in either building coverage or yard/ open space / recreational space percentages. Areas for landscaping or screening may be included toward yard/ open space / recreational space requirements.

G. Off-Street Parking Requirements.

- 1. For single family detached and two-family structures, off-street parking in B-3 shall be provided in accordance with Chapter 400.190 (Off-Street Parking). For structures with 3 dwelling units or more, the following shall apply:

- i. For multi-family units limited to housing for the elderly: Two (2) spaces per dwelling unit;
 - ii. For all other 3+ multifamily structures:
 1. Two (2) spaces for a one (1) bedroom unit;
 2. One and one-half (1 1/2) spaces per bedroom for two (2) bedroom unit; and
 3. One (1) space per bedroom for three (3) or more bedrooms in a multi-family dwelling.
2. **Location and Design:** Off-street parking should be located in either the side or rear yards. No parking shall be allowed in the required front yard setback, except for driveways that provide access. Parking lots with more than 10 spaces shall include interior landscaping per city landscape standards and shall be screened from view of adjacent lower-density residential properties by a fence or vegetative buffer.
3. **Garages:** If individual garages (attached or detached) are provided for units, each garage space counts toward the parking requirement. However, the overall site must meet standards of this subsection.

Section 3. Severability: If any provision of this ordinance is found to be invalid, the remaining provisions shall remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect from and after the 10th day after its passage by the City Council.

Section 5. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.

Section 6. That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified with in this Ordinance.

Whereupon a roll call vote was taken:

Ayes: _____

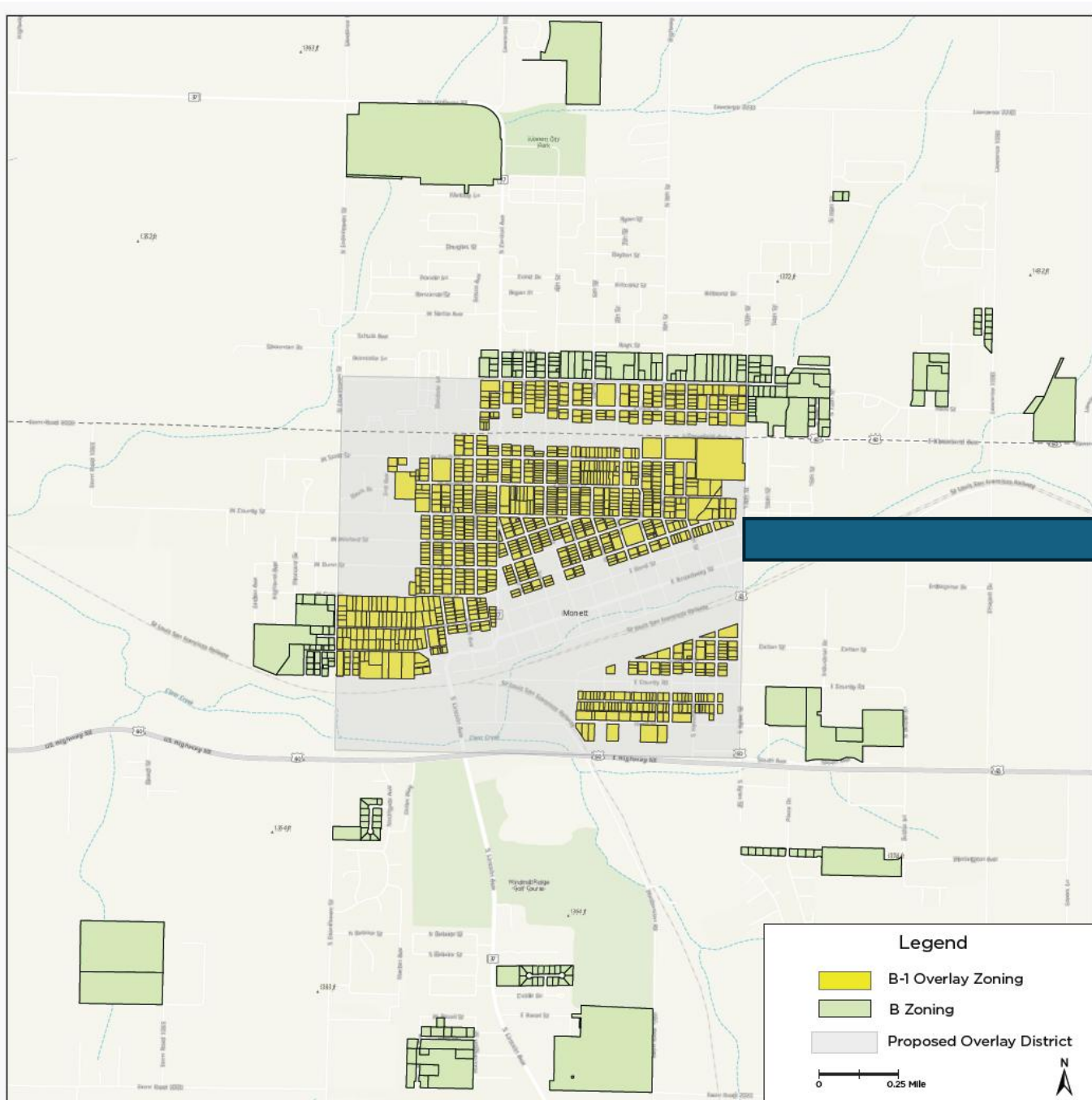
Nayes: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS **XX DAY OF XXXXXXXX, 2026.**

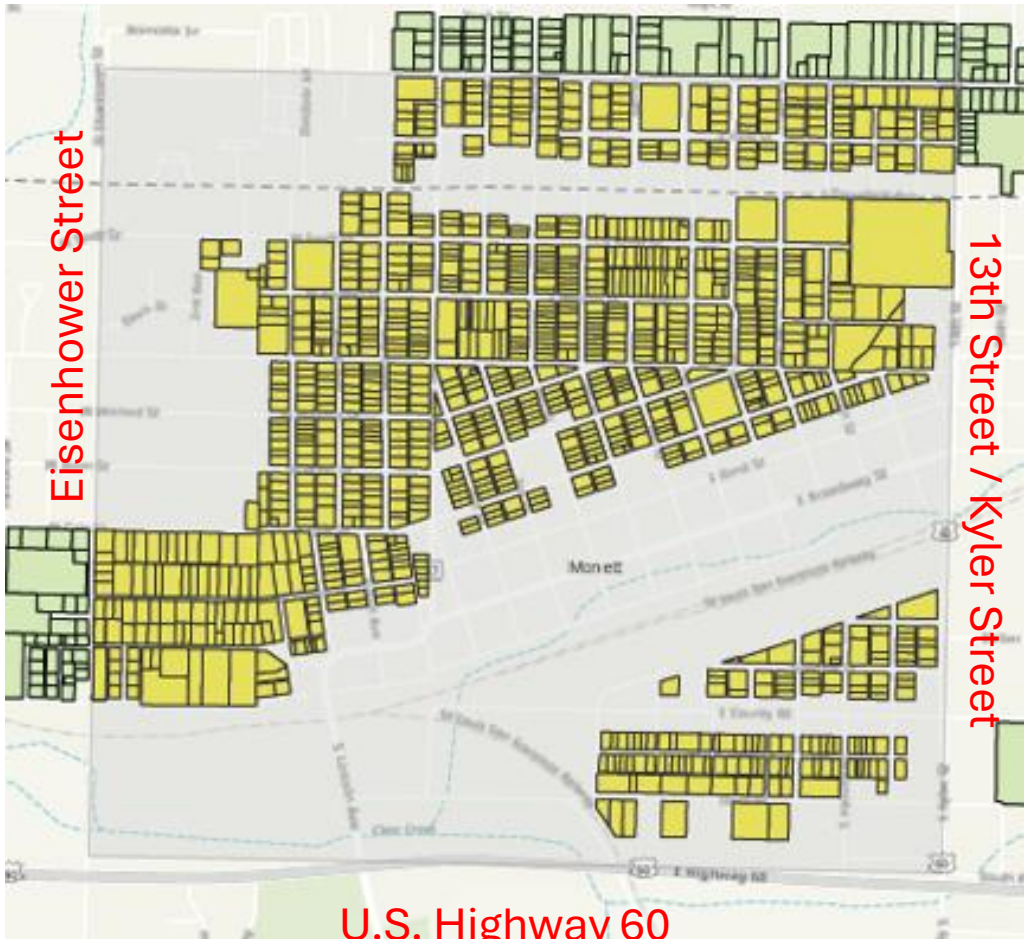
James R. Burke, Mayor

ATTEST:

Andrew Miller, City Clerk



Sycamore Street and Honeysuckle Lane



NOTICE OF PUBLIC HEARING

NOTICE is given that public hearings will be held in the Main Boardroom at the Monett City Annex at 100 S. Maple St., Monett, Missouri, by the Monett Planning and Zoning Commission at 6:00pm, or as soon as it may be called, on Thursday, September 17th, 2026, for consideration and review of the following:

Text Amendment Modifying City of Monett Code Section 400.065 *Monett Core Conservation District* (MCCD)

An Amendment of City of Monett Code Section 400.065 *Monett Core Conservation District* (MCCD) - to Clarify the Rezoning Options; to Modify and Clarify the Lot Frontage Minimums for "B-1", "B-2", and "B-3" Lots; and to Modify and Clarify Maximum Height Restrictions for "B-1" and "B-2" Lots. The boundaries of the affected areas within the City of Monett are the following: with a north boundary of Sycamore Street and Honeysuckle Lane, east boundary of Streets 13th/Kyler, south boundary of U.S. Highway 60, and west boundary of Eisenhower Street.

The meeting is open to the public and all interested parties may attend and be heard.

If the Planning and Zoning Commission votes to recommend approval to the City Council or the City proceeds with the request to the City Council, then there will be a second public hearing held in the Main Boardroom at the Monett City Annex at 100 S. Maple St., Monett, Missouri, by the Monett City Council at 6:00pm, or as soon as it may be called, on Thursday, October 8th, 2026.

A copy of the proposed ordinance amending the text of the City's Zoning Regulations is available for review at City Hall. Any interested party present at the hearing will be given an opportunity to be heard.

/s/ Mike Wallace

Chairman-Planning and Zoning Commission

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/s/ Mike Wallace
Chairman-Planning and
Zoning Commission

#R-16511-9-2-1tc



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: September 1, 2026
Re: Removal of City of Monett Code Section 405.060 *Variances*

GENERAL INFORMATION

To clear up some confusion, “variances” are a legal tool used by the City of Monett’s Board of Adjustment to allow for one-off exceptions and one-off exemptions to zoning related matters. For example, the Board of Adjustment may allow for a reduction in the road frontage requirement for residential property from 60 feet to 50 feet. These variances are given on a case-by-case basis. As part of the modernization efforts of the Community Development Department, we additionally provided formal education from the City’s Attorneys to our Board of Adjustment to more strictly limit variances in accordance with Missouri State Law.

Section 405.060 *Variances* does not actually pertain, however, to the above-described variances. Rather, 405.060 allows for the Planning and Zoning Commission to provide for variances directly upon all properties through a new subdivision’s platting process. This would, for example, allow all new buildings within a development to have a road frontage requirement of 50 feet where it would normally be 60 feet.

This ordinance, however, is going to be removed by City Council. This ordinance was instituted in 1978 perhaps for a specific development in mind (we are not certain it was ever used). The City Attorney has recently advised us of the illegality - and therefore invalidity - of this law.

Therefore, the Community Development Department is advising the Planning and Zoning Commission that the City Council intends to fully repeal this section of the City Code.

There are no proposals or recommendations as part of this staff report. Please see the attached City of Monett Code Section 405.060 *Variances* for your reference.

Section 405.060. Variances. [R.O. 2012 §405.060; CC 1979 §28-6; Ord. No. A-3976 §13, 8-15-1978]

- A. The Commission, with the approval of the City Council, may authorize a variance from the regulations of this Chapter when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Commission and Council shall prescribe only conditions that they deem necessary to or desirable for the public interest. In making its findings, the Commission and Council shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Council finds:
1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his/her land; or
 2. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner; and
 3. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.
- B. Application for any such variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the Commission. The application shall state fully the grounds for the application and all the facts relied upon by the petitioner. Such application shall be presented to the Council when the final plat is submitted.