AURORA PLANNING AND ZONING COMMISSION
AGENDA

REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, August 18th, 2020 at 6:30 PM

I. Call to order
Roll Call: Chairman: Regina Payne (2022)
Vice Chairman: Linda Barton (2023)
Council Member: Don McWade (2021)
Commission Member: Rick Boyer (2022)
Commission Member: Eddie Breeding (2021)
Commission Member: Tamera Abell (2022)
Commission Member: Vacant
Commission Member: Vacant
Secretary: Crystal Abbott

II. Approval of Minutes
A. Approval of Minutes from meeting held June 2nd, 2020

III. Old Business
A. None

IV. New Business
A. Public Hearing, Special Use Request, Jerry & Summer Sumners
B. Review of Preliminary Site Plan from Liberty Utilities
C. Public Hearing, Zoning Request, Liberty Utilities
D. Public Hearing, Minor Subdivision/Lot Combination, Liberty Utilities
E. Review of Preliminary Site Plan Summit Retail Development
F. Review of Preliminary Site Plan Lyla Corners

V. Public Comment/Discussion
A citizen desiring to speak on an item not on the agenda may do so at this time. Each citizen is limited to three minutes and the Commission will not act or discuss items at this time. Discussion should be limited to matters of City business and public comment is not permitted in regard to personnel matters or on pending legal matters. Items introduced under "Public Comment" may become agenda items later.

Posted by Crystal Abbott, Planning & Zoning Secretary, July 14, 2020
VI. Adjournment
Date: August 18, 2020

Presented By: Chairman

Agenda Item: Approval of Minutes

Agenda No. II (A)

<table>
<thead>
<tr>
<th>AGENDA ITEM DESCRIPTION</th>
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<tr>
<td>Approval of Minutes from meeting held June 2nd, 2020</td>
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NOTES:
I. **Call to order**

Roll Call: Chairman: Regina Payne (2022)
Vice Chairman: Linda Barton (2020)
Commission Member: Eddie Breeding (2021)
Commission Member: Darold Farless (2021)
Commission Member: Rick Boyer (2022)
Commission Member: Tamera Abell (2022)
Council Member/Liaison: Don McWade (2021)
Secretary: Crystal Abbott

Chairman Payne called the meeting to order at 6:30 p.m. on June 2nd, 2020. Roll call was taken, and all members were present except Commissioner Farless. Quorum satisfied.

II. **Approval of Minutes**

A. **Approval of Minutes from February 4th, 2020**

Commission Member Breeding moved to accept the meeting minutes from February 4th, 2020. Vice Chairman Barton seconded the motion. Motion passed with the following members voting aye:

AYES: Payne, Barton, Boyer, Breeding, Abell

NAYES: None

III. **Old Business**

A. None

IV. **New Business**

*Chairman Payne moved Item D to first position on Agenda under new business.*
A. Reinstatement of Linda Barton to Planning & Zoning Commission

Chairman Boyer made a motion to reinstate Linda Barton as Vice Chairman on Planning and Zoning Commission. Motion seconded by Commissioner Breeding. Motion passed with the following members voting aye:

AYES: Payne, Barton, Boyer, Breeding, Abell

NAYES: None

B. Public Hearing, Zoning Request, Bruce & Stephanie Heman

Chairman Payne moved to open the public hearing at 6:32 pm. Commission Member Boyer seconded the motion. Motion passed with all members voting aye.

Director Howlett approached the podium to explain the zoning request made by the Heman's. Bruce and Stephanie Heman requested to rezone property from C-1 to C-2. Mrs. Howlett explains what spot zoning is and that all surrounding properties need to be zoned contiguous. She further explains spot zoning is not allowed per Missouri State Statute 89.030 and discusses the purposes for these statutes in 89.040. Properties need to remain uniform.

Mrs. Howlett states the comprehensive plan is set forth for us as a City to follow. Finding of Fact will be reviewed as well. Mrs. Howlett instructs the board that it is her job as the Planning and Zoning director to outline the laws for both our city and state and they, the commissioner's, must make the decision.

Director Howlett explains other alternate routes and suitable options have been given to the Heman's with the City's full support. She is in favor of growth, done legally within the parameters of the law.

City Manager Jon Holmes approaches the podium. He stresses that the City supports business ventures within the legal boundaries set forth. He further describes that we all as citizens have to abide by the law.

Mr. Holmes explains if they allow an illegal change with zoning, then our own ordinances would be obsolete. If spot zoning was allowed it would set an example for future zoning issues, Mr. Holmes explained. Also, we would be in violation of our City's Master Plan. He advises we should follow our ordinances laid out for ourselves.
Lastly Jon reinforces that the Heman’s have been given alternate options including a special use permit and a variance, both of which are not satisfactory to them.

Ken Reynolds addresses questions from the Commissioners in regards to a variance and a special use permit.

Linda Barton poses a concern relating to the special use permit. She asks what happens if Bruce Heman wants to sell his property or business in 20 years. Director Howlett explains that any new owner would have the opportunity to apply for the same special use permit, as the permit is good through the duration of the current owners. Mrs. Howlett also describes examples of other special use permits around town that sufficed for several years. Director Howlett addresses Mr. Breeding’s question on Special use permits. She explains the property would remain zoned C-1 but special uses would be allowed under the current zone made specifically for the property in question.

Tamera Abell, commissioner, inquires on who makes the definition of a business to be considered repair. Director Howlett explains that removing or replacing parts classifies a business as automotive repair. Ken Reynolds follows up with defining common sense definition. Attorney Reynolds explains when there is a question, the courts will have to decide.

Chairman Payne and Vice Chairman Barton do not agree that glass repair is considered automotive repair.

Bruce and Stephanie Heman came to the podium to answer questions and further describe their request. They currently have a business in town but after 29 years in the community, they are seeking an area with higher traffic for their business. Mrs. Heman expresses disinterest in the special use permit as she is concerned for future financial stability. She explains she fears it will be difficult to sell the property or business in the future without the property being rezoned to a C-2. Mrs. Heman expresses a desire to revitalize the area.

Ken Reynolds addresses the Heman’s asking what is the main reason they do not want special use. Stephanie reiterated because of future prospective buyers.

Zach Sumners, with Speedy Clean Laundry services, speaks out in favor of the rezoning for the Heman’s.

Ken Reynolds, City attorney, advises board to take each case individual and apply the law to each case. He states today cannot be based on the past.

Commissioner Breeding makes it clear that as Commissioners they cannot vote against state laws.
The Heman's son, Brett Heman, is in the audience and addresses the Commissioner's on this subject matter. He states they have had a needs assessment done and water detention calculation involving architects and engineers. Rick Boyer questions Brett Heman on special use permit interest. Mr. Heman agrees with Stephanie Heman that the special use permit would limit re-selling ability on the property.

Ken Reynolds advises the Commissioners it is evident the property owners are against the property staying C-1 and the only interest lies in rezoning to C-2. Ken is concerned about the request and cautions commissioners.

Questions are posed from the audience on other options available. Attorney Ken Reynolds explained how a variance would work. Ken explains how a variance would solve problems similar to the special or conditional use permit and that a variance would be permanent.

Motion to close the public hearing made by Commissioner Abell. Motion seconded by Commission Member Boyer at 7:53 pm. Motion passed with all members voting aye.

Chairman Payne addressed the requirement for Finding of Fact regarding the request and stated the questions to the Commission for review and discussion. Finding of Fact was determined as follows: The rezone request would not be in line with existing uses of property within the general area. The rezone request would not be in line with the zoning classification of property within the general area. The rezone would not adversely affect surrounding property and property values. The property in question is not suitable to the uses permitted under the proposed zoning classification. The rezone does not protect the neighborhood interest. The rezone does not alter the character or nature of the development of the neighborhood. Lastly, the rezone would not be in basic harmony with the various elements and objectives of the Master Plan.

Rick Boyer supports City to recommend not to rezone property. Mr. Holmes explains that Mr. Heman can appeal the decision to the City Council. He further adds there are several avenues for them to take from this point moving forward.

Commissioner Boyer motioned to turn down the request for the rezone. Seconded by Commission Member Breeding. Motion to rezone declined by Planning and Zoning Commission.

AYES: Boyer, Breeding, Abell

NAYES: Barton

ABSTAIN: Payne
C. Public Hearing, Vacate Request, Edward Werdein

Chairman Payne moved to open the public hearing at 8:10 pm. Vice Chairman Barton seconded. Motion passed with all members voting aye.

Director Howlett explains the request for the vacate came from the previous landowner. Since original application, property has changed hands to the new owner, Liberty Utilities. Mrs. Howlett describes the area in question. The Director explains that originally Griffith avenue had future potential to continue north of Church Street but the City has not made plans and the City has not maintained the area. She explains the Street Department ccnurs that there is no reason not to vacate area. She further adds there are no City utilities in the area that will be affected. The City can still maintain all needed items. Director Howlett recommends approval of the vacate.

Don King, a nearby landowner speaks in concern for the vacate. Mrs. Howlett answers all questions and concerns. She further assures Mr. King that the vacate will not affect surrounding properties, only the property in question.

Commissioner Boyer motioned to close the public hearing at 8:21 pm. Chairman Payne seconded the motion. Motion passed with all members voting aye.

Finding of Fact was reviewed and answered accordingly by all Commissioners. Yes, the vacate does serve the convenience and general welfare of the public. There is no adverse impact on the neighborhood. It does not adversely affect surrounding property and property values. The vacate request does serve the neighborhood in some degree. Yes, the vacate would protect the neighborhood interest. It does not alter the character or nature of the development of the neighborhood. It will be in basic harmony with the various elements and objectives of the Master Plan.

Vice Chairman Barton made a motion to recommend allowing the vacate request. Commissioner Boyer seconded. Motion passed with the following members voting aye:

AYES: Payne, Barton, Boyer, Breeding, Abell

NAYES: None

D. Resignation of Darold Farless from Planning and Zoning Commission

Vice Chairman Barton made a motion to accept the resignation of Darold Farless from the Planning and Zoning Commission. Chairman Payne seconded the motion. Motion passed at 8:24 pm with all members voting aye.

AYE: Payne, Barton, Boyer, Breeding Abell

NAYE: None
V. **Public Comment/Discussion**
Zach Sumners inquires about his zoning at his current laundromat. Director Howlett advises him to meet with her in the planning and zoning office to discuss any questions or issues.

VI. **Adjournment**
Commissioner Boyer moved to adjourn the meeting at 8:29 p.m. Commissioner Breeding seconded the motion. Motion passed with all members voting aye.

________________________
Regina Payne, Chairman

ATTEST:

________________________
Crystal Abbott, Secretary
COMMUNICATION PAGE

Date: August 18, 2020
Presented By: Chairman
Agenda Item: Old Business
Agenda No. III

<table>
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NOTES:
Date: August 18, 2020

Presented By: Building Official

Agenda Item: New Business

Agenda No. IV (A)

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<td>Public Hearing, Special Use Request, Jerry &amp; Summer Sumners</td>
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NOTES:
PROJECT TYPE AND TITLE (Check ONE)

☐ New Subdivision, Annexation, Zoning and Concept Plan (Requires Preliminary Plat).

Title on Plans: □

☐ Rezoning and Concept Plan
☐ Zoning Code Amendment
☐ Minor Subdivision
☐ Vacation of Easement
☐ Vacation of Right of Way
☐ Special Use Permit

Other: Building garage - 2000 sq. ft.

Fees Table (See ORD 500.030 for complete list of fees)

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<tr>
<th>Service</th>
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<tr>
<td>Plan review (commercial)</td>
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<tr>
<td>Plan review (residential)</td>
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<tr>
<td>Plat review fees</td>
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<td>Minor subdivision</td>
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<td>Annexation/Zoning fees</td>
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<td>Special use permit fee</td>
<td>$100.00 fee (per application)</td>
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<tr>
<td>Board of Adjustment</td>
<td>$100.00 fee (per application)</td>
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<tr>
<td>Building Board of Appeals</td>
<td>$100.00 fee (per appeal)</td>
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</tbody>
</table>

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-678-5121

APPLICANT INFORMATION

Applicant Name: Jerry Summers
Address: 715 Lakeview Dr.
Phone: 417-229-1454
Email: dawnmonster@gmail

Applinvt Date: 4-3-20

Description of Project: Building garage/shop 2000 sq. ft.

Jerry will be contractor. Brick building

PROPERTY OWNER(S)

Name: Jerry Summers
Address: 715 Lakeview Aurora
Email: dawnmonster@gmail

Mortgagees/Consultants

Contact Person

Identify one person to serve as the contact for the Planning and Zoning Department during the review process. This will be the only person notified by the Planning and Zoning Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name: □
Address: □
Phone: □
Email: □
Owners Certification
I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest; this requested action cannot lawfully be accomplished.

Name  Jerry Summers  Signature  

[Signature]

For Office Use Only:

☐ Approved  ☐ Denied

Signature:  ___________________________  Date:  ___________________________

City official

Forward to P&Z Commission - Meeting Date set for 7/7/2020 at Time 6:30pm.
CITY OF AURORA  
2 W PLEASANT  
PO BOX 30  
AURORA  
CO 80011  

<table>
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<tr>
<th>Description</th>
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<tr>
<td>JERRY &amp; SUMMER SUNNERS</td>
<td>199.00</td>
</tr>
<tr>
<td>BUJA-BBOA-SPEC BUILDING GARAGE/SHOP</td>
<td></td>
</tr>
<tr>
<td>CC Received</td>
<td>100.00</td>
</tr>
<tr>
<td>Change</td>
<td>.00</td>
</tr>
</tbody>
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DLN 6/33/20 15:00  P#: 29910
Memo

To: Planning & Zoning Commission, City Council Members
From: Carrie Howlett, Planning & Zoning Director
Date: June 25, 2020
Re: Shop Larger than 900 sq. ft., 715 Lakeview Dr, Sumners

Commission Members,

A request has been made, by the current property owner, to build a garage building larger than 900 sq. ft.

Lot size is 30,662 sq. ft. Building/garage requested would be 2,000 sq. ft. Lot is of suitable size to house the structure while maintaining setbacks within the scope of City Code. No additional structures present on the property that would prohibit the construction of a new building.

Building will be like material to the residential structure in the form of brick.

Respectfully,

Carrie Howlett
Planning & Zoning Director
Lawrence County, MO

Property Report Card

Parcel Number: 196014001003001000

Owner Name: SUMNERS, JERRY LEE III & SUMMER NEC

Situs Address: 715 LAKEVIEW DR

Mail To Address: 715 LAKEVIEW

Mail To Address 2:

Mail To City State Zip: AURORA 0 65605-0000

Database Acres: 0

Book/Page: 0448-4200

Section: 14

Township: 26

Range: 26

Date Acquired: 2012-09-19

Land Assessed: 3710

Total Assessed Including Land: 41050

Legal Description: LAKEVIEW DR., 715; LT 21 & N1/2 OF LT 22 SIMPSON'S S/D - AURORA
GENERAL WARRANTY DEED

GAT Aurora
File #: 12-6266

THIS DEED made and entered into September 17, 2012 by and between
Kevin James Newbold and Debra Gayle Newbold, husband and wife, Grantor, of the County of
Lawrence, State of Missouri,

and Jerry Lee Sumners III and Summer Necoli Sumners, Husband and Wife, Grantee, of the
County of Lawrence, State of Missouri,

whose mailing address is: 667 W. Pearl St., Aurora, MO 65605

For and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said
Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT,
BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real
Estate, situated in the County of Lawrence, State of Missouri, to wit:

The North Half (N 1/2) Of Lot Twenty-Two (22), Simpson's Subdivision To Aurora, Lawrence County,
Missouri, According To The Recorded Plat Thereof.

All Of Lot 21 Simpson's Subdivision Of Lots 19, 20, 21, 22 And The West Half (W 1/2) Of Lot 9, In Wakefield
Subdivision Of The Northeast Quarter Of Section 14, Township 26, Range 26, In Lawrence County, Missouri,
According To The Recorded Plat Thereof.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD,
IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges,
appertuences and immunities thereto belonging or in anywise appertaining unto the said Grantee
and unto its successors and assigns forever, the said Grantor 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 premises are free and clear of any encumbrances 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
Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all
persons whomsoever, excepting however, the general taxes for the current 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.
IN WITNESS WHEREOF, the said Grantor has/have hereunto set their hand(s) the day and year first above written.

Kevin James Newbold
Debra Gayle Newbold

State of Missouri  )
County of Lawrence ) SS

On September 17, 2012, before me personally appeared Kevin James Newbold and Debra Gayle Newbold, husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires:

MICHAELE GUENTHER
Notary Public - Notary Seal
STATE OF MISSOURI
Lawrence County
My Commission Expires June 2, 2016
Commission 912380886
Date: July 15, 2020

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Jerry & Summer Sumners to discuss a special use request at 715 Lakeview Drive, known more particularly described herein as follows:

LAKESVIEW DR., 715; LT 21 & N1/2 OF LT 22 SIMPSON'S S/D - AURORA

Petitioner: Jerry Lee III & Summer Sumners

As a property owner within 185 feet (exclusive of streets and alleys) of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on, Tuesday, August 18th at 6:30 p.m.

If you have any questions concerning this request, please contact Planning and Zoning at 417-678-5121 ext. 31.

Thank You,

[Signature]

Jon Holmes
City Manager
NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 18th in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from Jerry & Summer Sumners to discuss a special use request involving 715 Lakeview Drive, also known as:

LAKEVIEW DR., 715; LT 21 & N1/2 OF LT 22 SIMPSON'S S/D - AURORA
NOTICE OF PUBLIC HEARING
NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 18th in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from Liberty Utilities, to do a minor subdivision, combining the 4 lots more particularly known as:
(1) CHURCH ST., E., 509; LTS 1 - 4, BLK 3, E 1st AVL ADDN - AURORA;
(2) N474.5’ OF S1/2 LT 1 SW EX30’ AND EX BEG 30’ SW COR THEREOF, THEN N150’ E100’ S150’ W100’ TO BEG & L - AURORA;
(3) GRIFFITH AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA;
(4) CHURCH ST.; LTS 4 & 5 BLK 2 EAST SIDE ADDN - AURORA
#R-13997-7-29-2tc

Deadline for Legals is Noon Monday.

NOTICE OF PUBLIC HEARING
NOTICE is hereby given to all citizens and parties in interest that the Zoning and Planning Commission of the City of Aurora, Missouri 65605 to conduct a public hearing on Tuesday, August 18, 2020 at 6:30 p.m. at the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from Liberty Utilities, to do a minor subdivision, combining the 4 lots more particularly known as:
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#R-13997-7-29-2tc

IN THE 29TH JUDICIAL CIRCUIT COURT, LAWRENCE COUNTY, MISSOURI
Probate Division
Case Number: 20LW-PR00351
In the Estate of JOAN KATHLEEN REESE, a Deceased Person
Bekins of Appointment of a Co-Conservator
TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN KATHLEEN REESE, A DISABLED PERSON
On July 10, 2020, JULIE DIANA RUZICKA and BRETT FROST REESE were appointed co-conservators of the estate of JOAN KATHLEEN REESE, a person adjudicated disabled under the laws of the State of Missouri, by the Probate Division of the Circuit Court of Lawrence County, Missouri. The business address of the co-conservators is: JULIE RUZICKA, 1328 DEER LAKE, MT VERNON, MO 65752 BRIEFTREE, P.O. BOX 1720, WARSAW, MO 65355.
AI creditors of said partially disallowed person are notified to file claims in the Probate Division of the Circuit Court.
Date of first publication: JULY 22, 2020
Date: 7-13-2020
/s/ PAMELA L. FOIBER
Clerk
#R-13984-8-12-4tc

NOTICE OF ELECTION LAWRENCE COUNTY, MISSOURI
In accordance with Chapter 115 of the Laws of Missouri, notice is hereby given that the August Primary Election will be held in Lawrence County on Tuesday August 4, 2020 at which election all registered voters residing within Lawrence County will be given the opportunity to vote. The polling places for the said election will be open at 6:00 a.m. and close at 7:00 p.m.

District 1
Wendell Bolin - for three (3) years
District 3
Larry Muenning - for three (3) years
District 8
G.D.COPE - for three (3) years

POLLING PLACE
SW Aurora   Aurora Community
Date: August 18, 2020
Presented By: Building Official
Agenda Item: New Business
Agenda No. IV (B)

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| NOTES: |
Memo

To: Planning & Zoning Commission, City Council Members

From: Carrie Howlett, Planning & Zoning Director

Date: June 25, 2020

Re: Commercial Development, Liberty Utilities, 509 E Church St

Commission Members,

Accompanying documentation is to provide insight and preliminary plan information regarding a possible development at 509 E Church St. Liberty Utilities has purchased the property with intent to construct a Service Center on the property. The Service Center will allow Liberty customers to enter and make payments, discuss billing, etc. Additional use at this location will be parking for service trucks.

Teresa with Heithaus Engineering has been working close with myself as well as our City Engineers for the past several months in preparation for the request. Due diligence has been done on Liberty's behalf by Heithaus and all requested documents have been provided to my office thus far.

Current zoning on portions of the properties allows for the development and use proposed. Lot combination and rezoning will come in the requests following this agenda item.

Section 545.235 of our City Code addresses Conditional Payment in Lieu of Constructing Stormwater Detention. A proposal for this has been made involving this development and has been reviewed by myself as well as two of our City engineers at Algier Martin & Associates. The proposal is in conformance with our City Code and is fitting to the development.

Respectfully,

Carrie Howlett
Planning & Zoning Director
Site Development Notes for
Liberty Utilities - New Service Center
Church St. - Aurora, MO

POLE YARD AND TURNING AREA AROUND IT

FLOODPLAIN

CURRENT ZONING R-1
REZONE TO G-2

ENDANGERED SPECIES:
Indiana and Northern Long-eared Bats - During the active season (Apr. 1 to Oct. 31) they roost in forest and woodland habitats.

TREES TO BE CLEARED BY MARCH 31st. OR AFTER NOV. 1st.

EXISTING SANITARY SEWER

POSSIBLE FLEET ACCESS POINT?

REPLAT TO ELIMINATE LOTS AND VACATE
Griffith Ave. & Alleys

BUSINESS 60 (CHURCH STREET)

PASSENGER / GUEST /

SECONDARY FLEET ACCESS

PRIMARY FLEET ACCESS

EXISTING FHA AT Rinker

EXISTING WATER MAIN
(Liberty to verify location and size)

EXISTING FHA AT PORTER

UPDATE: 3.24.2020

Heithaus Engineering & Associates, Inc.
Consulting Engineers & Land Surveyors
June 4, 2020

Ms. Carrie Howlett  
Planning and Zoning Director  
City of Aurora, MO  
2 W Pleasant St.  
PO Box 30  
Aurora, MO 65605  

Re: Stormwater Detention Fee in Lieu of Detention  

Dear Ms. Howlett:

The Stormwater Detention Report (Conditional Payment in Lieu of Constructing Stormwater Detention) was received via email on May 29, 2020, and the title page was sealed by Teresa Davison, P.E., Heitkau Engineering & Assoc., Inc., on June 4, 2020. The report has been reviewed for compliance with the City of Aurora ordinances pertaining to stormwater.

It was determined the improvements generally conform to the requirements as published City Ordinance Section 545.235 Conditional Payment in Lieu of Construction Stormwater Detention. It is my recommendation to grant approval of the buyout as described in the engineering report.

This review is only for verification that the improvements generally conform to the City of Aurora Ordinances regarding stormwater. The reviewer is not approving the design or the suitability of the design for this application. This review shall not relieve the developer or his engineer from complying with all rules, regulations, ordinances, laws or statutes that are in effect at the time of design or construction.

Please contact me if you have any questions.

Sincerely,

ALLGEIER, MARTIN and ASSOCIATES, INC.  
Hydro Division

[Signature]

Charles E. Patterson, PhD, PE, CFM  
Vice President, Hydro Division

Rolla Office  
112 West 6th Street Rolla, Missouri 65401  

www.amce.com  
573.341.9487
Stormwater Detention Report
(Conditional Payment in Lieu of Constructing Stormwater Detention)

NEW SERVICE FACILITY FOR
THE EMPIRE DISTRICT ELECTRIC COMPANY
509 E. Church Street
Aurora, Lawrence County, Missouri

June 2020

OWNER:
The Empire District Electric Company
a Liberty Utilities Company
602 S. Joplin Street
Joplin, MO 64804
417-626-5973

PREPARED BY:

Heithaus Engineering & Associates, Inc.
MO COA #2010021970 (E), #2010018087 (LS)
535 West Battlefield Street
Springfield, Missouri 65807
(417) 887-3238, Fax (417) 887-1940

219018-DatemBuyout
June 2020
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STORMWATER DETENTION REPORT FOR
NEW SERVICE FACILITY FOR
EMPIRE DISTRICT ELECTRIC COMPANY

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II. EXISTING SITE CONDITIONS & DRAINAGE .................................................................................................2
III. PROPOSED DRAINAGE & DETENTION PLAN ..............................................................................................4
IV. FLOODPLAIN DEVELOPMENT AND LAND DISTURBANCE ..............................................................................5
APPENDIX ..........................................................................................................................................................7

DRAINAGE BASIN EXHIBIT FOR CHAT CREEK
FEMA FIRM MAP
USFWS WETLAND MAP
STORMWATER DETENTION REPORT
Conditional Payment in Lieu of
Constructing Stormwater Detention

NEW SERVICE FACILITY FOR
THE EMPIRE DISTRICT ELECTRIC COMPANY
509 E. Church Street
Aurora, Lawrence County, Missouri

I. PROJECT DESCRIPTION

The Empire District Electric Co's new service facility is planned to be located at 509 E. Church Street in Aurora, Lawrence County, Missouri. The property consists of approximately 15 acres which is largely undeveloped except for a single-family residence with related drives and shed. The property fronting on Church Street (Business Highway 60) consisting of about 1.62 acres is part of a platted subdivision (the East Side Addition to Aurora, MO) and is currently zoned C-2 (General Business District). The remainder of the property is zoned R-1 (Single-Family Residential District).

A request to vacate the unimproved portion of Griffith Ave. and combine the platted lots with the remainder of the property is being submitted to the City along with a request to rezone the unplatted portion to C-2. This report outlines requirements for stormwater detention for the new service center and related site improvements.

II. EXISTING SITE CONDITIONS & DRAINAGE

As noted above, the subject property is largely undeveloped except for the single-family residence that will be removed with the proposed development. The eastern portion of the property is densely wooded with Chat Creek traversing northwesterly through the property. In keeping with U.S. Fish and Wildlife Service recommendations, some tree clearing occurred at the end of March during the dormant season for
Northern long-eared and Indiana bats (November 1st through March 31st). Limited tree clearing occurred along the western edge of the wooded area to permit limited grading activity for the proposed improvements. No clearing occurred along Chat Creek.

At the point of discharge from the property to Chat Creek, the drainage basin has an area of approximately 1,230 acres. With the proposed developable portion of the property occupying about 8 acres, this equates to approximately 0.65% of the contributing drainage area. Chat Creek continues northwesterly through a 33½-acre undeveloped tract of land owned by D.E. and Betty Jean King, ETAL where it crosses under the Missouri & Northern Arkansas (MNA) and BNSF Railways.

Referencing FEMA Firm Community Panel Number 29109C0452D, effective date August 02, 2012, the eastern portion of the property lies within Zone "AE" - special flood hazard areas subject to inundation by the 1% annual chance flood with base flood elevations determined. A portion of the property lies within Zone "X" other flood areas, areas of 0.2% annual chance flood, areas of 1% chance flood with average depths of less than 1 foot. The remainder of the property lies within Zone "X" (other areas), areas determined to be outside the 0.2% annual chance floodplain. Approximate limits from FEMA/GIS mapping are shown on the site plan, however, the limits based on field survey and current City topographic mapping appear to conflict with FEMA's Based Flood Elevations (BFE) thru the property. A request for current FEMA HEC-RAS model for Chat Creek is being requested, and determination of the intended BFE through the property will be provided based on City topographic data.
III. PROPOSED DRAINAGE & DETENTION PLAN

Site design for the development will occupy the western 8 acres, leaving the eastern wooded 7+ acres undeveloped, thus maintaining a natural stream buffer along Chat Creek. Stormwater will be routed via overland flow and stormwater collection piping to the existing open drainage course discharging to Chat Creek.

Referencing Aurora’s City Code, the volume of detention for areas less than twenty (20) acres should be evaluated according to the "Simplified Volume Formula" for the 100-year design storm. This method of evaluation consists of the determination of stormwater runoff rates for undeveloped conditions vs the proposed developed conditions for a 100-year (frequency) design storm. For commercial development, the City requires the impervious area to be determined based upon the maximum impervious area allowed by zoning for the development. Assuming 80% impervious for the proposed developed 8 acres based on C-2 zoning, the detention volume is determined as follows:

**Differential Runoff Rate**
Differential runoff rates are evaluated by the following equation:

\[
R = \text{Differential Runoff Rate} \times \text{Intensity of 100-year storm} = 7.7 \text{ (reference Appendix for supporting calculations)}
\]

**Detention Volume**
Total volume of detention is computed by the equation:

\[
V = \text{Total volume of detention (cu. ft.)} = R \times A \times Tc \times 60 \text{ (sec./min.)}
\]

Where:
- \( R \) = Differential Runoff Rate = 7.7
- \( A \) = Area of project in acres = 8.0 ac.
- \( Tc \) = Time of concentration = 5.5 min.

\[
V = 18,557 \text{ CF (reference Appendix supporting calculations)}
\]

From the City Code, the design detention volume is to be determined from the following Table:

<table>
<thead>
<tr>
<th>Calculated Volume</th>
<th>Design Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 cubic foot through 500 cubic feet (CF)</td>
<td>500 CF</td>
</tr>
<tr>
<td>501 CF through 4,999 CF</td>
<td>Round up to nearest 500 CF</td>
</tr>
<tr>
<td>5,000 CF through 9,999 CF</td>
<td>Round up to nearest 1,000 CF</td>
</tr>
<tr>
<td>10,000 CF through 49,999 CF</td>
<td><strong>Round up to nearest 5,000 CF</strong></td>
</tr>
<tr>
<td>50,000 CF through 99,999 CF</td>
<td>Round up to nearest 10,000 CF</td>
</tr>
<tr>
<td>100,000 CF and above</td>
<td>Round up to nearest 25,000 CF</td>
</tr>
</tbody>
</table>

Therefore, volume required = 20,000 CF (rounding up to nearest 5,000 CF)
Given the proximity of the property to the floodplain of Chat Creek and the contributing drainage area being roughly 0.65% of the creek’s basin, onsite detention provides negligible benefit. With the creek’s drainage basin being almost 2 sq. miles (1,230 acres), the lag time for the creek can allow the site’s drainage to peak prior to the flood wave associated with the creek reaching the site. Alternately, retaining drainage onsite in a detention basin can cause the peak discharge from the detention basin to occur later and more likely to coincide with the increasing flood wave of the creek, thus making the flood potential worse. For this case, a payment of a fee in lieu of constructing detention is proposed.

The City Code requires a payment in lieu of detention to be determined based on:

\[ \text{\$3.00/CF of calculated detention volume for the first 1,000 CF} \]
\[ \text{+ \$2.00/CF of detention volume required above 1,000 CF} \]

Based on this rate structure, the payment in lieu of constructing detention for this development would be:

\[ \text{\$3/CF x 1,000 CF = \$3,000} \]
\[ \text{+ \$2/CF x 19,000 CF = \$38,000} \]
\[ \text{Payment = \$41,000 in lieu of constructing detention.} \]

If agreed to by the City’s Engineer and the Planning and Zoning Director, an agreement for payment in lieu of detention is be executed by the City and developer and the payment shall be received by the City before the pertinent building permit can be issued or the pertinent plat is recorded. Payment in lieu of detention funds may be used by the City for drainage improvements within the City’s corporate limits.

**IV. FLOODPLAIN DEVELOPMENT AND LAND DISTURBANCE**

As noted previously, FEMA’s floodplain mapping and BFE through the property appear to conflict with current City topographic data. Once the BFE through the property is verified, a Conditional Letter of Map Revision based on Fill (CLOMR-F) application will be submitted to FEMA for the proposed new service center. A Floodplain Development Permit Application will accompany site improvement plan submittal to the City as well. Upon completion of construction, a LOMR-F application will need to be submitted to FEMA based on asbuilt data for a final determination.

Since more than 1 acre of land will be disturbed with the proposed site improvements, a land disturbance permit has been acquired from the Missouri Department of Natural Resources.
(MDNR). Erosion and Sediment Best Management Practices (BMPs) as indicated on the site improvement plans are to be incorporated and the Stormwater Pollution Prevention Plan (SWPPP) is to be maintained and routinely updated during construction.
Site Location for The Empire District Electric Company's proposed service center (8+ acres)

Chat Creek Drainage Basin Area = 1,230+ Acres

Disclaimer: Although this map has been compiled by the Missouri Department of Natural Resources, no warranty, expressed or implied, is made by the department as to the accuracy of the data and related materials. The act of distribution shall not constitute any such warranty, and no responsibility is assumed by the department in the use of these data or related materials.
Proposed CLOMR-F request to be submitted to FEMA. A built LOMR-F request to be completed after construction.
February 27, 2020

Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
'This page was produced by the NW mapper.'
Date: August 18, 2020
Presented By: Building Official
Agenda Item: New Business
Agenda No. IV (C)

<table>
<thead>
<tr>
<th>AGENDA ITEM DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Hearing, Zoning Request, Liberty Utilities</td>
</tr>
</tbody>
</table>

NOTES:
PROJECT TYPE AND TITLE (Check ONE)
☐ New Subdivision, Annexation, Zoning and Concept Plan (Requires Preliminary Plat).
☐ Rezoning and Concept Plan
☐ Zoning Code Amendment
☐ Minor Subdivision
☐ Vacation of Easement
☐ Vacation of Right of Way
☐ Special Use Permit
☐ Other: ____________________________

Title on Plans: ____________________________

 Fees Table (See ORD 500.030 for complete list of fees)

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<tr>
<th>Service</th>
<th>Fee Details</th>
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<tr>
<td>Plan review (commercial)</td>
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<tr>
<td>Plan review (residential)</td>
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<tr>
<td>Plat review fees</td>
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<tr>
<td>Minor subdivision</td>
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<td>Annexation/Zoning fees</td>
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<td>Special use permit fee</td>
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<td>Board of Adjustment</td>
<td>$100.00 fee (per application)</td>
</tr>
<tr>
<td>Building Board of Appeals</td>
<td>$100.00 fee (per appeal)</td>
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</tbody>
</table>

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-678-5121.

APPLICANT INFORMATION
Applicant Name: Teresa Davison (Heithaus Engineering & Assoc. Inc.)
Address: 535 W. Battlefield Rd., Springfield, MO 65807
Phone: (417) 887-3238 Email: teresa@heiweb.com
Relationship to Owner: Project Engineer/Manager
Description of Project: Combining Tracts 1-3 and Tract 4 and Rezoning to C-2

PROPERTY OWNER(S)
Name Address Phone Email
The Empire District Electric Company, Attn: Bethany Aborn, 417-683-7654, Bethany.Aborn@libertyutilities.com

Mortgagees/Consultants
-NA-

Contact Person
Identify one person to serve as the contact for the Planning and Zoning Department during the review process. This will be the only person notified by the Planning and Zoning Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name Address Phone Email
Teresa Davison, P.E. 535 W. Battlefield St., Springfield, MO 65807 (417) 887-3238 teresa@heiweb.com
2 W. PLEASANT • P.O. BOX 30 • AURORA, MO 65605
PHONE: 417-678-5121 • FAX: 417-678-6599

Rev: 03/2016
Owners Certification
I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name: Bethany Aborn
Signature: Bethany Aborn

For Office Use Only:

☐ Approved  ☐ Denied

Signature: ______________________ Date: __________

City official
Forward to P&Z Commission – Meeting Date set for __________, 2016 at Time 6:30pm.

Rec'd 6-1-20 via email
<table>
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<td>BOA-BOA-SPEC</td>
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<td>E CHURCH ST ZONING REQUEST</td>
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<tr>
<td>THE EMPIRE ELECTRIC COMPANY</td>
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<tr>
<td>BOA-BOA-SPEC</td>
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<tr>
<td>E CHURCH ST MINOR SUBDIVISION</td>
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<tr>
<td>Rpt# 30164</td>
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<tr>
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<td></td>
</tr>
<tr>
<td>E CHURCH ST PLAN REVIEW</td>
<td></td>
</tr>
</tbody>
</table>

| Total                                           | 200.00 |
| CK Received                                    | 200.00 |
| Change                                         | .00    |

JLJ 6/17/28 11:21 Rpt# 30165
Memo

To: Planning & Zoning Commission, City Council Members
From: Carrie Howlett, Planning & Zoning Director
Date: June 25, 2020
Re: Rezoning Request, Liberty Utilities, 509 E Church St

Commission Members,

Contiguous properties support this rezoning request as lots abutting are C-2 properties.
Use after development is in conformance with allowable uses within C-2 zoning.

Respectfully,

Carrie Howlett
Planning & Zoning Director
Lawrence County, MO
Property Report Card
Parcel Number: 203007003001006000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: 509 E, CHURCH
Mail To Address: P O BOX 127
Mail To Address 2:
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 0
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 2050
Total Assessed Including Land: 19280
Legal Description: CHURCH ST., E., 509; LTS 1 - 4 BLK 3 EAST SIDE ADDN - AURORA

Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.
Lawrence County, MO
Property Report Card
Parcel Number: 203007003001003000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: No Situs Address
Mail To Address: P O BOX 127
Mail To Address 2:
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 12.9
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 320
Total Assessed Including Land: 320
Legal Description: N474.5' OF S1/2 LT 1 SW EX30' AND EX BEG 30' SW COR THEREOF, THEN N150' E100'
S150' W100' TO BEG L & L - AURORA

Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.
Lawrence County, MO
Property Report Card
Parcel Number: 203007003001007000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: CHURCH ST.
Mail To Address: P O BOX 127
Mail To Address 2:
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 0
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 930
Total Assessed Including Land: 950
Legal Description: GRIFFITH AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA

Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.
Lawrence County, MO
Property Report Card
Parcel Number: 203007003001008000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: CHURCH ST.
Mail To Address: P O BOX 127
Mail To Address 2:
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 0
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 930
Total Assessed Including Land: 930
Legal Description: CHURCH ST., E; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA

Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.
GENERAL WARRANTY DEED

THIS DEED made and entered into April 16, 2020 by and between Edward E. Werdein, a single person, Grantor, of the County of Lawrence, State of Missouri, and The Empire District Electric Company, Grantee, of the County of Lawrence, State of Missouri, whose mailing address is:

For and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of Lawrence, State of Missouri, to wit:

TRACT 1: ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK THREE (3), EAST SIDE ADDITION TO AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2: ALL OF LOTS FIVE (5) AND SIX (6), BLOCK TWO (2), EAST SIDE ADDITION TO AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3: ALL OF LOTS SEVEN (7) AND EIGHT (8), BLOCK TWO (2), EAST SIDE ADDITION TO AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 4: BEGINNING AT A POINT ON THE NORTH LINE AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, AND RUNNING THENCE EAST ON SAID LINE 814 FEET TO A CEDAR POST, THENCE RUNNING SOUTH 472.5 FEET TO AN OLD LIMESTONE, THENCE WEST ALONG THE NORTH LINE OF EAST SIDE ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, A DISTANCE OF 814 FEET TO A HEDGE STAKE ON THE EAST LINE OF RINKER AVENUE, THENCE NORTH ALONG THE EAST LINE OF SAID RINKER AVENUE 474.5 FEET TO THE POINT OF BEGINNING; ALSO, BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, RUNNING THENCE SOUTH 474.5 FEET, THENCE WEST 470 FEET, THENCE NORTH 474.5 FEET, THENCE EAST 470 FEET TO THE PLACE OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROADS.

ALSO EXCEPT: PART OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT FIVE (5), BLOCK THREE (3), EAST SIDE ADDITION TO AURORA, MISSOURI, THENCE NORTH ALONG EAST LINE OF RINKER AVENUE A DISTANCE OF 150 FEET, EAST 100 FEET, SOUTH 150 FEET TO THE NORTH LINE OF SAID EAST SIDE ADDITION, THENCE WEST 100 FEET TO THE POINT OF BEGINNING (THE SAME HAVING PREVIOUSLY BEEN CONVEYED TO PAUL EUGENE WERDEIN AND ANNA DALENE WERDEIN).
ALSO EXCEPT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, LAWRENCE COUNTY, MISSOURI; THENCE WEST 25 FEET; THENCE SOUTH 474.5 FEET; THENCE EAST 25 FEET; THENCE NORTH 474.5 FEET TO THE POINT OF BEGINNING, ALSO THE WEST 25 FEET OF THE NORTH HALF (N1/2) OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7, TOWNSHIP 26, RANGE 25, LAWRENCE COUNTY, MISSOURI.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS 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 Grantee and unto its successors and assigns forever, the said Grantor hereby covenants 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 premises are free and clear of any encumbrances 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 Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current 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.

IN WITNESS WHEREOF, the said Grantor has/have hereunto set their hand(s) the day and year first above written.

[Signature]
Edward E. Werdein

STATE OF MISSOURI
COUNTY OF LAWRENCE

On April 16, 2020, before me, personally appeared Edward E. Werdein, a single person, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

[Signature]
Rebecca Pritchett, Notary Public

My Commission Expires: July 26, 2021
Date: July 15, 2020

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a zoning request from Liberty Utilities involving 509 E Church and 3 attached lots, in the City of Aurora, known more particularly described herein as follows;

(1) CHURCH ST., E., 509; LTS 1 - 4 BLK 3 EAST SIDE ADDN - AURORA;
(2) N474.5' OF S1/2 LT 1 SW EX 30' AND EX BEG 30' SW COR THEREOF, THEN N150' E100' S150' W100' TO BEG L & L - AURORA
(3) GRIFFITH AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA
(4) CHURCH ST., E.; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA

Petitioner: Liberty Utilities

As a property owner within 185 feet (exclusive of streets and alleys) of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on, Tuesday, August 18th at 6:30 p.m.

If you have any questions concerning this request, please contact Planning and Zoning at 417-678-5121 ext 31.

Thank You,

Jon Holmes
City Manager
NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 18th in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a zoning request from Liberty Utilities, involving the following 4 attached lots, known as:

(1) CHURCH ST.,E.,509; LTS 1 - 4 BLK 3 EAST SIDE ADDN - AURORA;
(2) N474.5' OF S1/2 LT 1 SW EX30' AND EX BEG 30' SW COR THEREOF, THEN N150' E100' S150' W100' TO BEG L & L - AURORA
(3) GRIFFITH AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA
(4) CHURCH ST.,E.; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA
NOTICE TO CREDITORS
TO SUBMIT CLAIMS
TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE JULIA VEITH, Deceased:

The undersigned, Helen G. Tauchen and Marilyn L. Lederer, are acting as Successor Co-Trustees under a trust, the terms of which provide that the debts of decedent may be paid by the Successor Co-Trustees upon receipt of proper proof thereof. The address of the Successor Co-Trustees is c/o Michael D. Garrett, 700 North Lincoln Avenue, Monett, MO 65708.

The creditors of the decedent are notified to present their claims to the undersigned within six (6) months from the date of the first publication of this notice or be forever barred.

Date of first publication is July 15, 2020.

/Helen G. Tauchen
Marilyn L. Lederer
Successor Co-Trustees

Probate Division
Case Number: 20LW-PR00006

Notices@LawrenceCountyRecord.com are legal on pages 6 and 8

NOTICE OF PUBLIC HEARING
NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 18th in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from Liberty Utilities to do a minor subdivision, comprising 4 lots more particularly known as:

1. CHURCH ST., E.50’; LTS 1 - 4 BLK 3 E.A. HUNN - AURORA
2. N74°45.0’ S1/2 LT 1 SW EX30’ AND EX BEG 30’ SW COR THEREOF; THEN N15°5’ E100’ S50’ W100’ TO BEG L & E. AURORA
3. GRANTHAM AV.; LTS 6 & 6 BLK 2 EAST SIDE ADDN - AURORA
4. CHURCH ST.; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA

Deadline for Lawsuits is Monday, July 6th

NOTICE OF PUBLIC HEARING
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1. CHURCH ST., E.50’; LTS 1 - 4 BLK 3 E.A. HUNN - AURORA
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3. GRANTHAM AV.; LTS 6 & 6 BLK 2 EAST SIDE ADDN - AURORA
4. CHURCH ST.; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA

Deadline for Lawsuits is Monday, July 6th

NOTICE OF ELECTION LAWRENCE COUNTY, MISSOURI

In accordance with Chapter 115 of the Laws of Missouri, notice is hereby given that the August Primary Election will be held in Lawrence County on Tuesday, August 4, 2020 at which election all registered voters residing within Lawrence County will be given the opportunity to vote. The polling places for the said election will be open at 6:00 a.m. and close at 7:00 p.m.

PRECINCT POLLING PLACE
SW Aurora - Aurora Community Center,
NOTICE OF PUBLIC HEARING
NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m. on Tuesday, August 18th in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from Jerry & Summer Summers to discuss a special use request involving 715 Lakeview Drive, also known as: LAKVIEW DR, 715: LT 21 & N/2 OF LT 22 SIMPSONS S/D - AURORA.

IN THE 37TH JUDICIAL CIRCUIT COURT, LAWRENCE COUNTY, MISSOURI
Probate Division
Case Number: 20LW-PR0051
In the Estate of JOAN KATHLEEN REESE, a Disabled Person.
Notice of Appointment of Co-Custodians
TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOAN KATHLEEN REESE, a DISABLED PERSON
On July 10, 2020, JULIE DIANA RUJICKA and BRITT FROST REESE were appointed co-conservators of the estate of JOAN KATHLEEN REESE, a person adjudicated disabled under the laws of the State of Missouri by the Probate Division of the Circuit Court of Lawrence County, Missouri. The business address of the co-conservators are: JULIE RUJICKA, 1328 DEER LANE, MT. VERNON, MO 65712; BRITT REESE, P O BOX 1240, WASHINGTON, MO 65365. All creditors of said, partially disabled person are notified to file their claims in the Probate Division of the Circuit Court.

Date of first publication: JULY 22, 2020
Date: 7-13-2020
/S/ Pamela I. Fobair
Clerk
By: /S/ Sue Mattlage
Deputy Clerk

NOTICE OF ELECTION LAWRENCE COUNTY, MISSOURI
In accordance with Chapter 115 of the Laws of Missouri, notice is hereby given that the August Primary Election will be held in Lawrence County on Tuesday, August 4, 2020 at which election all registered voters residing within Lawrence County will be given the opportunity to vote. The polling places for the said election will be open at 6:00 a.m. and close at 7:00 p.m.

PRINCIPAL POLLING PLACES
SW Aurora Aurora Community

NOTICE OF PUBLIC HEARING
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IN THE CIRCUIT COURT OF LAWRENCE COUNTY, MISSOURI
JUVENILE DIVISION
IN THE MATTER OF MELISSA LYNN PEARCE and ARASEL PEARCE, Petitioners

ORDER OF PUBLICATION OF NOTICE
The State of Missouri to: The Natural Father of the Male Minor Child born on January 24, 2009 in Joplin, Missouri.
You are hereby notified that an action has been commenced in the Juvenile Court, Lawrence County, Missouri, by petition, the object and general nature of which is termination of parental rights and adoption of C.A.M, a minor child born on January 24, 2009, by Melissa Lynn Pearce and Arasel Pearce, Petitioners.

The names of all parties to said suit are stated above in the caption hereof and the name and address of the attorney for the Petitioners is: Randal S. Steenmons, 101 East Dallas Street, P. O. Box 389, Mt. Vernon, Missouri 65712.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within forty (45) days after the 22nd day of July, 2020, a judgment of termination of parental rights and adoption may be rendered in favor of the Petitioners.

It is ordered that a copy hereof be published according to the law in the Lawrence County Record, a newspaper of general circulation, published in the County of Lawrence, State of Missouri. Witness my hand and seal of the Circuit Court, County of Lawrence, State of Missouri, the 10 day of July, 2020.

Pamela I. Fobair, Circuit Clerk
By: /S/ Jennifer Wheeler
Deputy Clerk

Deadline for Legals is Noon Monday

NOTICE OF ELECTION LAWRENCE COUNTY, MISSOURI
In accordance with Chapter 115 of the Laws of Missouri, notice is hereby given that the August Primary Election will be held in Lawrence County on Tuesday, August 4, 2020 at which election all registered voters residing within Lawrence County will be given the opportunity to vote. The polling places for the said election will be open at 6:00 a.m. and close at 7:00 p.m.

PRINCIPAL POLLING PLACES
SW Aurora Aurora Community
COMMUNICATION PAGE

Date: August 18, 2020
Presented By: Building Official
Agenda Item: New Business
Agenda No. IV (D)

AGENDA ITEM DESCRIPTION
Public Hearing, Minor Subdivision/Lot Combination, Liberty Utilities

NOTES:
PROJECT TYPE AND TITLE (Check ONE)
☐ New Subdivision, Annexation, Zoning and Concept Plan (Requires Preliminary Plat).
   Title on Plans: ____________________________
☐ Rozoning and Concept Plan
☐ Zoning Code Amendment
☐ Minor Subdivision
☐ Vacation of Easement
☐ Vacation of Right of Way
☐ Special Use Permit
☐ Other: ____________________________

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-683-5121

APPLICANT INFORMATION

Date: 05/11/2020
Applicant Name: Teresa Davison (Heithaus Engineering & Assoc. Inc.)
Address: 535 W. Battlefield Rd., Springfield, MO 65807
Phone: (417) 887-3238   Email: teresa@heiweb.com
Relationship to Owner: Project Engineer/Manager
Description of Project: Combining Tracts 1-3 and Tract 4 and Rezoning to C-2

PROPERTY OWNER(S)

Name   Address   Phone   Email
The Empire District Electric Company, Attn: Bethany Aborn,
417-683-7654, Bethany.Aborn@libertyutilities.com

Mortgagees/Consultants
-NA-

Contact Person
Identify one person to serve as the contact for the Planning and Zoning Department during the review process. This will be the only person notified by the Planning and Zoning Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name   Address   Phone   Email
Teresa Davison, P.E. 535 W. Battlefield St., Springfield, MO 65807 (417) 887-3238 teresa@heiweb.com
2 W. PLEASANT * P.O. BOX 30 * AURORA, MO 65605
PHONE: 417-683-5121 * FAX: 417-683-6599

Rev: 03/2016
Owners Certification
I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name
Bethany Aborn

Signature
Bethany Aborn

For Office Use Only:

☐ Approved  ☐ Denied  ____________________________

Signature: ____________________________ Date: ______________

City official:
Forward to P&Z Commission -- Meeting Date set for ______, 2016 at Time 6:30pm.

Rec'd 6-1-20 via email
<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>THE EMPIRE DISTRICT ELECTRIC</td>
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<tr>
<td>E CHURCH ST ZONING REQUEST</td>
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<tr>
<td>Rpt# 70163</td>
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<tr>
<td>THE EMPIRE ELECTRIC COMPANY</td>
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<td>E CHURCH ST Minor Subdivision</td>
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<tr>
<td>THE EMPIRE ELECTRIC COMPANY</td>
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<tr>
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</table>

JLI 6/17/20 11:21 Rpt# 30145
Memo

To: Planning & Zoning Commission, City Council Members
From: Carrie Howlett, Planning & Zoning Director
Date: June 25 2020
Re: Minor Subdivision/Lot Combination, Liberty Utilities, 509 E Church St

Commission Members,

Liberty Utilities has purchased 4 lots, contiguous to each other, at or around 509 E Church St. Official request has been made to combine said lots in order to maintain one single property. The portion of Griffith Avenue north of Church Street which runs between plotted lots of topic was vacated by this Commission as well as City Council in recent weeks.

Full size plans and drawings of survey have been received by my office and request is documented sufficiently.

Respectfully,

Carrie Howlett
Planning & Zoning Director
Lawrence County, MO
Property Report Card
Parcel Number: 203007003001006000

Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: 509 E. CHURCH
Mail To Address: P O BOX 127
Mail To Address 2:
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 0
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 2050
Total Assessed Including Land: 19280
Legal Description: CHURCH ST., E., 509; LTS 1 - 4 BLK 3 EAST SIDE ADDN - AURORA

Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.
Lawrence County, MO
Property Report Card
Parcel Number: 2030070030001003000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: No Situs Address
Mail To Address: P O BOX 127
Mail To Address 2: 
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 12.9
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 320
Total Assessed Including Land: 320
Legal Description: N474.5' OF S1/2 LT 1 SW EX30' AND EX BEG 30' SW COR THEREOF, THEN N150' E100' S150' W100' TO BEG L & L - AURORA

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Lawrence County, MO
Property Report Card
Parcel Number: 203007003001007000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: CHURCH ST.
Mail To Address: P O BOX 127
Mail To Address 2: 
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 0
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 930
Total Assessed Including Land: 930
Legal Description: GRIFFITHE AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA
Lawrence County, MO
Property Report Card
Parcel Number: 203007003001008000
Owner Name: EMPIRE DISTRICT ELECTRIC CO
Situs Address: CHURCH ST.
Mail To Address: P O BOX 127
Mail To Address 2: 
Mail To City State Zip: JOPLIN MO 64802
Database Acres: 0
Book/Page: 0456-1828
Section: 7
Township: 26
Range: 25
Date Acquired: 2020-04-20
Land Assessed: 930
Total Assessed Including Land: 930
Legal Description: CHURCH ST., E.; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA

Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.
East Side Addition to the City of Aurora, Mo. is situated on the South-Half of Lot No. 1 South West fractional quarter of Section No 7 of Township No 26 North of Range No 25 West of the 5th principal meri-
GENERAL WARRANTY DEED

THIS DEED made and entered into April 16, 2020 by and between Edward E. Werdein, a single person, Grantor, of the County of Lawrence, State of Missouri, and The Empire District Electric Company, Grantee, of the County of Lawrence, State of Missouri, whose mailing address is:

[Signature]

For and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of Lawrence, State of Missouri, to wit:

TRACT 1: ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK THREE (3), EAST SIDE ADDITION TO AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2: ALL OF LOTS FIVE (5) AND SIX (6), BLOCK TWO (2), EAST SIDE ADDITION TO AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3: ALL OF LOTS SEVEN (7) AND EIGHT (8), BLOCK TWO (2), EAST SIDE ADDITION TO AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 4: BEGINNING AT A POINT ON THE NORTH LINE AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, AND RUNNING THENCE EAST ON SAID LINE 814 FEET TO A CEDAR POST, THENCE RUNNING SOUTH 472.5 FEET TO AN OLD LIMESTONE, THENCE WEST ALONG THE NORTH LINE OF EAST SIDE ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, A DISTANCE OF 814 FEET TO A HEDGE STAKE ON THE EAST LINE OF RINKER AVENUE, THENCE NORTH ALONG THE EAST LINE OF SAID RINKER AVENUE 474.5 FEET TO THE POINT OF BEGINNING; ALSO, BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, RUNNING THENCE SOUTH 474.5 FEET, THENCE WEST 470 FEET, THENCE NORTH 474.5 FEET, THENCE EAST 470 FEET TO THE PLACE OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROADS.

ALSO EXCEPT: PART OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT FIVE (5) BLOCK THREE (3), EAST SIDE ADDITION TO AURORA, MISSOURI, THENCE NORTH ALONG EAST LINE OF RINKER AVENUE A DISTANCE OF 150 FEET, EAST 100 FEET, SOUTH 150 FEET TO THE NORTH LINE OF SAID EAST SIDE ADDITION, THENCE WEST 100 FEET TO THE POINT OF BEGINNING (THE SAME HAVING PREVIOUSLY BEEN CONVEYED TO PAUL EUGENE WERDEIN AND ANNA DALENE WERDEIN).
ALSO EXCEPT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, LAWRENCE COUNTY, MISSOURI; THENCE WEST 25 FEET; THENCE SOUTH 474.5 FEET; THENCE EAST 25 FEET; THENCE NORTH 474.5 FEET TO THE POINT OF BEGINNING, ALSO THE WEST 25 FEET OF THE NORTH HALF (N1/2) OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7, TOWNSHIP 26, RANGE 25, LAWRENCE COUNTY, MISSOURI.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS 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 Grantee and unto its successors and assigns forever, the said Grantor 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 premises are free and clear of any encumbrances 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 Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current 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.

IN WITNESS WHEREOF, the said Grantor has/have hereunto set their hand(s) the day and year first above written.

Edward E. Werdelin

STATE OF MISSOURI

COUNTY OF LAWRENCE

On April 16, 2020, before me, personally appeared Edward E. Werdelin, a single person, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Rebecca Pritchett, Notary Public

My Commission Expires: July 26, 2021

Rebecca Pritchett

Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 26, 2021
Commission #13495482

CITY OF AURORA

Date: July 15, 2020

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Liberty Utilities for a minor subdivision combining lots, involving 509 E Church and 3 attached lots, in the City of Aurora, known more particularly described herein as follows;

(1) CHURCH ST., E. 509; LTS 1 - 4 BLK 3 EAST SIDE ADDN - AURORA;
(2) N474.5' OF S1/2 LT 1 SW EX30' AND EX BEG 30' SW COR THEREOF, THEN N150' E100' S150' W100' TO BEG L & L - AURORA
(3) GRIFFITH AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA
(4) CHURCH ST, E.; LTS 7 & 8 BLK 2 EAST SIDE ADDN - AURORA

Petitioner: Liberty Utilities

As a property owner within 185 feet (exclusive of streets and alleys) of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on, Tuesday, August 18th at 6:30 p.m.

If you have any questions concerning this request, please contact me at 417-678-5121 ext 31.

Thank You,

[Signature]

Jon Holmes
City Manager
NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 18th in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from Liberty Utilities, to do a minor subdivision, combining the 4 lots more particularly known as:

(1) CHURCH ST.,E.,509; LTS 1 - 4 BLK 3 EAST SIDE ADDN - AURORA;
(2) N474.5' OF S1/2 LT 1 SW EX30' AND EX BEG 30' SW COR THEREOF, THEN N150' E100' S150' W100' TO BEG L & L - AURORA
(3) GRIFFITH AVE.; LTS 5 & 6 BLK 2 EAST SIDE ADDN - AURORA
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IN THE 39TH JUDICIAL CIRCUIT COURT
LAKE COUNTY, MISSOURI

Probate Division
Case Number: 20LW-PR00065
In the Estate of BETTY L HARDT, a Disabled Person.
Notice of Appointment of a Conservator
To all persons interested in the estate of
BETTY L HARDT, a disabled person.

On July 23, 2020, RONDA L HARDT and JULIE L HOLMAN were appointed co-conservators of the estate of BETTY L HARDT, a person adjudicated disabled under the laws of the State of Missouri, by the Probate Division of the Circuit Court of Lake County, Missouri. The business address is RONDA L HARDT, 881 E 443RD ROAD, BOLIVAR, MO 65615
JULIE L HOLMAN, 6300 W 5TH ST., REDS, MO 64859.

NOTICE OF ELECTION LAKE COUNTY, MISSOURI
In accordance with Chapter 115 of the Laws of Missouri, notice is hereby given that the August Primary Election will be held in Lawrence County on Tuesday August 4, 2020 at which election all registered voters residing within Lawrence County will be given the opportunity to vote. The polling places for the said election will be open at 6:00 a.m. and close at 7:00 p.m.

Section 305.200, RSMo.

County Clerk: Sandi Strope

PUBLIC NOTICES
Deadline for legals is Noon Monday. Check with us for holiday deadlines. Please have financial statements/budgets to us by 10 a.m. Friday. Lease have election sample ballots to us two weeks before publication.

NOTICES@

Lawrence County Record, Mt. Vernon, Mo.
NOTICE OF ELECTION LAWRENCE COUNTY, MISSOURI

In accordance with Chapter 115 of the Laws of Missouri, notice is hereby given that the August Primary Election will be held in Lawrence County on Tuesday, August 4, 2020 at which election all registered voters residing within Lawrence County will be given the opportunity to vote. The polling places for the said election will be open at 6:00 a.m. and close at 7:00 p.m.

PRECINCT POLLING PLACE
SW Aurora Aurora Community

District 1
Wendell Bolin - for three (3) years

District 5
Larry Moening - for three (3) years

District 8
O.D. Cope - for three (3) years

District 2
William Johnson - for three (3) years

District 3
Linda Hall - for three (3) years

District 4
Diane shrimp - for three (3) years

District 6
John Henson - for three (3) years

District 7
Harold King - for three (3) years

District 9
Irwin Brown - for three (3) years

District 10
David Scott - for three (3) years

District 11
Vera Lee - for three (3) years
Date: August 18, 2020
Presented By: Building Official
Agenda Item: New Business
Agenda No. IV (E)

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<th>AGENDA ITEM DESCRIPTION</th>
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<td>Preliminary site review; Highway 60 &amp; Business 60</td>
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NOTES:
RESPONSE LETTER

Summit Retail Development, First Addition (Silver Maple Estates) – Preliminary Plat
1st Review
City of Aurora
Cochran Project No. 19-8011
August 12, 2020

Per the report prepared by Allgeier, Martin and Associates, Inc., received on July 24, 2020 regarding Summit Retail Development, First Addition, below please find our responses to the 1st Review.

Reviewer: John Forrester P.E.

1. Is Summit Retail Development for Retail or Residential? If residential, then we suggest a change in the development title
   Response: The development is single family residential. The plat name was changed to Silver Maple Estates.

2. Inclusion of a general project location map would be beneficial.
   Response: Added as requested.

3. A legal description of the property shall be included on the plat (410.030.C.1.).
   Response: Added as requested.

4. The plat shall indicate the tie to existing section corners and/or corners or points of legally recorded subdivisions of record within the corporate limits (410.030.C.5.).
   Response: Added as requested.

5. Runoff from the south half of Lots 21 through 29 shall be routed to the stormwater detention basin unless the detention basin is designed to account for the bypassed flow from these lots.
   Response: A ditch/berm was added to collect this stormwater runoff.

6. The stormwater retention basin should be located within a drainage easement. Who will be responsible for maintenance of the stormwater detention basin tract?
   Response: The stormwater detention lot will be Deeded to the City for ownership and maintenance after construction of the basin is complete per an email received from Jon Holmes on August 6, 2020.

7. The bearing and total length of the west property boundary is not indicated (410.030.C.5.).
   Response: Added as requested.

8. The length of the portion of the plat boundary on the south side on Pin Oak Drive is not indicated correctly.
   Response: Revised as requested.

9. The bearing and total length of the boundary on the east side of Lots 10, 12 and 13 is not indicated (410.030.C.5.).
   Response: Added as requested.
10. The indicated length of the north property line of Lot 22 does not appear to be correct. Total width of the lot should be greater than 70'.
   Response: Revised as requested.

11. The drawing should be noted as "Preliminary Plat".
   Response: Revised as requested.

12. The proposed Right of Way to be vacated in the northeast corner of Lot 7 should be defined.
   Response: Added as requested.

13. The width of the existing pavement on Pin Oak Drive shall be indicated (410.030.C.7.).
   Response: Added as requested.

14. The location of al existing monuments of record shall be indicated (410.030.C.3.). The plat does not indicated any existing property pins.
   Response: Added as requested.

15. An off-site easement will be requited for the discharge pipe from the detention basin (410.030.C.7.).
   Response: Added as requested.

16. The Right of Way and pavement width of Commerce Drive shall be indicated (410.030.C.7.).
   Response: Added as requested.

17. It appears that the proposed gravity sewer will be connecting to an existing sewer forcemain on the southeast side of commerce Drive which of course cannot occur. Is gravity sewer available on the southeast side of Commerce Drive?
   Response: The proposed gravity sewer will connect to an existing gravity line. There is a force main close to gravity line which makes it appear like the manhole is on the force main line, but it is not.

18. All section lines, United States Survey and township lines, lines of incorporated areas, etc shall be indicated (410.030.C.6.).
   Response: Added as requested.

19. The proposed waterline shall be indicated (410.030.D.1.). Proposed waterline shall extend to the plat boundaries.
   Response: Revised as requested.

20. Pin Oak shall be extended to the west plat boundary (410.040.A.1.b.).
   Response: Revised as requested.

21. Proposed sanitary sewer shall be extended to the north and west plat boundary.
   Response: Revised as requested.

22. Proposed sewer manholes shall be changed to standard manholes.
   Response: Revised as requested.
23. If Summit Retail Development is for commercial retail then it appears that the appropriate street classification for Silver Maple Drive and Pin Oak Drive will be "Collector" and the minimum curve radius is therefore 250 feet as opposed to the proposed 125 feet (410.040.A.1.e.2.). If the proposed development is residential, then the street classification would be minor and the proposed curve radius of 125 feet exceeds the minimum curve radius of 100 feet.

Response: The development is a residential development; therefore, Silver Maple shall be considered a minor street.

24. The required back-of-curb to back-of-curb width of 33 feet instead of the proposed 28 feet (635.310.A. & B.).

Response: Revised as requested.

25. Sidewalks are required to be installed on both sides of the street (535.420.).

Response: City staff has agreed that sidewalks will not be required for the development per an email received from Jon Holmes on August 6, 2020. A flat spot will be graded behind the curb and gutter to allow for future installation of the sidewalks by the City of Aurora.

If you have any further questions or comments, please feel free to contact me at (636) 584-0540.

Sincerely,

Elliott Reed, P.E.
Cochran
Date: August 18, 2020
Presented By: Building Official
Agenda Item: New Business
Agenda No. IV (F)

AGENDA ITEM DESCRIPTION

Preliminary site review; Lyla Corners, Highway 60 and Highway 39

NOTES:
RESPONSE LETTER

Lyla Corners Development – Preliminary Plat
1st Review
City of Aurora
Cochran Project No. 19-8004
August 12, 2020

Per the report prepared by Allgeier, Martin and Associates, Inc., received on July 24, 2020 regarding Lyla Corners Development, below please find our responses to the 1st Review.

Reviewer: John Forrester P.E.

1. Inclusion of a general project location map would be beneficial.
Response: A location map was added as requested.

2. A legal description of the property shall be included on the plat (410.030.C.1.).
Response: The legal description was added as requested.

3. The plat shall indicate the tie to existing section corners and/or corners or points of legally recorded subdivisions of record within the corporate limits. (410.030.C.5.).
Response: The ties were added as requested.

4. Lots 1, 2 and 3 shall be graded to drain to the detention basin unless the detention basin is designed to account for the bypassed flow from these lots.
Response: A ditch/berm was added to lots 1, 2, and 3 to provide positive drainage to the basin until the lots are developed.

5. The stormwater detention basin should be located within a drainage easement. Who will be responsible for maintenance of the stormwater detention basin?
Response: A drainage easement will be placed over all of the storm water detention lot. The basin will be deeded to the City after construction of the basin is complete.

6. We recommend that the right-of-way be expanded at the connection of Theran Avenue to Elliott Avenue to provide for a sight triangle and additional space between back of curb and the right-of-way.
Response: 15’x15’ sight triangles were added as requested.

7. The total dimensions of the east property lines for Lots 1 and 5 coupled with a 50 feet right-of-way does not match the total length indicated (410.030.C.5.).
Response: An inset was added showing the dimensions at the intersection of Highway 39 and Dyer.

8. Will the existing access easement on the east side of Lot 5 be vacated?
Response: There are two existing parcels that make up the project. The easement is for the benefit of access from one parcel to the other parcel. Since these parcels will be eliminate and replaced with the platted lots, the easement can be vacated as it will no longer be valid.
9. Is Lot 4 being set up as a separate phase? If so, then the plat should indicate the proposed phases? If not, the Dyer Street shall be extended to the east boundary of the development (410.040.A.1.b.).

Response: Dyer Street will be extended to the west boundary of the development when Lot 4 is developed.

10. It is recommended that the sewer line be extended to the east boundary line of the property to accommodate future development.

Response: There is a ridge in the center of Lot 4. The west side of Lot 4 drains to the west, not to the east. Running sewer from the east to the west, past the ridge will not lend itself well to gravity sewer. A utility easement will be granted along the right of way of Highway 80 for future extension of the sewer main if necessary.

11. It appears that the appropriate street classification for Theran Avenue should be "collector" and the minimum curve radius is therefore 250 feet as opposed to the proposed 125 feet )410.0401.A.1.e.2.).

Response: Theran Avenue connects to Highway 39 via a right-in/right-out connection. In reality, only 3 lots will most likely access Theran (Lots 1, 2, and 3). Most of the traffic on Lots 4 and 5 will likely come from Dyer Street due to the connection to the traffic signal on Highway 39. We feel since only 3 lots connect to Theran via a right-in/right-out, the minor street classification would be more appropriate. Also the proposed uses on Lots 1-3 are a convenience store and fast food restaurants. The truck traffic for these uses is minimal.

12. The required back-of-curb to back-of-curb width is 33 feet instead of the proposed 30 feet on Theran Avenue and the proposed 28 feet on Dyer Street (535.310.A & B.). The 33 feet is composed of 285 feet and two 2'-6" wide concrete curb and gutters.

Response: Revised as requested.

13. Sidewalks are required to be installed on each side of the street (535.420.).

Response: City staff has agreed that sidewalks will not be required for the development per an email received from Joe Holmes on August 6, 2020.

If you have any further questions or comments, please feel free to contact me at (636) 584-0540.

Sincerely,

[Signature]

Elliott Reed, P.E.
Cochran
Date: August 18, 2020
Presented By: Chairman
Agenda Item: Public Comment/Discussion
Agenda No. V

AGENDA ITEM DESCRIPTION

Public comment/discussion

NOTES:
Date: August 18, 2020
Presented By: Chairman
Agenda Item: Adjournment
Agenda No. VI

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