

BILL NO. 1012

ORDINANCE NO. 1562-23

AN ORDINANCE OF THE CITY OF PARK HILLS, MISSOURI, APPROVING A MINOR SUBDIVISION AND SUBDIVISION VARIANCE FOR 131 NORTH FRONT ST. PARK HILLS, MISSOURI

WHEREAS, an application to subdivide 131 North Front St., Park Hills, Missouri, into two lots, each lot containing one of the two structures on the property.

WHEREAS, Park Hills City Code Section 405.160 allows the Community Development Director to approve minor subdivisions, if, among other requirements, the remaining lots conform to the city's set back requirements.

WHEREAS, prior to the proposed subdivision, the original lot's front and side setbacks are not within the provisions of the city code.

WHEREAS, said proposed lot split would qualify as a minor lot split except for the pre-existing setback issues. The proposed lot split will not create any new setback issue.

WHEREAS, Park Hills City Code Section 405.110 allows the Park Hills City Council to approve a subdivision variance and exception, including approval for the proposed lot's current setbacks. If the Council approves a variance for the current setback requirement, a minor subdivision can be approved.

WHEREAS, the current Community Development Director is in agreement for the proposed minor subdivision and variance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARK HILLS, MISSOURI, AS FOLLOWS:

SECTION 1. Minor Subdivision and Variance.

Pursuant to Park Hills City Code Section 405.110 a subdivision variance is hereby approved for the property at 131 North Front St., Park Hills, Missouri, and, based on the approval of the Community Development Director, the request for a minor subdivision of 131 North Front St. as shown in the application attached as EXHIBIT A, is hereby approved.

SECTION 2. Authorizations.

The Mayor, City Administrator, Community Development Director and/or any other necessary employees are hereby authorized to execute an agreement and/or application for said grant and any other necessary documents to carry out the intent of the agreement; and the City Clerk is hereby authorized to attest any such signatures on any such documents and to affix the City's seal thereto to the extent required by such documents. All officials and employees of the City are authorized and empowered, collectively or individually, to take all other actions and steps

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and to execute all instruments, documents, agreements and contracts on behalf of the City as they shall deem necessary or desirable in connection with the purchase of the property and the carrying out of the intention of this Ordinance.

SECTION 3. Severability.

The portions of this Ordinance shall be severable. In the event that any portion of the Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds that the valid portions of the Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid ones, or unless the Court finds that the valid portions standing alone are incompetent and are incapable of being executed in accordance with the legislative intent.

SECTION 4. Effective Date.

This ordinance shall take full force and effect from and after the date of its passage by the City Council and approval by the Mayor of the City of Park Hills, Missouri, or otherwise provided by law.

DULY READ TWO TIMES AND PASSED THIS 12 DAY OF December, 2023.

Stacey Easter
Presiding Officer

ATTEST:

Brandy Mauler
City Clerk

APPROVED THIS 12 DAY OF December, 2023.

Stacey Easter
Mayor

ATTEST:

Brandy Mauler
City Clerk



Exhibit A



City of Park Hills

APPLICATION FOR PLANNING & ZONING

Case No. SUB23-003

PROJECT INFORMATION

Project Address: 131 North Front St Park Hills MO 63601 Lot: 1 Parcel 09300703014000100
 Applicant Name: Robert A Coplin Phone #: 5732184912
 Applicant Address: Po Box 44, Bonne Terre, MO 63628 E-Mail pammields@gmail.com
 Property Owner(s): Robert A Coplin Phone #: 5732184912
 Owner Address: Po Box 44, Bonne Terre, MO 63628 E-Mail pammields@gmail.com

ZONING INFORMATION

Existing Zoning /Use: C1 Proposed Zoning/Use: Remaining the Same

Type of Request

- | | | |
|---|---|---------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Vacate |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Appeal |
| <input checked="" type="checkbox"/> Record Plat | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Other |
| <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Variance | |

DESCRIPTION OF REQUEST

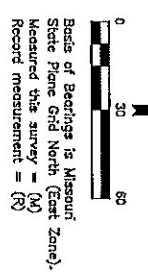
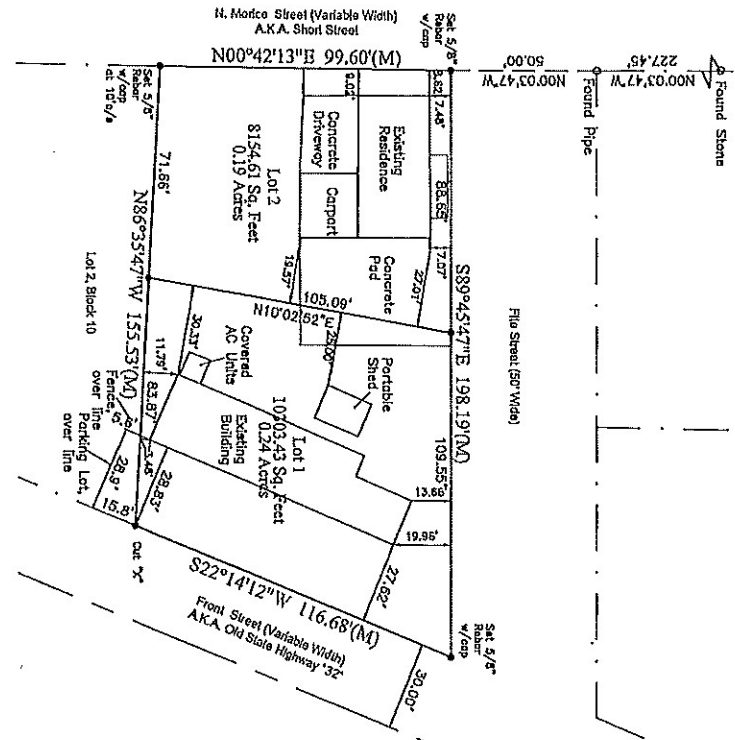
The Property has 2 building. A 3-bed house and A restaurant. The Goal is to subdivide between them. Each half will be of zoning required size. Only hiccup is distance from the road. As this issue already pre-existing, splitting the property wouldn't cause any new zoning issues.

TO BE CONSIDERED COMPLETE AN APPLICATION MUST INCLUDE THE FOLLOWING:

1. THIS FORM SIGNED BY ALL OWNERS OR AUTHORIZED AGENTS.
2. A COPY OF THE DEED FOR THE PROPERTY. (TO ESTABLISH PROPERTY OWNERSHIP)
3. ANY LEGAL PETITIONS APPLICABLE TO THE REQUEST (ANNEXATION OR VACATE)
4. THE REQUIRED PLATS, PLANS, OR SURVEYS.
5. THE REQUIRED APPLICATION FEE OF \$60.00 TO BE PAID UPON APPLICATION SUBMITTAL. *THERE WILL BE ADDITIONAL COSTS FOR PUBLICATION NOTICES AND RECORDING OF DOCUMENTS. THESE COSTS WILL BE PAID BY THE APPLICANT AFTER NOTIFICATION FROM CITY STAFF.*

Applicant Signature: Robert Coplin Date: 10/25/2023

Fite Street Subdivision
 Being a Minor Subdivision in part
 of Lot 1, Block 10, Town of Elvins,
 Plat Book 5, Page's 8 & 9,
 St. Francois County, Missouri;
 City of Park Hills
 Zone = C1



Basis of Bearings is Missouri
 State Plane Grid North (East Zone).
 Measured this survey = (M)
 Record measurement = (R)

Owners Certificate:

KNOWN YE ALL MEN by these presents that Robert A. Coplin hereby certifies that he is the owner of the lands comprising the subdivision and does hereby certify that he has caused the same to be surveyed and platted in the manner shown hereon. Said subdivision shall hereinafter be known as "Fite Street Subdivision" and that the same is placed on record in compliance with the laws of the State of Missouri.

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

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2023.

Name Printed: _____
 Signature: _____

STATE OF MISSOURI)
 COUNTY OF ST. FRANCOIS) SS

On this _____ day of _____, 2023, before me personally appeared Robert A. Coplin to me known to be the person described in and who executed the foregoing instrument, and identified by government identification produced to me, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal in the County and State aforesaid, the date and year last above written.

My Commission Expires: _____
 Notary Public _____

Certification of Compliance:

STATE OF MISSOURI)
 COUNTY OF ST. FRANCOIS)
 CITY OF PARK HILLS)
 BE IT KNOWN that the foregoing plat was submitted and approved by the Community Development Director of the City of Park Hills, Missouri, on the _____ day of _____, 2023.

Community Development Director _____ City Clerk _____

Surveyors Certificate:

This is to certify that at the request of Robert A. Coplin, that I have on October 19, 2023, executed a boundary survey and prepared a plat located in Part of Lot 1, Block 10, of the Town of Elvins, being part of a tract of land conveyed to Robert A. Coplin in Document Number 2020R-00930 of the Recorder's Office of St. Francois County and the results are shown hereon. I declare that to the best of my belief, knowledge, information and professional judgment the results shown hereon are made in accordance with the current Missouri Standards for URBAN Class Property Boundary Surveys.

SUBJECT TO All easements, conditions, restrictions and right-of-ways of record and those not of record.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal:

Fite Street Subdivision
 Being a Minor Subdivision in part
 of Lot 1, Block 10, Town of Elvins,
 Plat Book 5, Page's 8 & 9,
 St. Francois County, Missouri;
 City of Park Hills
 Prepared for: Robert Coplin

Dynamic
 Land Surveying
 121 Church St.
 Bonne Terre, MO 64628
 573-631-0285

Engle
 dynamicsurveying
 @charter.net

Sole Proprietor

Kevin Weism
 - Land Surveyor -
 MO BLS# 2012018394
 Drawn by: Field
 K.Welsh C.L.

Date: 10/19/23 Scale: 1"=30'
 Project# 23085 (23013)
 Sheet 1 of 1

This map should not be considered a certified document.