

BILL NO. 9006

ORDINANCE NO. 9006

**AN ORDINANCE ACCEPTING AND APPROVING THE ANNEXATION  
PETITION OF THE FIRST STATE BANK OF PURDY**

WHEREAS, the City Council of the City of Monett deems it necessary and desirable that the City annex unincorporated real property into the existing limits of the City of Monett.


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

**Section 1.** The City Council hereby approves and accepts the petition and consent to annexation submitted by the First State Bank of Purdy, and finds that said property is contiguous and compact to the existing corporate limits of the City of Monett. Petitioners request the property be accepted with commercial zoning.

**Section 2.** A copy of said petition along with the real property description is attached hereto marked Exhibit A and made a part hereof.

**Section 3.** This ordinance shall be in full force and effect from and after the fourteenth day following its date of its passage and approval, pending any written objections from the public.

PASSED by the City Council and APPROVED by the Mayor of the City of Monett, Missouri, this 9<sup>th</sup> day of May, 2024

  
\_\_\_\_\_  
Randy Burke, Mayor

ATTEST:

  
\_\_\_\_\_  
Angie Irwin, City Clerk

PLANNING & ZONING  
April 3, 2024

Annexation: All that part of the East one half (E1/2) of the Fractional Northwest Quarter of Section 4, Township 25, Range 27. Containing 1.70 acres more or less, plus Ingress/Egress Easement. Subject to any Easements or Restrictions of Record.

The Planning and Zoning Commission of the City of Monett met in a publicly announced meeting at Monett City Hall, April 3, 2024 at 5:30p.m. The following were present: Members: Jeff Carr, Randall Click, , Gale Huffmaster and Mike Wallace. Also present: Building Inspector-Trent Thompson, Administrative Assistant-Lenetta Garoutte, City Administrator- Chris Weiner, Mayor elect- Randy Burk, Councilman- Ken Gaspar, and councilman elect- Darrin Indovina..

The meeting was called to order by Mike Wallace.

There were no questions or discussion about the annexation of said property as commercially zoned. Mike Wallace entered a motion to approve, with Gale Huffmaster making the 2<sup>nd</sup> to approve. The other members Jeff Carr- yes and Randall Click- yes.

Next, was the discussion for the special use permit application process. Gale Huffmaster started this by asking Trent Thompson to further explain this for him. Trent then went on to explain how the current ordinance for this doesn't really have a process. He also went on to explain that by adopting the modifications to 400.120 & additional guidelines, this may help the city be more flexible in future use of said permits. Chris Weiner also stated that he was the one that asked Trent to bring this topic up to come up with a better process for special use permits, so that it is beneficial for everyone involved with this process. Mike Wallace entered a motion to approve, with Jeff Carr making the 2<sup>nd</sup> to approve. The other members Randall Click- yes and Gale Huffmaster – yes.

Having no further business to discuss the meeting was adjourned with a motion from Jeff Carr and a second by Gale Huffmaster.



Lenetta Garoutte, Administrative Assistant

City of Monett  
217 5<sup>th</sup> Street  
Monett, MO 65708  
Tel: (417)235-5306 Fax: (417)235-4612

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April 3, 2024

PLANNING AND ZONING MEMBERS:

A PLANNING AND ZONING MEETING HAS BEEN SCHEDULED FOR **WEDNESDAY, APRIL 3, 2024 AT 5:30PM** AT THE **CITY HALL CONFERENCE ROOM**.

THE FOLLOWING IS ON THE AGENDA:

FIRST STATE BANK OF PURDY REQUESTING ANNEXATION OF PROPERTY.

SPECIAL USE PERMIT

PLEASE MARK YOUR CALENDARS FOR **04-03-2024 AT 5:30PM**

SINCERELY,

LENETTA GAROUTTE  
BOCA SENIOR ADMINISTRATIVE ASSISTANT

ATTACHMENTS:

Pride and Progress

## NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **Wednesday, April 3, 2024 at 5:30 p.m.** The following is a tentative agenda for that meeting:

### Consideration and Review of the following

#### BARRY COUNTY

ALL THAT PART OF THE East ONE HALF (E1/2) OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25, RANGE 27. CONTAINING 1.70 ACRES MORE OR LESS, PLUS INGRESS/EGRESS EASEMENT. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. CURRENTLY OUTSIDE OF CITY LIMITS, REQUESTING ANNEXATION INTO CITY LIMITS.

SPECIAL USE PERMIT APPLICATION PROCESS.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **5:30 p.m. on the 3rd, day of April, 2024** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Monett City Hall Conference Room at Monett City Hall, 217 Fifth Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

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Chairman-Planning and Zoning Commission

**BEFORE THE CITY COUNCIL  
IN THE CITY OF MONETT, MISSOURI**

ANNEXATION REQUEST BY: **FIRST STATE BANK OF PURDY**  
**106 E CLEVELAND AVE, MONETT, MO 65708**

1. Pursuant to RSMo 71.012 FIRST STATE BANK OF PURDY petitions the City of Monett, Missouri, to annex the following described unincorporated real estate, which is contiguous and compact to the existing corporate limits of the City of Monett, Missouri. The description of the property is legally described as follows:

**LEGAL DESCRIPTION**

ALL THAT PART OF THE EAST ONE HALF (E1/2) OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25, RANGE 27, BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN BEING THE NORTHEAST CORNER OF LOT 1 OF THE GORMAN ELLIS TRUST ADDITION, THENCE S89°03'26"E ALONG THE SOUTH LINE OF LOWE'S COMMERCIAL ADDITION A DISTANCE OF 69.60 FEET TO THE EAST RIGHT OF WAY OF LOWE'S LANE, THENCE N00°52'59"E ALONG SAID LINE A DISTANCE OF 916.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N00°52'59"E A DISTANCE OF 134.88 FEET, THENCE N50°39'09"E A DISTANCE OF 186.24 FEET TO THE SOUTH RIGHT OF WAY LINE HIGHWAY 60, THENCE S69°10'57"E ALONG SAID LINE A DISTANCE OF 81.28 FEET TO A FOUND RIGHT OF WAY MARKER, THENCE S89°03'32"E A DISTANCE OF 56.66 FEET, THENCE S44°06'59"E A DISTANCE OF 28.10 FEET, THENCE S00°52'59"W A DISTANCE OF 235.00 FEET, THENCE S45°51'01"W A DISTANCE OF 28.30 FEET, THENCE N89°10'57"W A DISTANCE OF 260.00 FEET; THENCE N44°08'59"W A DISTANCE OF 28.27 FEET TO THE POINT OF BEGINNING. CONTAINING 1.70 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

**TOGETHER WITH INGRESS/EGRESS EASEMENT DESCRIPTION:**

ALL THAT PART OF THE EAST ONE HALF (E1/2) OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25, RANGE 27, BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN BEING THE NORTHEAST CORNER OF LOT 1 OF THE GORMAN ELLIS TRUST ADDITION, THENCE S89°03'26"E ALONG THE SOUTH LINE OF LOWE'S COMMERCIAL ADDITION A DISTANCE OF 69.60 FEET TO THE EAST RIGHT OF WAY OF LOWE'S LANE, THENCE N00°52'59"E ALONG SAID LINE A DISTANCE OF 816.00 FEET TO THE POINT OF BEGINNING, THENCE N45°56'55"E A DISTANCE OF 28.35 FEET, THENCE S89°10'57"E A DISTANCE OF 154.93 FEET, THENCE N00°52'59"E A DISTANCE OF 60.00 FEET, THENCE N89°10'57"W A DISTANCE OF 155.00 FEET, THENCE N44°08'59"W A DISTANCE OF 28.27 FEET, THENCE S00°52'59"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

2. Your petitioner is the owner of all of the fee interests of record in the above referenced tract of real estate located within the area proposed to be annexed.

3. Your petitioner respectfully submits that this petition for annexation is in proper form and that a hearing should be held within not less than fourteen (14) nor more than sixty (60) days after the petition is received and the City should proceed with the annexation.

4. Your petitioner requests that the above described real estate be zoned: COMMERCIAL

Wherefore, pursuant to RSMo 71.012, and related statutes, the City of Monett, Missouri is hereby requested to conduct such procedures and hearings as may be necessary and file such plans that may be necessary to complete the annexation of the above described real estate into the corporate city limits of the City of Monett, Missouri.

Signatures of petitioners:

Randy Henderson  
RANDY HENDERSON, PRESIDENT/CEO  
FIRST STATE BANK OF PURDY

Acknowledgement

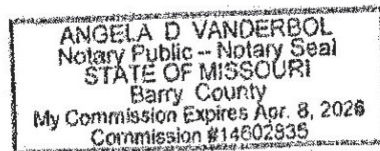
State of Missouri            )  
  ) ss.  
County of BARRY            )

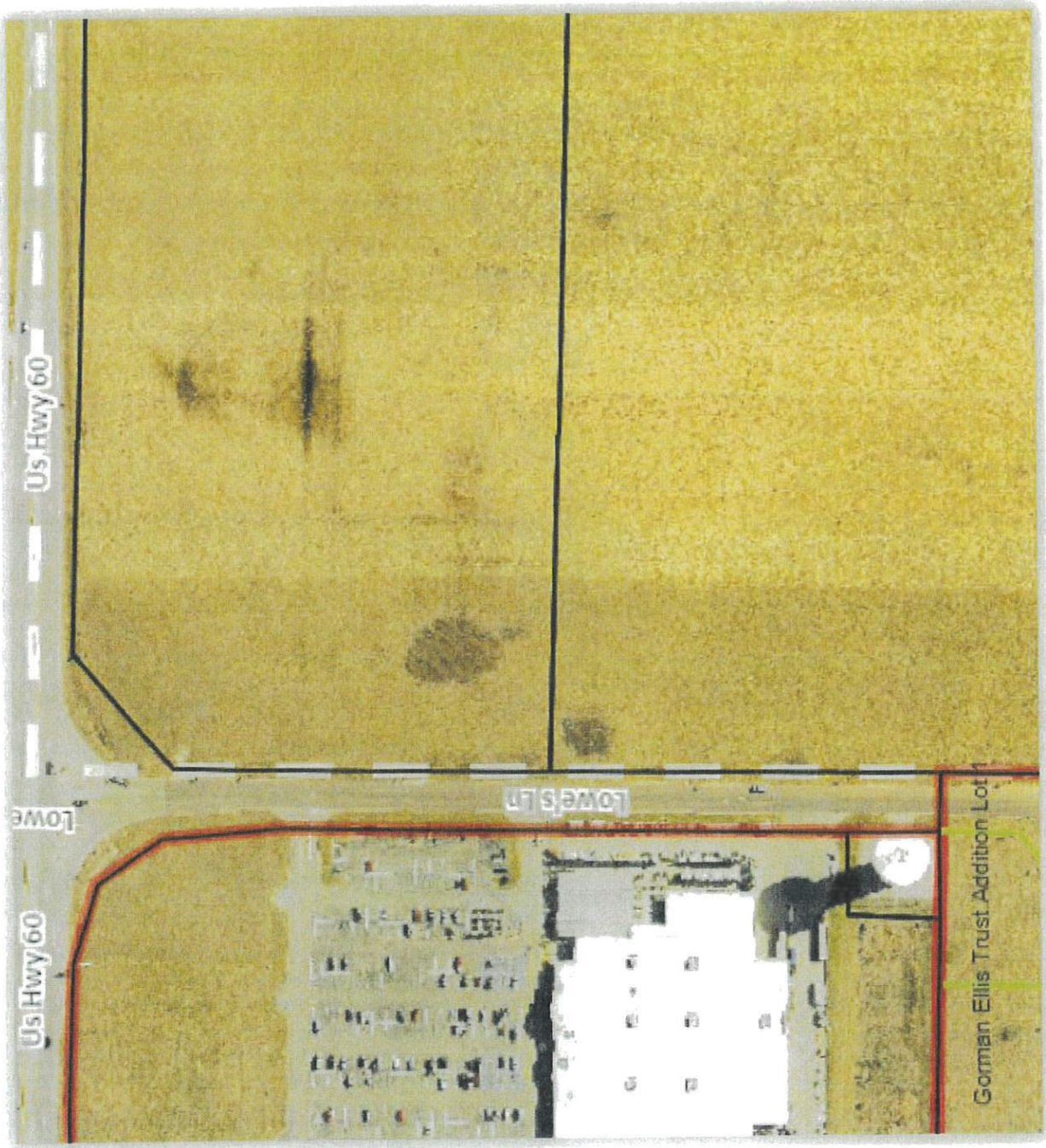
On this 12<sup>TH</sup> day of MARCH, 2024, before me, a notary public, personally appeared RANDY HENDERSON to me known to be the person(s) described in and who executed the foregoing petition of annexation, and acknowledged that they executed the same as their free act and deed.

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

Angela D Vanderbol  
ANGELA D VANDERBOL  
Notary Public

My commission expires: 04/08/2026





U.S. Hwy 60

LOWES LN

U.S. Hwy 60

Gorman Ellis Trust Addition Lot 1