
Sponsored by: Council Members Cook and Ragsdale

AN ORDINANCE APPROVING A PETITION FOR VOLUNTARY ANNEXATION FILED BY MICHAEL SCHNEIDER REGARDING CERTAIN PROPERTY CONTIGUOUS AND COMPACT TO THE CITY OF O'FALLON, MISSOURI AND GENERALLY LOCATED AT 1467 NORTH MAIN STREET.

WHEREAS, a verified petition requesting annexation into the City of O'Fallon and signed by the owners of all fee interests of record of all the real estate hereinafter described was filed with the City pursuant to the provisions of Section 71.014 of the Revised Statutes of Missouri; and

WHEREAS, the real estate hereinafter described and described in the petition aforesaid is contiguous and compact to the existing corporate limits of the City of O'Fallon and is located in unincorporated St. Charles County, Missouri; and

WHEREAS, the City Council hereby finds and determines that the proposed annexation is reasonable and necessary to the proper development of the City; the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; annexation of such real estate pursuant to such petition and the Laws of Missouri and the terms set forth and referenced hereinafter is in the best interests of the City and the current and future owners of such real estate, and that all things required by law to accomplish such annexation have been done;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: Pursuant to the provisions of Sections 77.020 and Sections 71.014 of the Revised Statutes of Missouri, the real estate described below and owned by Lowell and Julie Boylan is hereby annexed into the City of O'Fallon, Missouri, and the city limits of the said City are hereby extended to include such real estate, to wit:

A tract of land being part of the Southeast quarter of the Northeast quarter of Fractional Section 17, Township 47 North, Range 3 East of the Fifth Principal Meridian, City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

Commencing at an old stone on the western right of way line of State Highway "M", said stone bearing N. 89 degrees 52' W. 30 feet from the Southeast corner of said Southeast quarter of the Northeast quarter of said Fractional Section 17; thence N. 89 degrees 52' W. along the quarter section line 295.16 feet to an iron pipe; thence N. 0 degrees 41' E. and parallel to the said western right of way line 295.16 feet to an iron pipe; thence S. 89 degrees 52' E. and parallel to the said quarter Section line 295.16 feet to an iron pipe in the western right of line of State Highway M; thence S. 0 degrees 41' W. along said right of way line 295.16 feet to the place of beginning, containing 2.00 acres, more or less. The preceding description taken from the deed of record, recorded as document 2021R-050017 in the St. Charles County Records.

SECTION 2: The City Clerk is hereby authorized and instructed to cause certified copies of this Ordinance to be filed with the appropriate officials of St. Charles County, Missouri, and to take any and all other steps necessary or appropriate to effectuate the annexation provided hereby.

SECTION 3: Any and all ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: June 13, 2024

Second Reading: June 27, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 27TH DAY OF JUNE, 2024.



Bill Hennessy

Presiding Officer

Attest:

Bess Bacher

Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 27TH DAY OF JUNE, 2024.



Bill Hennessy

Bill Hennessy, Mayor

Attest:

Bess Bacher

Bess Bacher, City Clerk

Approved as to Form:
Stephanie Karr

Stephanie Karr, City Attorney

City of O'Fallon Planning and Development Department

100 North Main Street O'Fallon, Missouri
63366 www.ofallon.mo.us



For additional information send inquiries to:
E-mail: tcoffman@ofallon.mo.us or call (636) 379-5544

BEFORE THE CITY COUNCIL OF THE CITY OF O'FALLON
STATE OF MISSOURI

VERIFIED PETITION FOR ANNEXATION

Property Location:	1467 N. Main Street
Proposed Use of Property:	Future Development/utility connections
Proposed Zoning:	R-4

PROPERTY OWNER INFORMATION:

Name:	Michael Schneider
Contact Person (if different):	Brian Coffman
Address:	1467 N. Main Street
City/State/Zip:	O'Fallon, MO 63366
Phone:	636-577-2458
Email:	coffmanappraisal@msn.com

1. The undersigned are the owners of all the fee interest in that real property described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference.
2. Said property described in Exhibit "A" is contiguous and compact to the existing corporate limits of the City of O'Fallon, Missouri.
3. The undersigned hereby petitions the City Council of the City of O'Fallon, Missouri for voluntary annexation of the real property described in Exhibit "A".
4. That the undersigned hereby request that the said real estate be annexed to, and be included within the corporate limits of, the City of O'Fallon, Missouri, as authorized by the provisions of Section 71.012 and/or 71.014, RSMo.

VERIFICATION

By signing this document, I hereby verify and swear that the above statements are true and correct.

Michael Schneider

Name (Print)

Michael Schneider

Signature

Notary for Individual Only

STATE OF MISSOURI)
) ss:
COUNTY OF St Charles)

On the 28th day of May 2024, before me appeared
Michael Schneider and _____ to me personally

known to be the persons described in and who executed the foregoing instrument
and acknowledged that they executed same as their free act and deed.

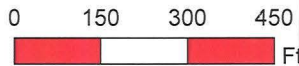
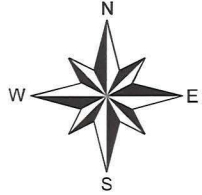
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in the
County and State aforesaid, the day and year last above written.

Tracy Kain



Notary Public

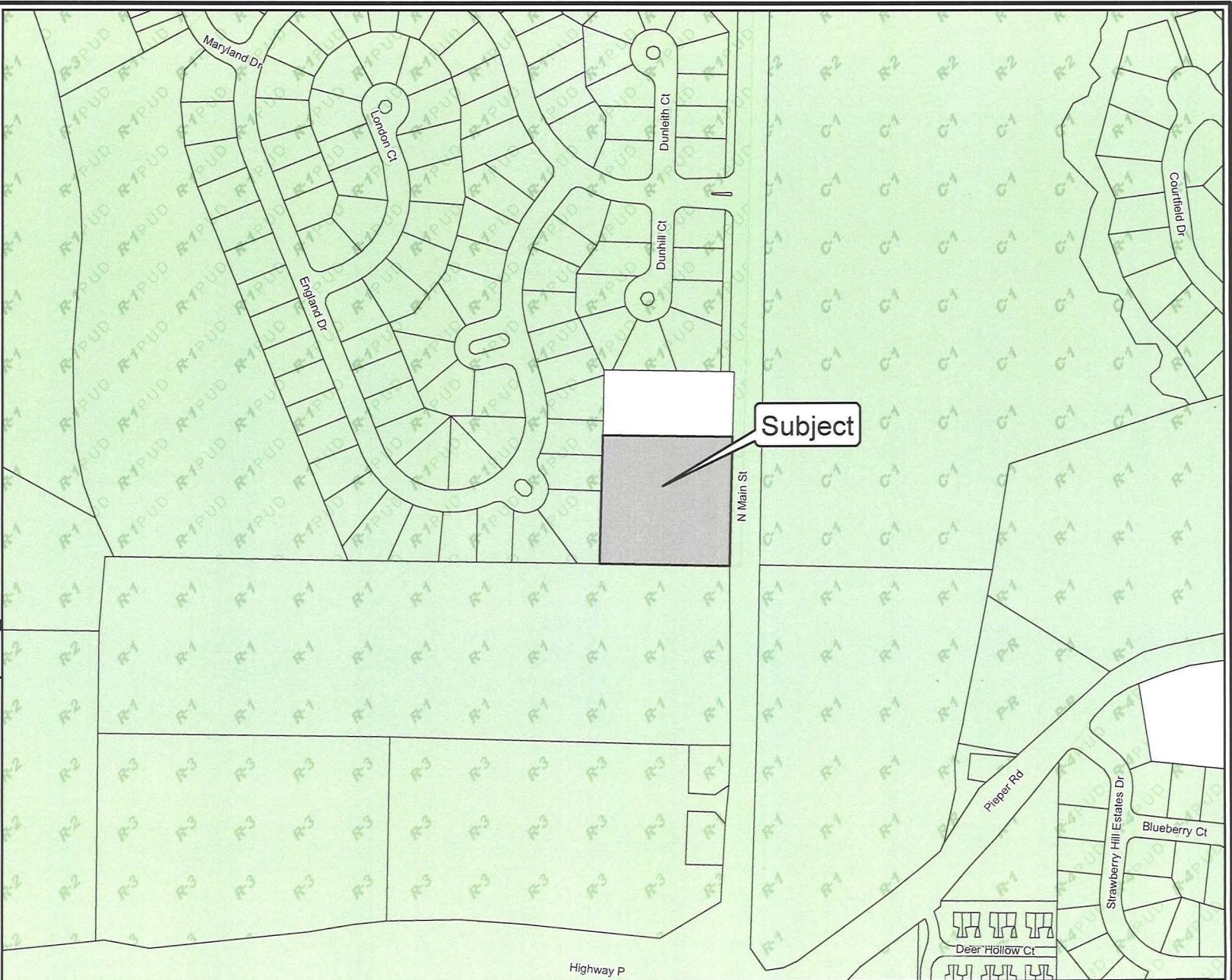


My Commission Expires:
01/17/2027



Legend

-  Subject Property Location
- R-1** Area Zoning Designation
-  O'Fallon City Limits



Subject

1467 North Main Street