

BILL NO. 24-1271

ORDINANCE NO. 24-1271

AN ORDINANCE APPROVING THE FINAL PLAT OF "HANCOCK ADDITION #2" BEING A FRACTIONAL PART OF BIG PRAIRIE ADDITION, AND A FRACTIONAL PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 6 WEST; ST. JAMES, PHELPS COUNTY, MISSOURI

WHEREAS, Ted and Hayley Hancock (Property Owners) have submitted a Major Subdivision Plat application for approval titled "Hancock Addition #2" of St. James, Phelps County, Missouri; and

WHEREAS, payment of all appropriate fees has been made and a final plat has been filed with the Planning & Zoning Commission's Administrative Official; and

WHEREAS, the final plat has been approved by the Planning & Zoning Commission; and

WHEREAS, the final plat is now submitted to the City Council for approval.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JAMES, MISSOURI, AS FOLLOWS:

SECTION ONE: The City Council hereby approves the attached Record Plat establishing the re-subdivision of land to be known as "Hancock Addition #2", a subdivision in the East Half of the Southwest Quarter, Section 19, Township 38 North, Range 6 West, within the City of St. James, which is graphically represented on the attached Record Plat and accompanying legal description more specifically, now hereto adopted and made part of this ordinance, as submitted by Ted & Hayley (the "Applicants").

SECTION TWO: The City Clerk is authorized to evidence the approval of this Record Plat by affixing such signature and the official seal of the City of St. James to a Certificate of Approval upon this instrument. The City Clerk shall record the approved Record Plat within sixty (60) days of its approval by the City Council of the City of St. James at the Office of the County Recorder of Deeds, with all costs paid by the Applicant.

SECTION THREE: The approval of the Record Plat shall be effective from and after its date of passage and approval, provided all required fees are paid to the City, and further subject to compliance with all applicable provisions of the Subdivision and Zoning Regulations.

SECTION FOUR: Payment of all of the City's costs incurred relating to approval of this plat shall be paid by the Applicant.

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

THIS BILL WAS PASSED AND APPROVED THIS 10th DAY OF June, 2024, BY THE CITY COUNCIL OF THE CITY OF ST. JAMES, MISSOURI AFTER HAVING BEEN READ BY TITLE OR IN FULL TWO TIMES PRIOR TO PASSAGE.

PASSED: 7-0

ABSENT: Tyler Wagnon

APPROVED: 7-0

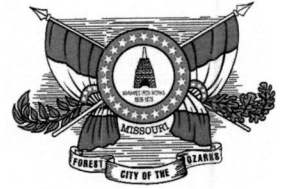

Honorable Rick Krawiecki, Mayor

ATTEST:


Linda Cochran, City Clerk

CITY OF ST. JAMES

M I S S O U R I
P l a n n i n g & Z o n i n g C o m m .



PLANNING & ZONING COMMISSION

MEETING MINUTES

6:00 P.M., Tuesday, May 22nd, 2024

Community Meeting Hall, 1320 Nelson Hart Dr., St. James, MO 65559

Members Present: Mitch Weatherly, Wayne Tessaro, Chuck Cantrell, and John Spurgeon Jr.

Members Absent: Joe Boulware, Vacant, Vacant, Vacant.

Staff Present: Nathan Browne.

Visitors Present: None.

Call to order: Chairman Weatherly opened the meeting/hearing at 6:03 P.M.

Review and Approval of Minutes: Wayne Tessaro

2nd Motion was made by: John Spurgeon Jr.

Vote Result:

Boulware	VACANT	VACANT	Weatherly	Spurgeon	Tessaro	Cantrell	VACANT
ABSENT	YES	N/A	YES	YES	YES	YES	N/A

Result: With a quorum present, the vote of members present was unanimous, the Motion carried.

New Business:

- A. A Major Subdivision Plat submitted by Ted & Hayley Hancock: "Hancock Addition #2" Fractional Part of Big Prairie Addition, and, a fractional part of the East Half of the Southwest Quarter of Section 19, Township 38 North, Range 6 West; St. James, Phelps County, Missouri.

Discussion: Mr. Browne explained that the preliminary plat was approved through the administrative process. However, with utility improvements being made, the P&Z Committee was required to vote on the final plat. Mr. Browne also explained the number of structures that are expected to be constructed. No members had any questions following the discussion.

1st Acceptance of the Motion was made by: John Spurgeon Jr.

2nd Motion was made by: Chuck Cantrell.

Vote Result:

Boulware	VACANT	VACANT	Weatherly	Spurgeon	Tessaro	Cantrell	VACANT
ABSENT	N/A	N/A	YES	YES	YES	YES	N/A

Adjournment: With nothing left to discuss, Chairman Weatherly adjourned the meeting at 6:18 p.m. Motion by Wayne Tessaro & John Spurgeon Jr.

Approved by Chairman, Planning & Zoning Commission on _____, 2024.

Chairman, Mitch Weatherly

Attested by: