

**Clinton County Planning and Zoning
Clinton County Courthouse
Plattsburg, MO 64477**

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PUBLIC HEARING

Thomas and Joseph Wahl of Holt, MO have applied to the Clinton County Planning and Zoning Commission for a Replat and Rezone from R-1 to Ag-A of 60 acres. Property is located West of SE Downing Rd., North of State Hwy PP, East of Interstate 35 Hwy in the Subdivision of Coppice Ridge Estates – Phase Two, Holt, MO. Section 29; Township 54N; Range 30W. The Public Hearing will be held September 3, 2020 at 7:00 pm in the Community Room of the Clinton County Courthouse. All interested parties should attend.

Dennis and Mindy Pavlich of Plattsburg, MO have applied to the Clinton County Planning and Zoning Commission for a Special Use Permit for a Large Accessory Solar Energy System of 13.12 kW for Residential Use. Property is located on the West side of SW Harris Rd, East of SW Hord Rd, North of SW 240th St, and South of SW Devling Rd., in the Subdivision of Holiday Harbor at North Bridge, Plattsburg, MO. Section 14; Township 56N; Range 30W. The Public Hearing will be held Thursday, September 3, 2020 at 7:15 pm in the Community Room of the Clinton County Courthouse. All interested parties should attend.

Eric and Ashley Belk of Gower, MO have applied to the Clinton County Planning and Zoning Commission for a Minor Subdivison of 5.0 acres from a 24.94 acre parcel and Rezone to Ag-B of both the 5.0 acre and the remaining 19.94 acre parcel. Property is located on the East Side of SW County Line Rd., North of SW 247th St, West of US 169 Hwy, South of 116 Hwy, Gower, MO. Section 27; Township 55N; Range 33W. The Public Hearing will be held September 3, 2020 at 7:30 pm in the Community Room of the Clinton County Courthouse. All interested parties should attend

PAGE 2 OF 4

David and Lucretia Hartman of Trimble, MO have applied to the Clinton County Planning and Zoning Commission for a Minor Subdivision of 2.48 acres from a 36.58 acre parcel and Replat of 37 acres and 5.48 acres. Property is located on the North Side of Z Hwy., West of US 169 Hwy, East of SW County Line Rd, Trimble, MO. Section 14; Township 54N; Range 33W. The Public Hearing will be held September 3, 2020 at 7:45 pm in the Community Room of the Clinton County Courthouse. All interested parties should attend.

David and Drusilla Adam of Smithville, MO have applied to the Clinton County Planning and Zoning Commission for a Minor Subdivision of 6.89 acres from a 30.2 acre parcel and Replat of 23.31 acres and 10.79 acres. Property is located North of U Hwy., East of US 169 Hwy, South of NW 284th Rd, Gower, MO. Section 3; Township 55N; Range 33W. The Public Hearing will be held September 3, 2020 at 8:00 pm in the Community Room of the Clinton County Courthouse. All interested parties should attend.

Michael and Sharon Bailey together with Lee and Lacey Spicer of Cameron, MO have applied for a Replat of 109.17 acres into two parcels of 84.08 acres and 25.09 acres. Rezoning the 84.08 and 25.09 acre parcels to Ag-A. Property is located West of NE Witt Rd, North of NE 348th St, East of Cameron Memorial Airport and South of NE 358th St in Airport Acres Subdivision, Section 28, Township 57N, Range 30W. The Public Hearing will be held September 3rd, 2020 at 8:15pm in the Community Room of the Clinton County Courthouse. All interested parties should attend.

A public hearing will be held by the Clinton County Planning and Zoning Commission to consider a resolution of the Clinton County Planning and Zoning Commission to amend The Zoning Order of Clinton County, Missouri (the "Order") as follows:

To amend the Order to require a minimum building lot size of 5 acres for dwellings in all Districts, except within platted subdivisions which have an approved community sewer system, by amending the following Sections of the Order:

1. Section 4.1-4. E. is amended to read:

E. Lot Area – All lots shall minimum of 5 acres in size except in approved subdivisions with approved community sewer systems.

2. Section 4.2-4 E is amended to read:

E. Lot Area - Every dwelling hereafter erected, moved or altered shall provide a lot area of not less than seven thousand five hundred (7,500) sq. ft. per family for two-family dwellings if such dwelling is connected to a community sewer system, and further provided that where a community sewer is not available, the sewer design shall be approved by the Zoning Administrator and the Missouri Division of Health and Senior Services.

3. Section 4.3-4 E is amended to read:

E. Lot Area. All lots shall be a minimum of 5 acres in size except in approved subdivisions with approved community sewer systems. If approved community sewer systems are unavailable, multifamily dwellings are not allowed.

4. Section 6.2-6 F. is amended to read:

F. Lot Area - Septic system to be the determining factor as to lot size. If on approved public or community sewers there will be no lot size minimum, however, if individual treatment systems are used, the lot size is a minimum of 5 acres and the treatment system must be approved by Clinton

County Zoning Commission and the Missouri Department of Natural Resources.

5. **Section 8.1-1.E.** is amended to read:

E. Single family dwelling provided no more than one dwelling is permitted per farm, and provided the dwelling is located on a parcel not less than 20 acres.

Any single family dwelling may not be constructed within 1,320 feet of a confinement feeding operation owned not owned by the owner of the single family dwelling.

6. **Section 8.2-2.E** is amended to read:

E. Lot Area - Every dwelling hereafter erected, constructed, reconstructed, moved, or altered shall have a lot area of not less than five (5) acres but not more than nineteen and 99/100th acres.

7. **Section 9.3-2.E** is amended to read:

E. Lot Area - Every dwelling hereafter erected, moved or altered shall have a lot area of not less than: (1) fifteen thousand (15,000) sq. ft., if such dwelling shall be connected to a community sewer, and (2) not less than five (5) acres where the dwelling cannot be connected to an available community sewer service.

The Public Hearing will be held at the Clinton County Courthouse, Community Room, 207 N. Main Street, Plattsburg, Missouri 64477, on Thursday, September 3, 2020, at 8:30p.m. For more information, contact the Tricia Knight, Zoning Officer at 816-539-3722.

Posted and Published by order of the Clinton County Planning and Zoning Commission.

Tricia Knight, Zoning Administrator