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**Board of Aldermen Meeting
April 16, 2019 at 6:00 PM**

The Mayor and Board of Aldermen will hold the regular monthly meeting in the Betty Brazelton Community Center at 707 Oak Street to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Tentative Agenda

- 1. Call to Order**
Pledge of Allegiance to the American Flag
- 2. Roll Call**
- 3. Approve Agenda**
- 4. Minutes**
 - A. March 19, 2019 Regular Meeting**
- 6. Certify Election of April 2, 2019**
- 7. Old Board Sine Die**
- 8. Oath of Office to Newly Elected Officials – City Clerk**
 - a. Mayor – Dean Langner
 - b. South Ward Alderman – Coetta Whiteley
 - b. North Ward Alderman – Gerald Snodgrass
- 9. New Board Convenes**
- 10. Black & Veatch about AT&T Tower**
- 11. Appoint Mayor Pro Tem**
- 12. Appointment of Board of Alderman Member to Planning Commission**
- 13. Appointment of Board of Alderman Member Representative to the Chamber of Commerce**

14. Other Appointments

- a. Board of Adjustment
- b. Commission on Human Rights
- c. Park Board Appointments
- d. Annexation Committee

15. March Financial Report**16. March Invoice/Check Listing****17. Reports**

- a. Water System Report – Jeff Jones, Decker Construction
- b. Police Report – Dave Speiser
- c. Public Works Report – Dwight Adkison
- d. Code Enforcement – Jerry Ramos
- e. City Administrator Report – Bob Burns
- f. Website Report – Mika Hufford
- g. Annexation Committee Report – Dave Speiser

18. Economic Development Committee**19. City Officials Training Available**

- a. MML Elected Officials Training Conference June 6-7

20. Missouri Municipal League Regional Meeting

- a. Maryville @ 6:00 PM

21. Review/Approve Ordinance for Lot Split off 100 Block of Maple**22. Ordinances for Review/Approval**

- a. Amending A-1 District of the Planning and Zoning Regulations
- b. Amending B-1 District Regulations of Planning and Zoning
- c. Adopting a process for Site Plan Reviews in Commercial and Industrial Districts
- d. Defining B-2 and B-3 Zoning Districts

23. Public Participation**24. Mayor Comments**

25. Aldermen Comments

26. Executive Session

A. Real Estate – RSMO 610.021 (2)

B. Litigation – RSMO 610.021 (1)

27. Adjourn

Bob Burns, City Administrator

Posted April 12, 2019

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT A REPLAT OF THE NORTH 28.00 FEET OF LOT 6 AND ALL OF LOT 5, EXCEPT THE NORTH 10.00 FEET OF SAID LOT 5, IN BLOCK 7 IN THE CITY OF LATHROP.

WHEREAS, The City of Lathrop has been laid out in Blocks and Lots according to a plat, and various replats and amendments, all of which are on file and recorded with the Clinton County Recorder of Deeds, and

WHEREAS, an application for a replat of the north 28.00 feet of Lot 6 and all of Lot 5, except the north 10.00 feet of said lot 5, in block 7, into replatted lots 5A and 5B, has been filed with the Lathrop Planning Commission; and

WHEREAS, after such application has been on file with the Planning Commission for at least 15 days, a public hearing was conducted, as required by the Lathrop Code Section 400.590; and

WHEREAS, the Planning Commission of the City of Lathrop recommended that the proposed replat be adopted.

NOW THEREFORE, be it ordained by the Board of Alderman of the City of Lathrop, Missouri, as follows:

Section 1. The Board of Alderman hereby receives and approves the April 2, 2019 recommendation of the Lathrop Planning Commission regarding the lot split application of Drays Homebuilding LLC. Such application is attached to this ordinance as Exhibit A.

Section 2. The north 28.00 feet of Lot 6 and all of Lot 5, except the north 10.00 feet of said lot 5, in block 7, City of Lathrop, County of Clinton, Missouri hereby replatted in accordance with the application and the attach Exhibit B. The replat will be submitted to the Clinton County Recorder of Deeds.

Section 3. This ordinance will be in full force and effect upon approval by the Board of Alderman of the City of Lathrop.

READ TWO TIMES and passed by the Board of Aldermen of the City of Lathrop, Missouri, this 16th day of April, 2019.

Dean Langner, Mayor

ATTEST:

Susie Freece, City Clerk

BILL _____

ORDINANCE _____

AN ORDINANCE AMENDING A-1 DISTRICT OF THE PLANNING AND ZONING REGULATIONS OF THE CITY OF LATHROP, MISSOURI

BE IT ORDINANED BY THE BOARD OF ALDERMEN OF LATHROP, MISSOURI AS FOLLOWS:

Section 1. Section 400.690 of the City Code of Lathrop, Missouri, is hereby amended by deleting it in its entirety and adding the following in its place:

- A. Any building or premises located in an A-1 Agricultural District shall be used only for agricultural purposes and devoted primarily to the raising and harvesting of crops or livestock, or for horticultural purposes, with the following restrictions:
 - 1. Livestock shall be limited to two animals per acre.
 - 2. Poultry shall be limited to 25 birds per 5 acres. No roosters are permitted.
 - 3. No feedlots, animal feeding operations, or concentrated animal feeding operations are permitted.
 - 4. Permitted structures shall be setback at least 30 feet from all front, side, and rear property lines and roads.

- B. Notwithstanding the foregoing, the following uses are allowed in an A-1 Agricultural District:
 - 1. One single-family dwelling as allowed under Section 400.060.2.
 - 2. Accessory buildings as allowed under Section 400.060.11.
 - 3. Nine- or eighteen-hole golf courses and associated structures are permitted, except that driving ranges (unless a part of a nine or eighteen hole golf course) and miniature golf courses are not permitted. All structures shall observe the same setback requirements as a structure permitted in a B-1 Neighborhood Business District.

Section 2. Section 400.350.A. is amended by deleting subsection 400.350.A.5., A.6, and A.7, and substituting the following in their place:

- 5. Kennels or stables for the commercial breeding of and raising of animals, except as permitted in A-1 Agricultural Districts.
- 6. The stabling or keeping or maintaining or raising of horses except as permitted in A-1 Agricultural Districts.
- 7. The keeping, maintaining, or raising of livestock or poultry except as permitted in A-1 Agricultural Districts.

Section 3. The third and fourth sentences of Section 400.360 are deleted.

Section 4. Section 210.300.A.2 is amended by deleting it substituting the following in its place:

2. Discharges or shoots a firearm within the City limits.
 - a. Discharging a firearm shall be allowed for hunting purposes provided that the hunter possesses all valid permits and acts in conformity with state law and the regulations of the Missouri Department of Conservation, and such hunting activity occurs in an A-1 Agricultural District on a parcel of land of 20 acres or more.
 - b. Discharging a firearm shall be allowed for recreational purposes provided that the person discharging the firearm takes adequate safety precautions, including the use of an appropriate backstop, and such shooting activity occurs in an A-1 Agricultural District on a parcel of land of 20 acres or more.

Section 5. This ordinance shall go into effect immediately after its passage by the Board of Aldermen of the City of Lathrop, Missouri.

READ TWO TIMES and passed by the Board of Aldermen of the City of Lathrop, Missouri, this ____ day of _____, 2019.

Dean Langner, Mayor

Date

ATTEST:

Susie Freece, City Clerk

Date

BILL _____

ORDINANCE _____

AN ORDINANCE AMENDING B-1 DISTRICT REGULATIONS OF THE PLANNING AND ZONING CODE OF THE CITY OF LATHROP, MISSOURI

BE IT ORDINATED BY THE BOARD OF ALDERMEN OF LATHROP, MISSOURI AS FOLLOWS:

Section 1. Section 400.190 of the City Code of Lathrop, Missouri, is hereby amended by deleting subsection A.1. and substituting the following in its place:

1. Any use as permitted in an R-2 District, except that no detached, single-family uses are permitted. Residential dwellings for one or more families are permitted only if some portion of the building or premises includes one of the non-residential uses described in subsections 2-11, below, Section 400.120.A.4.-7, or Section 400.060.1, 3., 4., 6, 7., and 8.

Section 2. This ordinance shall go into effect immediately after its passage by the Board of Aldermen of the City of Lathrop, Missouri.

READ TWO TIMES and passed by the Board of Aldermen of the City of Lathrop, Missouri, this ____ day of _____, 2019.

Dean Langner, Mayor

Date

ATTEST:

Susie Freece, City Clerk

Date

BILL _____

ORDINANCE _____

AN ORDINANCE ADOPTING A PROCESS FOR SITE PLAN REVIEWS IN COMMERCIAL AND INDUSTRIAL DISTRICTS OF THE CITY OF LATHROP, MISSOURI

BE IT ORDINATED BY THE BOARD OF ALDERMEN OF LATHROP, MISSOURI AS FOLLOWS:

Section 1. The City Code of Lathrop, Missouri, is hereby amended by adopting the following as Chapter 415.

Section 415.010. All applications for building permits within Business and Industrial zoning districts, as well as any expansion of existing floor, parking or storage space, shall be subject to a site plan review in accordance with these requirements.

Section 415.020 No building permits shall be issued for any use of land or proposed construction on a lot in the zoning districts in which site plan review is required, until site plan approval has been granted pursuant to these procedures. Initial site plan reviews shall be conducted by the Planning Commission. The Planning Commission shall review and make any such recommendations for approval, approval with conditions, or denial as it deems necessary to ensure compliance with the provisions of this Chapter. Within 30 days of this meeting, the Board of Aldermen shall review the recommendations of the Planning Commission and any additional information it deems relevant. The Board may approve, approve with conditions, or disapprove of the application in accordance with the standards of review of this Article. The City Administrator shall provide written notification to the applicant of the Board's determination within seven days of the meeting.

Section 415.030.

- A. A site plan review is valid for one year from the date of approval by the Board of Aldermen. In the event that a project granted site plan approval is not started within the twelve month period from the time the site plan was approved, or completed within twenty-four months from approval, the site plan approval shall be invalid and resubmission shall be required. Resubmissions pursuant to this Section shall be subject to all applicable ordinances and policies in effect at the time of resubmission.
- B. If a project or development requires platting or replatting under the Code, then the site plan review will be conducted as part of the platting or replatting process.

Section 415.040. The recommendations of the Planning Commission and the Board of Aldermen shall be based upon the following standards:

- A. The extent to which the proposal conforms to these regulations.
- B. The extent to which the development would be compatible with the surrounding area.
- C. The extent to which the proposal conforms to the provisions of the City's subdivision regulations.
- D. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan, if any.
- E. The extent to which the proposal conforms to the adopted engineering standards of the City.
- F. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.
- G. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:
 - 1. Preserve existing off-site views and create desirable on-site views;
 - 2. Conserve natural resources and amenities available on the site;
 - 3. Minimize any adverse flood impact;
 - 4. Ensure that proposed structures are located on suitable soils;
 - 5. Minimize any adverse environmental impact; and
 - 6. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site.
- H. The Board of Aldermen may waive any or all of these provisions for reasonable cause.

Section 415.505.

- A. The site plan shall include the following data, details and supporting plans which are found relevant to the proposal. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall explain the reasons for any omissions.
- B. Site plans shall be prepared by a registered professional engineer, architect or landscape architect at a scale of one inch equals twenty feet on standard twenty-four inch by thirty-six inch sheets. Items required for submission include:
1. Name of the project, address, boundaries, date, north arrow and scale of the plan(s). If more than one sheet is used, each sheet shall provide the title of the matter displayed, e.g., site plan, utility plan, lighting plan.
 2. Name and address of the owner of record, developer and seal of the engineer, architect or landscape architect.
 3. Name and address of all owners of record of abutting parcels, as well as the land uses and structures (within one 185 feet) thereon.
 4. All existing lot lines, easements and rights-of-way, as well as a table identifying the area in acres or square feet.
 5. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area and show all exterior entrances and all anticipated future additions and alterations.
 6. The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences.
 7. Detailed drawings of all screening to be constructed indicating the type of construction, material to be used and visual appearance of said screening. Screening includes, but is not limited to, waste disposal containers, storage areas and mechanical equipment.

8. A lighting plan.
9. The location, height, size, materials and design of all proposed signage.
10. A landscaping plan.
11. The location of all present and proposed utility systems including: sewerage or septic system; water supply system; telephone, cable and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes and drainage swells.
12. Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.
13. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within one hundred (100) feet of the site.

If requested by the City, the applicant shall provide a detailed traffic study that includes:

- i. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;
 - ii. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and
 - iii. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.
14. For new construction or alterations to any existing building, a table containing the following information must be included:

- i. Area of building to be used for a particular use, such as retail operation, office, storage, etc.;
- ii. Percentage of facade surface area consisting of glass, windows or other clear openings;
- iii. Number of parking spaces existing and required for the intended use; and
- iv. Method by which large areas of paved parking are broken by appropriate landscaping.

Section 2. This ordinance shall go into effect immediately after its passage by the Board of Aldermen of the City of Lathrop, Missouri.

READ TWO TIMES and passed by the Board of Aldermen of the City of Lathrop, Missouri, this ____ day of _____, 2019.

Dean Langner, Mayor

Date

ATTEST:

Susie Freece, City Clerk

Date

BILL _____

ORDINANCE _____

AN ORDINANCE DEFINING B-2 AND B-3 ZONING DISTRICTS IN THE CITY OF LATHROP, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF LATHROP, MISSOURI AS FOLLOWS:

Section 1. Article V, Chapter 400 of the City Code of Lathrop, Missouri, is hereby amended by renumbering it as Article V-A, and renumbering the following sections:

Section 400.200 as Section 400.195
Section 400.210 as Section 400.200
Section 400.220 as Section 400.205
Section 400.230 as Section 400.210
Section 400.240 as Section 400.215

Section 2. There is hereby added an Article V-B to Chapter 400 of the City Code of Lathrop, Missouri, to read as follows:

ARTICLE V-B

District "B-2" Central Business District Regulations

Section 400.220

- A. Use Regulations. A building or premises shall be used only for such uses as are permitted in a B-1 District, provided that no building or premises shall be used primarily or exclusively for storage.
- B. Permitted Materials. The following buildings materials shall be used on all surfaces that face a public right-of-way:
 - 1. Natural or synthetic stone;
 - 2. Brick;
 - 3. Colored, textured, or glazed concrete masonry units;
 - 4. Stucco;
 - 5. Glass;
 - 6. Wood siding;
 - 7. Cement fiber siding with the appearance of wood.
- C. Parking. Any off-street parking shall be constructed of asphalt, concrete, paver stone, brick, or other hard durable surface. Off-street parking shall not be allowed between the façade of the building facing the primary public right-of-way, and said right-of-way.

D. Orientation. Buildings should be oriented with the primary façade facing the primary public right-of-way.

Section 400.225. All side yards, rear yards, rear access, and parking requirements shall be as set forth for B-1 Districts.

Section 3. There is hereby added an Article V-C to Chapter 400 of the City Code of Lathrop, Missouri, to read as follows:

ARTICLE V-C

District "B-3" Highway Business District Regulations

- A. Use Regulations. A building or premises shall be used only for such uses as are permitted in a B-1 District, provided that no building or premises shall be used primarily or exclusively for storage.
- B. Parking. Any off-street parking shall be constructed of asphalt, concrete, paver stones, brick, or other hard durable surface. No more than 50% of all off-street parking spaces shall lie between the primary façade of the building and the public right-of-way.
- C. Orientation. Buildings should be oriented with the primary façade facing the public right-of-way

Section 400.240. All side yards, rear yards, rear access, and parking requirements shall be as set forth for B-1 Districts.

Section 4. This ordinance shall go into effect immediately after its passage by the Board of Aldermen of the City of Lathrop, Missouri.

READ TWO TIMES and passed by the Board of Aldermen of the City of Lathrop, Missouri, this ____ day of _____, 2019.

Dean Langner, Mayor

Date

ATTEST:

Susie Freece, City Clerk

Date