

**BOA Meeting Agenda
Peculiar City Board of Aldermen
Regular Meeting
Monday, December 20, 2021
@ 6:30 p.m.**

Notice is hereby given that the Board of Aldermen of the City of Peculiar will hold a regular meeting on Monday, December 20, 2021 at 6:30 p.m. in the Council Chambers at 250 S Main. St. Peculiar, Missouri 64078. Representatives of the news media may obtain copies of this notice by contacting the Deputy City Clerk at City Hall, 250 S. Main St, Peculiar, MO 64078 or by calling 816-779-2221. All proposed Ordinances and Resolutions will be available for viewing prior to the meeting in the Council Room or via the City of Peculiar Website which can be accessed at: <https://peculiar.municipalcms.com/agendalist.aspx?categoryid=11071>

Please note, attendees will have the option to partake in the Board of Aldermen meeting via video conference by using Zoom meeting software, which can be accessed at: <https://zoom.us/j/7669979194>

Call to Order

Pledge of Allegiance

1. Roll Call

2. Agenda Approval

3. Consent Agenda

- **Approval of Draft Minutes for the December 6, 2021 BOA Meeting**

4. Agenda Requests

5. Unfinished Business

a) Bill 2021-26; 2nd Reading; Ordinance of Annexation

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE INVOLUNTARY ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF PECULIAR, MISSOURI, ALL PURSUANT TO SECTION 71.015 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED.

b) Bill 2021-27; 2nd Reading; Calling for Election of Annexation

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI, FIXING THE DATE AND TIME AND PROVIDING NOTICES FOR HOLDING AN ELECTION IN THE CITY OF PECULIAR, MISSOURI, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY A PROPOSITION OF THE ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF PECULIAR, MISSOURI PURSUANT TO SECTION 71.015 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED.

c) Resolution 2021-32; Special Use Permit Additional RV Park Spaces

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING SPECIAL USE PERMIT #USE-0046-2020 FOR MR. EMMETT SMITH TO OPERATE ADDITIONAL R.V. PARK SPACES AT 22901 SOUTH EAST OUTER ROAD, PECULIAR, MISSOURI.

d) Resolution 2021-44; Appointment to Planning Commission

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF JAMIE JEPSEN TO THE PLANNING COMMISSION FOR A (4) FOUR YEAR TERM

6. New Business

**a) Resolution 2021-46; Public Hearing; Preliminary Plat Application Tuscany Phases 2-6
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE PRELIMINARY PLAT APPLICATION OF TUSCANY PHASES 2 THRU 6, CITY OF PECULIAR, MISSOURI**

**b) Resolution 2021-47; Public Hearing; Special Use Permit Application Fuel Island
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING SPECIAL USE PERMIT #USE-0049-2021 TO OPERATE OF A FUEL ISLAND FOR TEN (10) YEARS ON S. STATE ROUTE C, IMMEDIATELY WEST OF SANDER'S CENTER AT 204 S. STATE ROUTE C.**

**c) Resolution 2021-48;
Agreement with Raymore-Peculiar School District for Two School Resource Officers.
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR AND MAYOR TO ENTER INTO AN AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT FOR TWO (2) SCHOOL RESOURCE OFFICERS**

**d) Resolution 2021-49; Public Hearing; Plat Submittal Hummingbird Estates
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE PRELIMINARY PLAT APPLICATION OF HUMMINGBIRD ESTATES, CITY OF PECULIAR, MISSOURI**

**e) Bill 2021-28; Public Hearing; 1st Reading; Adopt Zoning Map
AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR TO ADOPT AN OFFICIAL ZONING MAP TO INCORPORATE ALL CHANGES IN ZONING AND ZONING DISTRICTS TO THE CITY OF PECULIAR SINCE SEPTEMBER 2018.**

7. Topics for Discussion

8. City Administrator Report

9. Aldermen Directives

10. Closed Session per RSMo. 610.021 (1)

**Board of Aldermen Regular Meeting Minutes
Monday, December 6, 2021**

A regular scheduled public meeting of the Board of Aldermen of the City of Peculiar, Missouri was held in the Council Chambers located within City Hall (250 S Main St. Peculiar, Missouri) at 6:30 p.m. on Monday, December 6, 2021. Mayor Michael Gallagher called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

All proposed Ordinances and Resolutions were available for viewing prior to the meeting in the Council room or via the City of Peculiar website which can be accessed at:

<https://peculiar.municipalcms.com/agendalist.aspx?categoryid=11071>

Please note, attendees have the option to partake in the Board of Aldermen meeting via video conference by using Zoom meeting software, which can be accessed at: <https://zoom.us/j/7669979194>

1. Roll Call 6:30 pm

The following Aldermen responded to roll call:

Donna Gicante	Doug Stark	Matt Hammack
John F Kant	Danny Smith	Bruce Conrad

City Staff present for the meeting:

City Administrator, Mickey Ary; Lauber Law, Joe Lauber; Police Chief, Don Shepard;
Interim City Planner, Cliff McDonald; City Planner, Roger Kroh;
Public Works Director, Nick Jacobs; Human Resources, Cyndora Gauthreaux
Deputy City Clerk, Patricia Brewer;

2. Agenda Approval

Alderman Hammack motioned to approve the agenda. Seconded by Alderman Stark.
Motion passed (6-0)

3. Consent Agenda

- **Approval of Draft Minutes for the November 51, 2021 BOA Meeting**

Alderman Hammack made a motion to approve the Consent Agenda as presented.
Seconded by Alderman Stark. Motion passed (6-0).

4. Agenda Requests

No agenda requests

5. Unfinished Business

No agenda items

6. New Business

a) Bill 2021-26; Public Hearing; 1st Reading; Ordinance of Annexation

**AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR
THE INVOLUNTARY ANNEXATION OF UNINCORPORATED TERRITORY
AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF
PECULIAR, MISSOURI, ALL PURSUANT TO SECTION 71.015 OF THE
REVISED STATUTES OF MISSOURI, AS AMENDED.**

Public Hearing opened at 6:32 pm

Interim City Planner presented Bill 2021-26.

Public Comment:

Lawrence Briggs, 23200 S. Harper, Peculiar, Mo. spoke regarding his concerns about the annexation.

Joe Ismert, President of Sioux Chief Manufacturing, spoke regarding his concerns about the annexation.

Joe Lauber, Lauber Municipal Law responded at the request of the Board of Aldermen.

Board Comment: No Board Comment

Alderman Hammack motioned for 1st Reading of Bill 2021-26 by title only. Seconded by Alderman Kant.
Motion passed (6-0)

Clerk read Bill 2021-26 by title only.

Alderman Hammack motioned to accept 1st Reading of Bill 2021-26, by title only.
Seconded by Alderman Conrad.

Roll Call Vote:

Alderman Smith	AYE	Alderman Stark	AYE	Alderman Gicante	AYE
Alderman Hammack	AYE	Alderman Conrad	AYE	Alderman Kant	AYE

b) Bill 2021-27; 1st Reading; Calling for Election of Annexation

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI, FIXING THE DATE AND TIME AND PROVIDING NOTICES FOR HOLDING AN ELECTION IN THE CITY OF PECULIAR, MISSOURI, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY A PROPOSITION OF THE ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF PECULIAR, MISSOURI PURSUANT TO SECTION 71.015 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED.

Public Comment:

Phillip Ismert, 23820 Tanaine Lane, Peculiar, Mo. spoke regarding his concerns about the annexation.

Joe Lauber, Lauber Municipal Law, explained the election process for involuntary annexation.

Board Comment: No Board Comment

Alderman Hammack motioned for the 1st Reading of Bill 2021-27 by title only.

Seconded by Alderman Conrad. Motion passed (6-0)

Clerk read Bill 2021-27 by title only

Alderman Hammack motioned to accept 1st Reading of Bill 2021-27 by title only.

Seconded by Alderman Conrad.

Roll Call Vote:

Alderman Smith	AYE	Alderman Stark	AYE	Alderman Gicante	AYE
Alderman Hammack	AYE	Alderman Conrad	AYE	Alderman Kant	AYE

c) Resolution 2021-44; Appointment to Planning Commission

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF JAMIE JEPSEN TO THE PLANNING COMMISSION FOR A (4) FOUR YEAR TERM

Alderman Stark motioned to postpone the appointment to the Planning Commission until the next Board of Alderman meeting. Seconded by Alderman Conrad.

Motion passed (5-1) with Alderman Hammack voting Nay

d) Resolution 2021-45; Authorizing Insurance Coverage for 2022

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING ACCEPTANCE OF THE 2022 PUBLIC SECTOR INSURANCE COVERAGE RENEWAL PACKAGE PROVIDED BY TRAVELERS INSURANCE COMPANY EFFECTIVE JANUARY 1, 2022

Alderman Stark motioned approve Resolution 2021-45. Seconded by Alderman Conrad.

Motion passed (5-1) with Alderman Hammack voting Nay

7. Topics for Discussion

a) Caring Hearts of Peculiar/Alderman Kant

Alderman Kant presented Caring Hearts annual fundraiser along with disbursement of funds collected.

8. City Administrator Report

Mr. Ary gave an overview of the first couple weeks of his seat as City Administrator.

Pleased to have Mr. Roger Kroh on staff as Development Services Director.

Mr. Ary has attended several community meetings. The City will be hosting the Third Friday Coffee December 17th.

9. Aldermen Directives

Consent Agenda Items: Approved

Bill 2021-26; Public Hearing; 1st Reading; Ordinance of Annexation

Approved 1st Reading

Bill 2021-27; 1st Reading; Calling for Election of Annexation

Approved 1st Reading

Resolution 2021-44; Appointment to Planning Commission

Motion to postpone until the December 20, 2021 Board of Alderman meeting with a 5-1 vote.

Resolution 2021-45; Authorizing Insurance Coverage for 2022

Approved of Resolution 2021-45 with a 5-1 vote.

10. Closed Session per RSMo. 610.021 (1)(3)

There was no closed session

11. Adjournment 7:20 pm

Alderman Hammack motioned to adjourn. Seconded by Alderman Gicante. Motion passed (6-0)

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

City Engineer
Vacant

Business Office
Malea Yount-Neal



Chief of Police
Don Shepard

City Planner
Roger Kroh

City Attorney
Joseph G. Lauber

Parks Director
Vince Schroeder

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Board of Aldermen

From: Roger Kroh

Date: December 20, 2021

Re: Presentation of the City’s “Plan of Intent” to provide City Services to Three (3) Tracts of Property upon Annexation, and

Presentation of the Ordinance of Annexation for Involuntary Annexation of Three (3) Tracts of Property Adjacent to Existing City of Peculiar City Limits - Second Reading.

GENERAL INFORMATION

Applicant: Board of Aldermen

Status of Applicant: N/A

Requested Actions: Consider Ordinance of Annexation for Second Reading and Review the City’s “Plan of Intent”.

Date of Application: October 4th, 2021

Purpose: To Annex Adjacent Properties which have City Services and Utilities Readily Available Into the City Limits of the City of Peculiar In Accordance With the City’s 5 Year Annexation Plan dated September 2017.

Property Location (if applicable): Three (3) Tracts of Land Proposed for Annexation.

PROPOSAL

The City is required by Section 71.015, RSMo to hold a public hearing and present a “Plan of Intent”. Following the presentation of the Plan of Intent, the Board of Aldermen is asked to consider approving the Ordinance which will annex three (3) tracts of land adjacent to the City of Peculiar’s city limits, subject to majority voter approval by Peculiar’s Citizens on the April 5th, 2021 Election and outcome of a declaratory judgment filed in Cass County Circuit Court.

PREVIOUS ACTIONS

On December 6, 2021, the Annexation Plan of Intent was presented, a public hearing held, and the First Reading of the Ordinance of Annexation was approved.

KEY ISSUES

The City's Plan of Intent is required to outline the City Services a property proposed for annexation will receive as well as the affect the annexation will have upon the property. The Plan of Intent addresses the following:

1. List of major services presently provided by the city, including but not limited to police and fire protection, water and sewer systems, street maintenance, parks and recreation, refuse collection, etc.;
2. A proposed time schedule whereby the city plans to provide such services to the residents of the proposed area to be annexed within three (3) years from the date the annexation is to become effective;
3. The level at which the city assesses property and the rate at which it taxes that property;
4. How the city proposed to zone the area to be annexed; and
5. When the proposed annexation shall become effective.

City Staff believes that one of the keys to Peculiar's growth will be land use decisions that are designed to not only make the City an attractive place to live, but also to engage in business. It is important that the City be able to control growth in an orderly and desirable manner both for the impact upon the City's infrastructure and our residents.

Effectively the only method the City can employ to control growth is to bring lands, not currently in the City, within Peculiar's City Limits and therefore subject such lands to the City's zoning and land use regulations as established by ordinance. To accomplish this, City staff is requesting the Board of Aldermen to review the Ordinance of Annexation in accordance with the City's 5 Year Annexation Plan.

STAFF RECOMMENDATION

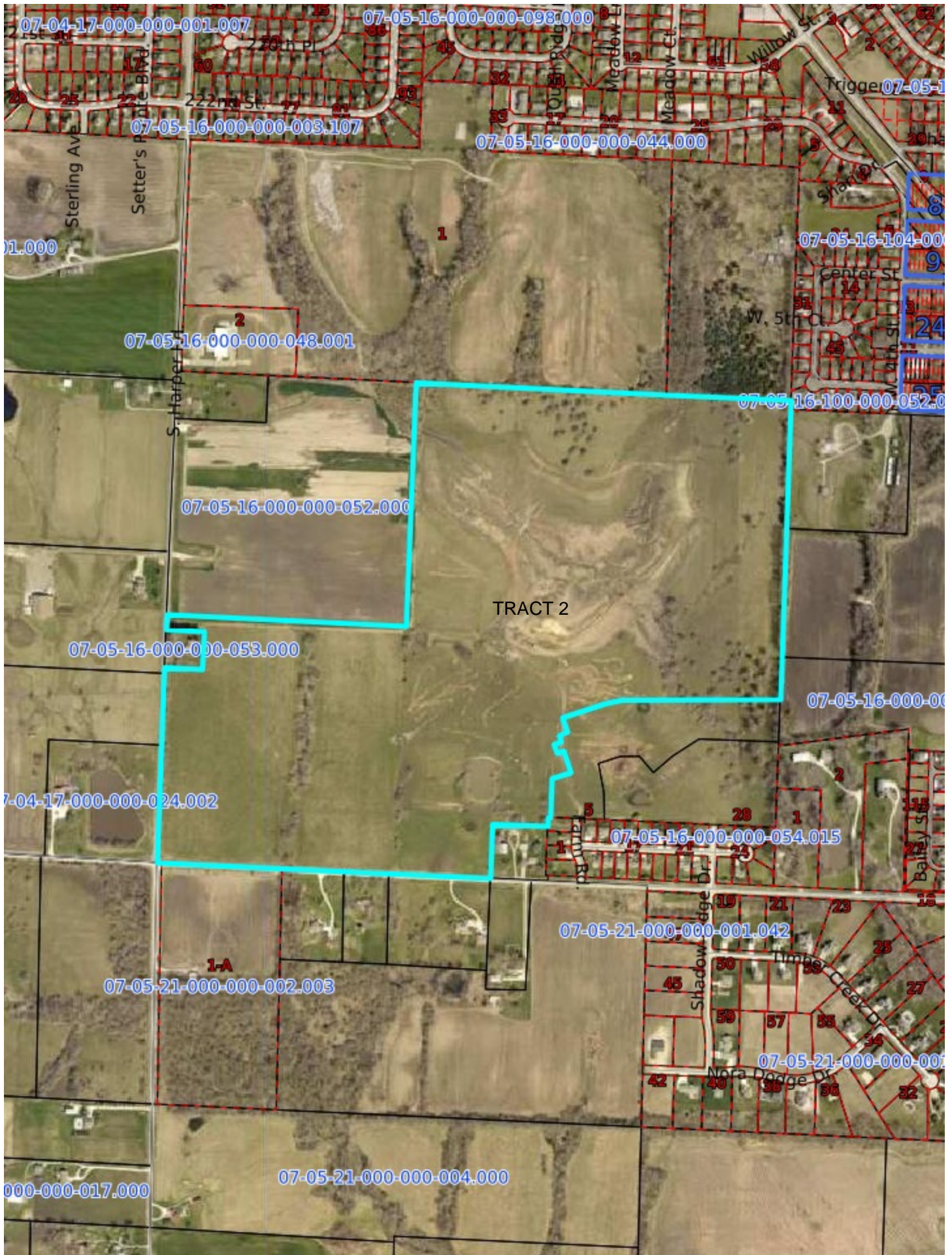
Staff recommends that the Board of Aldermen approve the Second Reading of the proposed Ordinance of Annexation as presented on December 20, 2021.

ATTACHMENTS

1. Annexation Plan of Intent
2. Ordinance of Annexation

STAFF CONTACT: Roger Kroh
PH: 816-779-2226
E-mail: rkroh@cityofpeculiar.com

Exhibit 'A'



07-07-26-000-000-002.000

E. 237th St.

07-07-26-000-000-001.001

07-07-25-000-000-004.002

07-07-25-000-000-000.000

07-07-26-000-000-003.000

07-07-26-000-000-016.000

TRACT 3

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07-07-25-000-000-012.000

07-07-25-000-000-010.000

07-07-25-000-000-000.000

07-07-35-000-000-001.000

07-07-36-000-000-019.000

07-07-25-000-000-000.000

07-07-36-000-000-000.000

07-07-36-000-000-023.000

E. 245th St.

07-07-36-000-000-000.000

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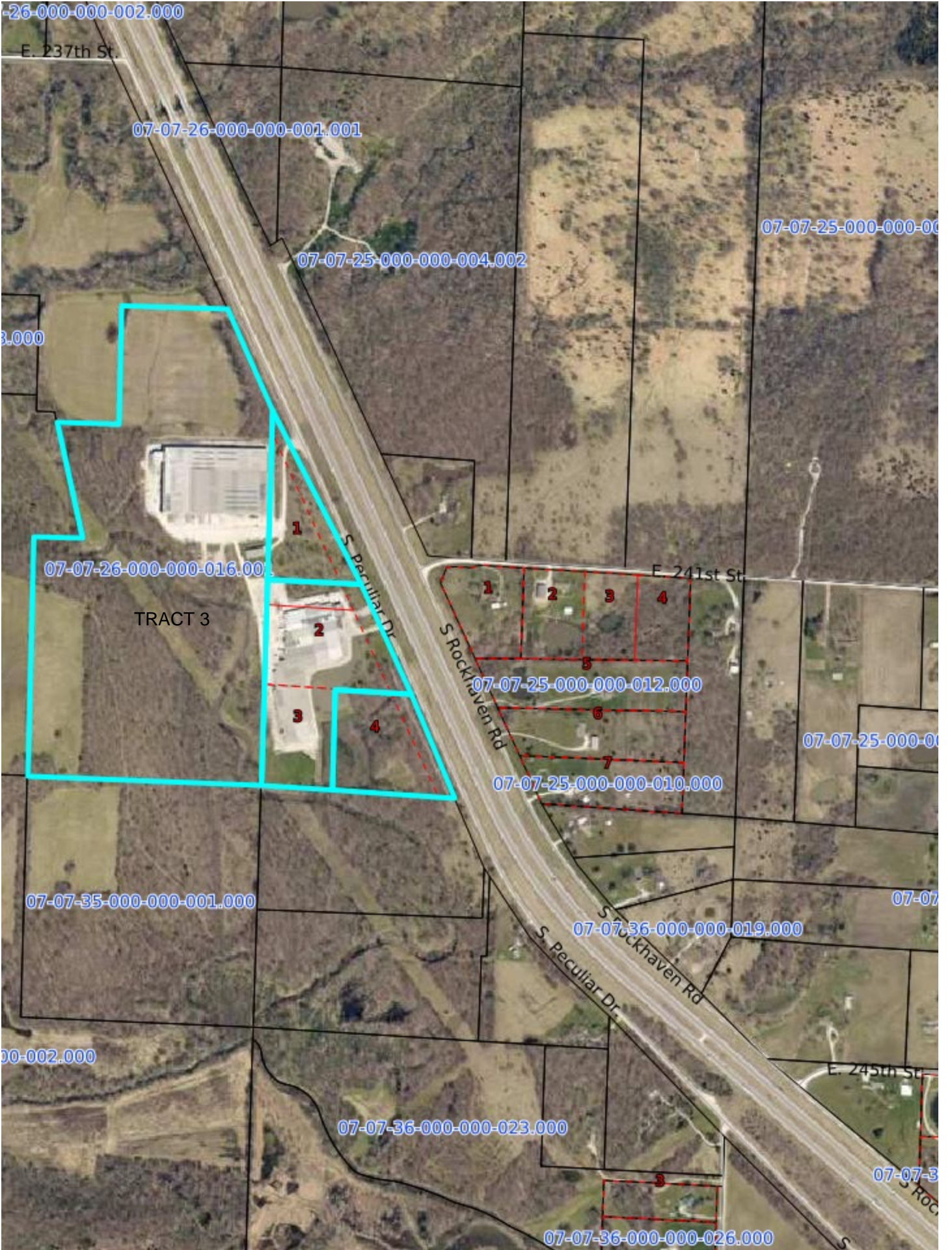


Exhibit 'B'



**City of Peculiar
Plan of Intent
(Annexation)**

December 6th, 2021

PLAN OF INTENT

PLAN OF INTENT TO PROVIDE MUNICIPAL SERVICES TO THREE (3) TRACTS OF PROPERTY UNDER CONSIDERATION FOR ANNEXATION LOCATED IN SECTIONS 17, 25 AND 26 OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, ADJACENT TO CITY OF PECULIAR'S CORPORATE CITY LIMITS

The Board of Aldermen of the City of Peculiar, Missouri, have expressed intent to annex the three (3) Tracts of property generally described above and further defined in AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR; BILL NO. 2021-26.

These areas have been previously identified for the City's future expansion and economic development as supported by the City of Peculiar's 2015 Comprehensive Plan, and the City of Peculiar 5 Year Annexation Plan adopted September 5, 2017. Missouri law requires that prior to annexation, a report be prepared and presented at a public hearing setting forth the plans of the municipality to provide major municipal services.

The following information has been compiled by the principal departments of the City of Peculiar, Missouri that would be responsible for providing services to the newly annexed areas. The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for each Tract (by paragraph) in this Plan of Intent.

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TRACT 1 – S. Harper Road Property, legally described in Bill No. 2021-26

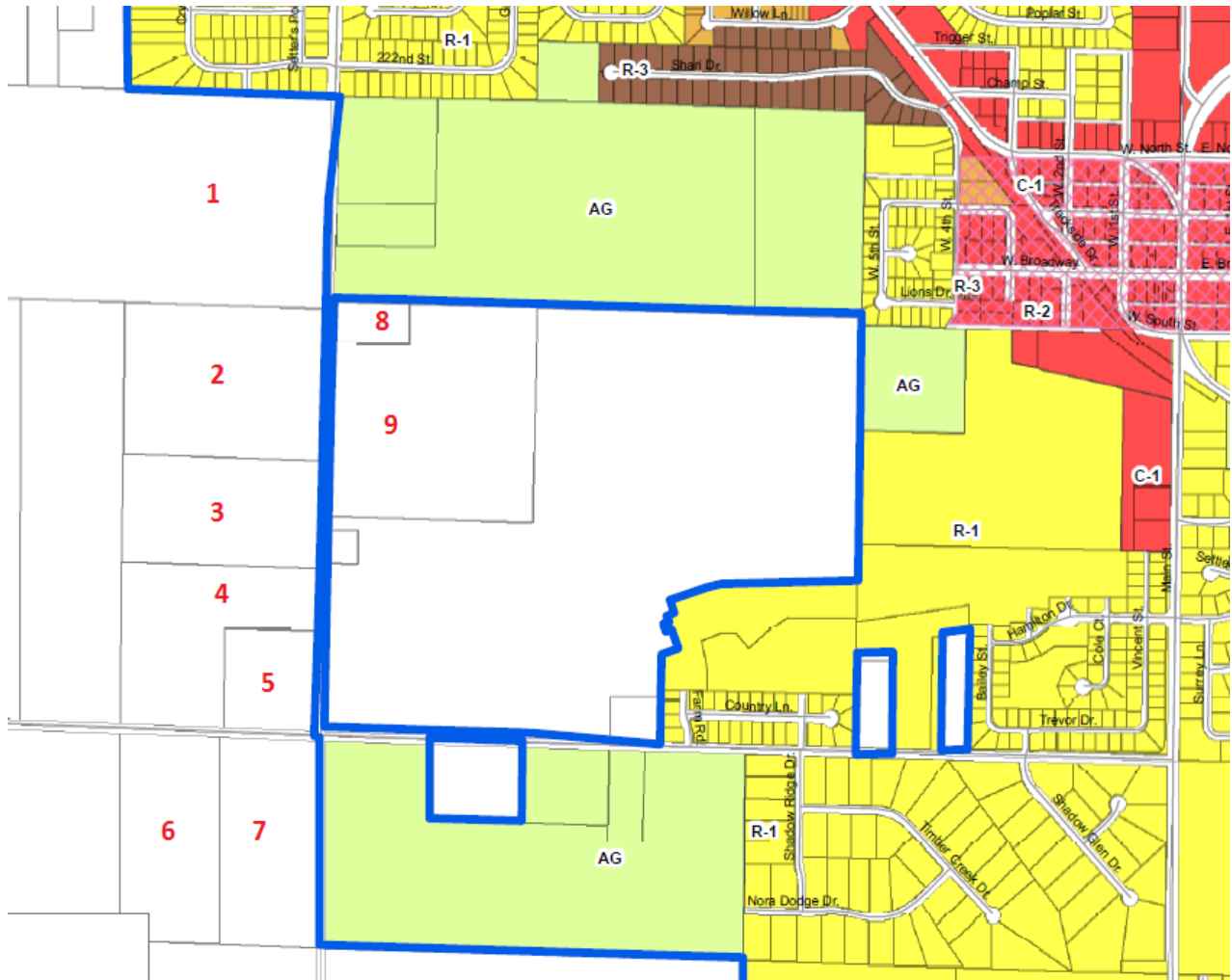
This area proposed for annexation is an unincorporated property of 37.51 acres with a contiguous border of Thirty Five Percent (35%) with the City of Peculiar Corporate City Limits (see Map #1, page 3). This property was identified for future development in the City of Peculiar’s Comprehensive Plan, adopted in 2015 (specifically the Future Land Use Plan). The annexation of this property was identified in the City of Peculiar 5 Year Annexation Plan adopted September 5, 2017 (see Map #2, page 4).

The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for TRACT 1 in paragraphs “a thru j” as follows:

MAP #1 TRACT 1



MAP #2 TRACT 1 (City of Peculiar 5 Year Annexation Plan, Item #9)



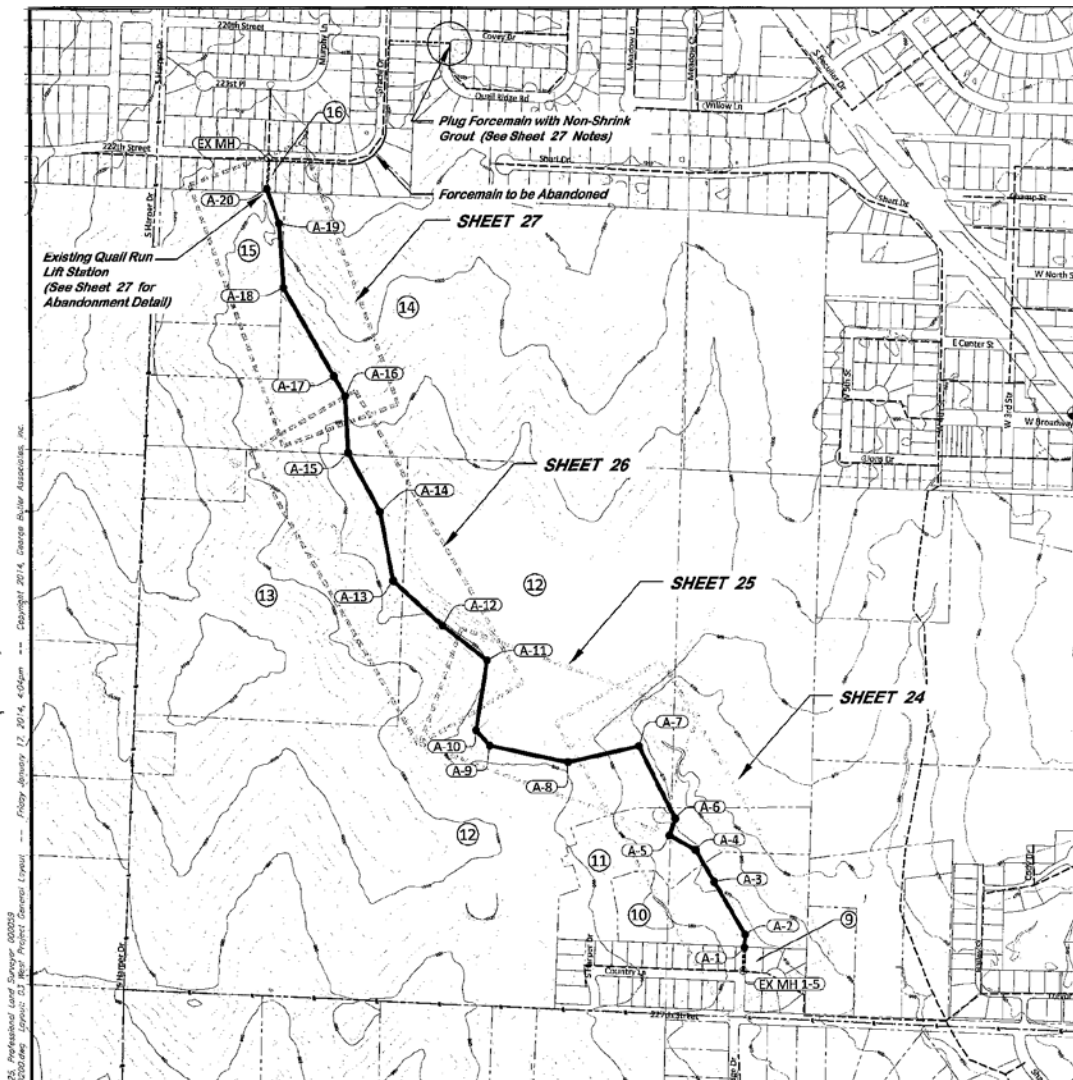
- a. Proposed Street Improvements. TRACT 1 is presently served by S. Harper Road on the Western border; no additional street improvements are planned or necessary.
- b. Water Service. TRACT 1 has City Water Service readily available from a twelve (12) inch water main adjacent to S. Harper Road (see Map #3, page 5).

MAP #3 TRACT 1 (TRACT 1 Water Service, City 12 inch line)



- c. Sanitary Sewer Service. TRACT 1 has Sanitary Sewer Service available from a City Sanitary Sewer Main which runs through the Northeast corner of the property (see Map #4, page 6).

MAP #4 TRACT 1 (TRACT 1 Sanitary Sewer Service)



- d. Fire Protection. TRACT 1 is presently within, and served by, the West Peculiar Fire Protection District (WPPFD). The City of Peculiar does not operate its own Fire Department. It continues to be more cost effective for the citizens of Peculiar to have the West Peculiar Fire Protection District provide the service. The Fire Protection Rating for the proposed annexation area is 4. The WPPFD is able to respond to a call with 4 – 6 personnel and 4,600 gallons of water for initial response.
- e. Police Protection. TRACT 1 is presently served by the Cass County Sheriff’s Department. Upon annexation, police protection would be provided by the City of Peculiar Police Department. There would be no additional cost of providing Police Protection to this property.
- f. Parks and Recreation. TRACT 1 is presently served by the City of Peculiar Department of Parks & Recreation. The City provides 7 public parks and over 170 acres of park land that any residents of the proposed annexation area would have full access too. Upon annexation, any non-resident fees for programs or shelter rentals would no longer apply as this proposed area would fall under the “resident” fee structure.

g. Other Municipal Services

Street Lighting: The City manages the street lighting throughout the City through a lease agreement with KCP&L. Presently street lighting is provided on School Road near intersections, no additional street lights are planned at this time.

Code Enforcement: The City codes for building, plumbing, electrical, housing, safety, nuisance abatement and development are administered by the City; the Fire Code is administered by West Peculiar Fire Protection District. Commercial building plans are reviewed by the City Planner and City Engineer. Upon annexation, the applicable building and zoning codes will be administered uniformly throughout the annexed area.

Refuse (Trash) Collection: The City provides refuse collection to City residents. The service is contracted by the City with a private company, the service includes bulky waste pick-up. Upon annexation, refuse collection would be available to any residential customer in TRACT 1; this would not include dumpster service for businesses.

- h. Taxation. According to state law, the city may not assess any property at any higher level for city assessment purposes than it is assessed by the County Assessor. The present City of Peculiar Tax Rate is \$1.2567 per \$100 assessed valuation.

- i. Existing Land Use and Proposed Zoning. In accordance with the City of Peculiar Municipal Code, SECTION 400.310, ZONING UPON ANNEXATION. Whenever any

land shall be annexed to the Municipality, the Zoning designation of such land shall, at the discretion of the City Planner, be changed to “AG” Agriculture or to the Municipal Zoning designation that most closely resembles the “Existing Use” of the property. The Proposed Zoning for TRACT 1 based upon the Existing Land Use of the property, its size of 37.51 acres and the current Cass County Assessor’s classification of the property is AG, Agriculture District.

- j. Effective Date. The Effective Date of the Annexation shall be the Day/Date immediately following the election approving the annexation (authorized by Rev. Stat. Mo. § 71.015) or upon the receipt of a Final Order from a Court of competent jurisdiction, whichever is later.

TRACT 2 –E. 227th Street and Harper Road, legally described in Bill No. 2021-26

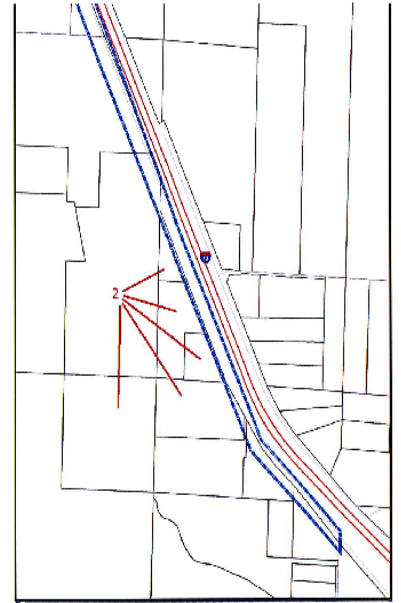
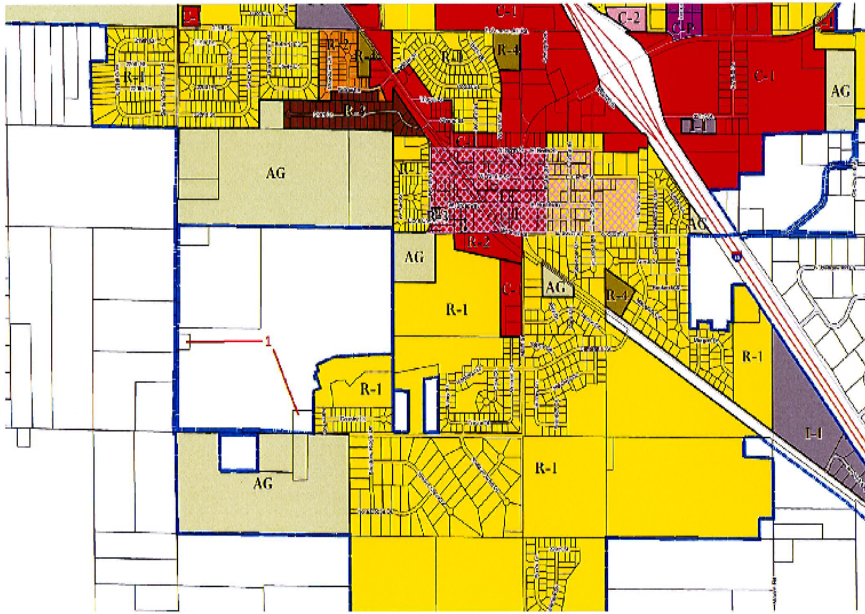
This area proposed for annexation is an unincorporated property of 128.57 acres, with a contiguous border of Seventy Eight Percent (78%) with the City of Peculiar Corporate City Limits (see Map #7, page 9). TRACT 2 was identified for future development in the City of Peculiar Comprehensive Plan, adopted in 2015 (specifically the Future Land Use Plan). The annexation of this property was identified as a priority in the City of Peculiar 5 Year Annexation Plan adopted September 5, 2017 (see Map #8, page 10). The City constructed a Sanitary Sewer Main through the property in 2013 to improve the collection system (see Map #9, page 11). Having a readily available gravity sanitary sewer main running through a large tract of cleared property makes TRACT 2 an ideal area for development, evidenced by the Craigslist advertisement which listed this property for sale (see Attachment #1, page 12). It is important for the City to be able to control growth in an orderly and desirable manner due to its impact upon both the City’s infrastructure and the property value of our residents.

The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for TRACT 2 in paragraphs “a thru j” as follows:

MAP #7 TRACT 2



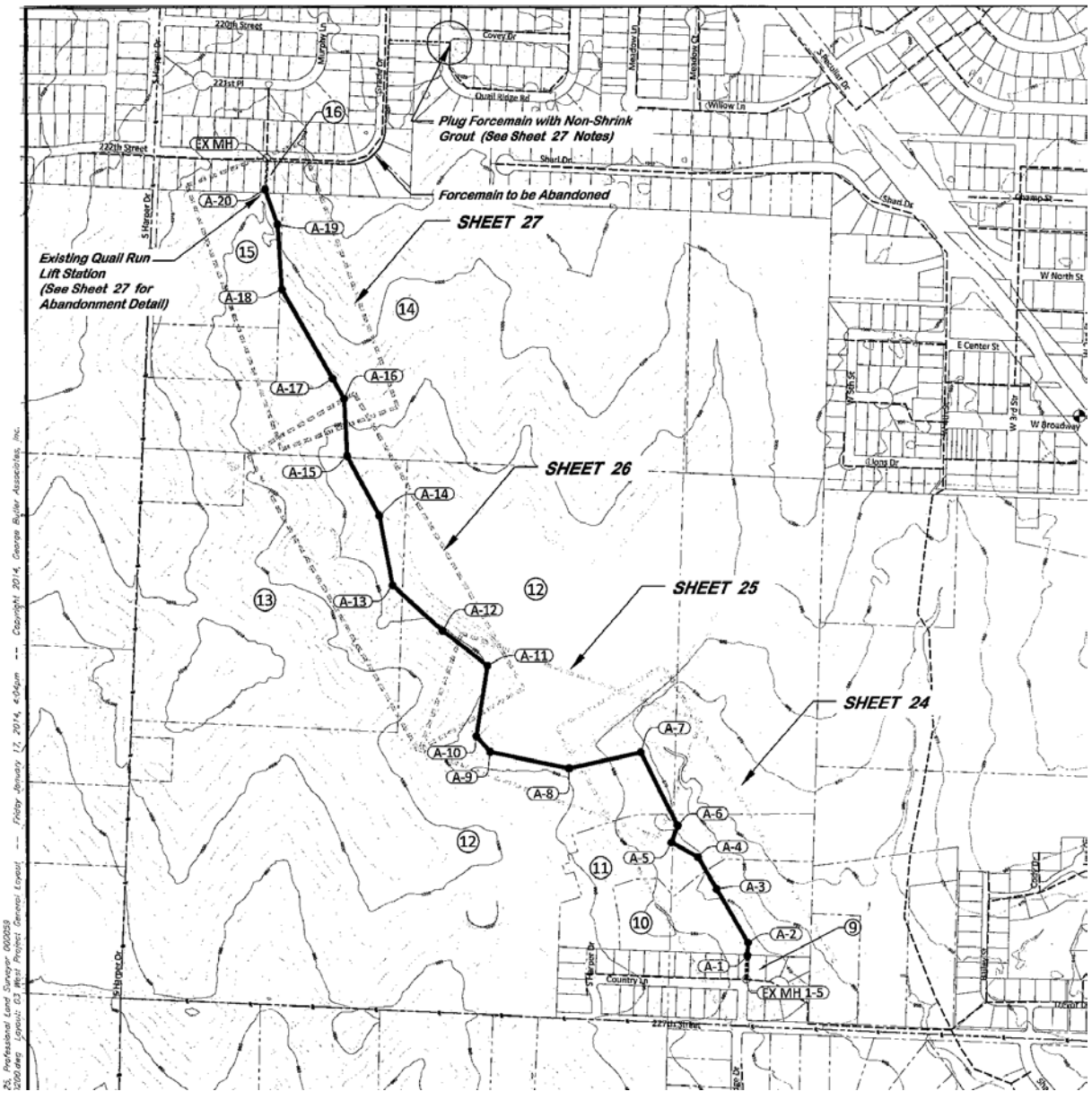
MAP #8 TRACT 2 (City of Peculiar 5 Year Annexation Plan, Item #1)



MAP #9

TRACT 2

(Constructed Sanitary Sewer Main)



25, Professional Land Surveyor, 0002039
 2000 amp License, GJ West Project General License
 Friday January 17, 2014, 4:04pm
 Copyright 2014, George Butler Associates, Inc.

LAND ideal for DEVELOP! x

kansascity.craigslist.org/bfd/4382281863.html

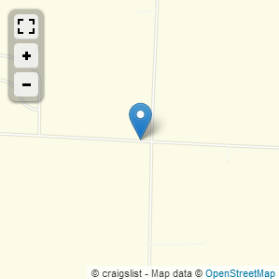
CL > [kansas city](#) > [all for sale / wanted](#) > [business/commercial - by dealer](#)

[prohibited](#) Posted: 5 days ago

★ **LAND ideal for DEVELOPING - S1 (E. 227 Street, Peculiar, MO)**

147.51 acres ideal for developing. Has a 20-30 acre stocked lake, road frontage on 2 sides, adjoins Harper Farms on south where utilities would be accessible. Property is currently leased. Price is \$9,900 per survey acre. YY to Harper NE corner of Harper and 227th.

- do NOT contact me with unsolicited services or offers



© craigslist - Map data © OpenStreetMap
227th at S. Harper
[\(google map\)](#) [\(yahoo map\)](#)

post id: 4382281863 posted: 5 days ago [email to friend](#) [best of](#)

[Avoid scams. deal locally](#) Beware wiring (e.g. Western Union), cashier checks, money orders, shipping.

© 2014 craigslist [help](#) [safety](#) [privacy](#) [feedback](#) [cl jobs](#) [terms](#) [about](#) [mobile](#)

- a. Proposed Street Improvements. TRACT 2 is presently served by E. 227th Street on the Southern border and S. Harper Road on the Western Border; no additional street improvements are planned.
- b. Water Service. TRACT 2 has ample City Water Service readily available from a ten (10)

inch water main on its North border, a twelve (12) inch water main on S. Harper Road and another twelve (12) inch water main on E. 227th Street. No additional water distribution improvements are necessary. (see Map #10, page 13).

MAP #10 TRACT 2 (Water Service Available: 12 inch & 10 inch Water Lines)



- c. Sanitary Sewer Service. TRACT 2 has Sanitary Sewer Service readily available from a Sanitary Sewer Main the City constructed through the property in 2013 (see Map #9, page 11). No additional Sanitary Sewer improvements are necessary.

- d. Fire Protection. TRACT 2 is presently within, and served by, the West Peculiar Fire Protection District (WPFPD). The City of Peculiar does not operate its own Fire Department. It continues to be more cost effective for the citizens of Peculiar to have the West Peculiar Fire Protection District provide the service. The Fire Protection Rating for the proposed annexation area is 4. The WPFPD is able to respond to a call with 4 – 6 personnel and 4,600 gallons of water for initial response.

- e. Police Protection. TRACT 2 is presently served by the Cass County Sheriff’s Department. Upon annexation, police protection would be provided by the City of Peculiar Police Department. There would be no additional cost of providing Police Protection to this property.

- f. Parks and Recreation. TRACT 2 is presently served by the City of Peculiar Department

of Parks & Recreation. The City provides 7 public parks and over 170 acres of park land that any residents of the proposed annexation area would have full access too. Upon annexation, any non-resident fees for programs or shelter rentals would no longer apply as this proposed area would fall under the “resident” fee structure.

g. Other Municipal Services:

Street Lighting: The City manages the street lighting throughout the City through a lease agreement with Evergy. Presently street lighting is provided on E. 227th Street and on Harper Road near intersections, no additional street lights are planned at this time.

Code Enforcement: The City codes for building, plumbing, electrical, housing, safety, nuisance abatement and development are administered by the City; the Fire Code is administered by West Peculiar Fire Protection District. Commercial building plans are reviewed by the City Planner and City Engineer. Upon annexation, the applicable building and zoning codes will be administered uniformly throughout the annexed area.

Refuse (Trash) Collection: The City provides refuse collection to City residents. The service is contracted by the City with a private company, the service includes bulky waste pick-up. Upon annexation, refuse collection would be available to any residential customer in TRACT 2; this would not include dumpster service for businesses.

h. Taxation. According to state law, the city may not assess any property at any higher level for city assessment purposes than it is assessed by the County Assessor. The present City of Peculiar Tax Rate is \$1.2567 per \$100 assessed valuation.

i. Existing Land Use and Proposed Zoning. In accordance with the City of Peculiar Municipal Code, SECTION 400.310, ZONING UPON ANNEXATION. Whenever any land shall be annexed to the Municipality, the Zoning designation of such land shall, at the discretion of the City Planner, be changed to “AG” Agriculture or to the Municipal Zoning designation that most closely resembles the “Existing Use” of the property. The Proposed Zoning for TRACT 2 based upon its Existing Land Use, size of 128.57 acres and the current Cass County Assessor’s classification of the property is AG, Agriculture District.

j. Effective Date. The Effective Date of the Annexation shall be the Day/Date immediately following the election approving the annexation (authorized by Rev. Stat. Mo. § 71.015) or upon the receipt of a Final Order from a Court of competent jurisdiction, whichever is later.

TRACT 3 -24110 S. Peculiar Drive, legally described in Bill No. 2021-26

This area proposed for annexation is an unincorporated property of 96 acres, more or less, with a contiguous border of Thirty Two Percent (32%) with the City of Peculiar Corporate City Limits

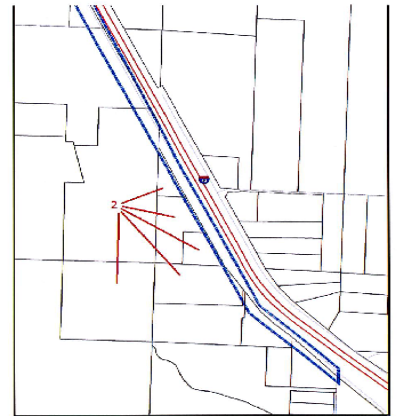
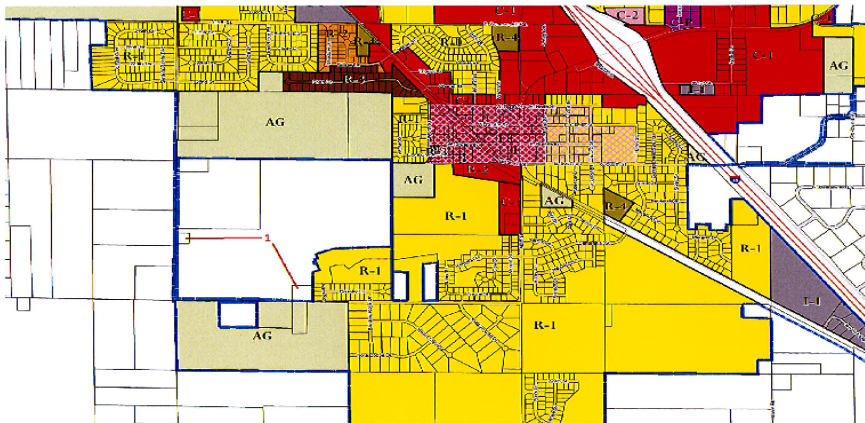
(see Map #11, page 15). TRACT 3 is primarily developed Light Industrial with manufacturing & office facilities. The annexation of this property was identified as a priority in the City of Peculiar 5 Year Annexation Plan adopted September 5, 2017 (see Map #12, page 16). This annexation is consistent with the Proposed Annexation Agreement between the City of Peculiar and the City of Harrisonville (see Map #13, page 16). The annexation of Tract 3 was originally planned in 2004 conditioned upon the completion of the Community Development Block Grant (CDBG) which funded construction of the Sanitary Sewer Extension to TRACT 3 (see Attachment #2, page 17 and Attachment #3, page 18).

The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for TRACT 3 in paragraphs “a thru k” as follows:

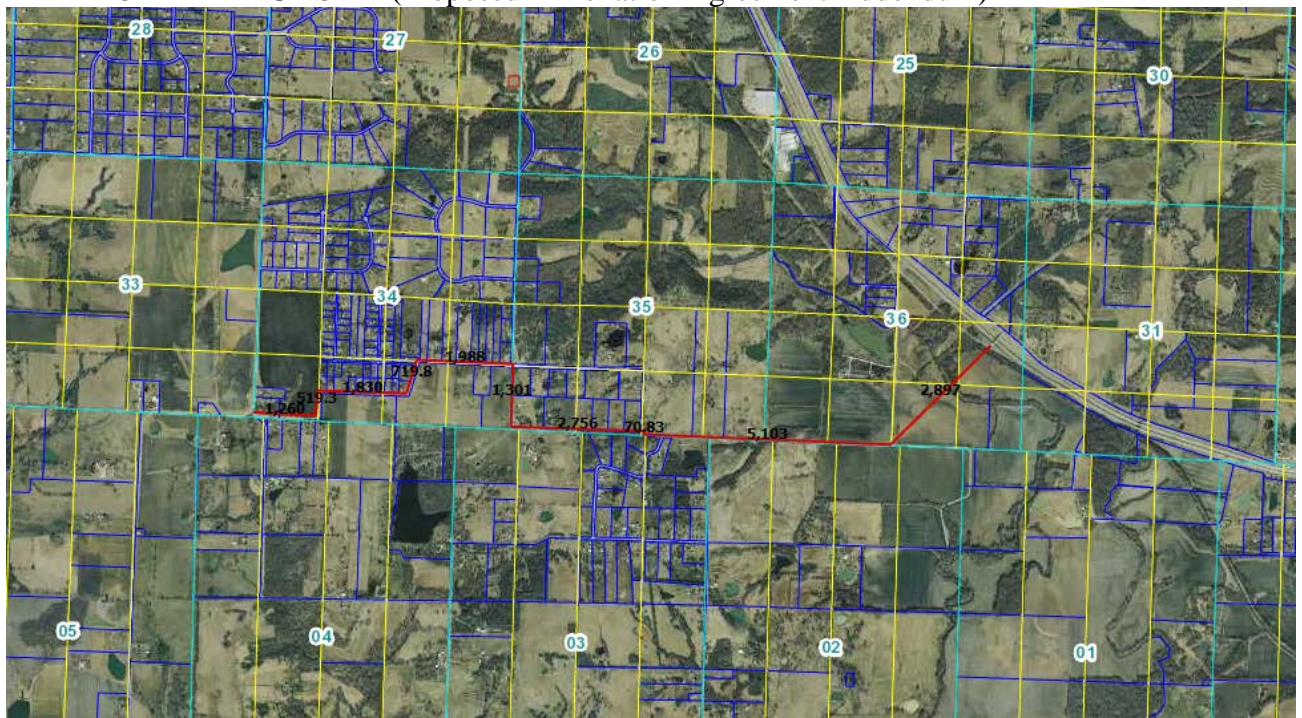
MAP #11 TRACT 3

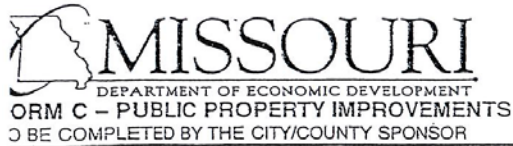


MAP #12 TRACT 3 (City of Peculiar 5 year Annexation Plan, Item #2)



MAP #13 TRACT 3 (Proposed Annexation Agreement Addendum)





Directions: Specify in as much detail as possible the public improvements (regardless of funding source) proposed which directly support the company's project. Sources of funds may be CDBG, private funds, city, county, company, or other state or federal programs. Distinguish between activities, which are in different locations, such as Main Street, Oak Street, etc. The activities and unit costs must correspond to the preliminary engineering report and map/blueprint submitted in this application. Public Property Improvements are defined as those owned by a Public Entity that will benefit more than one entity.

(a) Activity	CDBG	Local	INKIND	TOTAL	(f) Source of Funds*
1. Sewer Improvements	449,000			449,000	CDBG
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10. Sub-total	449,000			449,000	
11. Engineering Design	39,150			39,150	CDBG
12. Construction Inspection	117,850		3,025	14,875	CDBG/INK
13. Other Professional Services					
14. CDBG Administration	15,000			15,000	CDBG
15.					
16. Total	515,000	0	3,025	518,025	

*Source of Funds: For sources other than CDBG, attach a commitment letter from the source noting the status of the funding, the amount, and any contingencies or deadlines imposed on the funding commitment. For city/county funded activities, indicate "ik" in this column for non-cash in-kind items.

MO 419-2386 (3-99)

Form D
Narratives

8. Land Use

- a. Describe the land use immediately surrounding the project (residential, commercial, industrial, undeveloped), and its applicability for the proposed use given noise, dust, traffic, unsightliness, odor, or any other related concern of interest to residents of the area:

Land uses immediately surrounding the project is undeveloped. Sioux Chief is currently located and this project will address an on-site expansion of Sioux Chief's current facilities.

- b. Indicate current zoning status, or steps proposed to re-zone the area, if needed.

The current zoning is manufacturing and agricultural. The project site will be annexed into the City of Peculiar and the City will re-establish zoning for properties new to the city.

- c. Generally describe the topography of the project area, noting any possible concerns with storm drainage, utilities, truck traffic, etc.

The topography is rolling

9. Surrounding Land Value

- a. Indicate any property (and the ownership of such) adjacent to the project site, which may realize a substantial increase in value due to the proposed public improvements. (This is to prevent potential conflicts of interest and to disclose other parties who may realize a substantial gain in land value.)

Other property owners may realize a substantial increase in the value due to the installation of sewer line.

10. Operation and Maintenance

- a. Identify the public entity(s) who will own and be responsible for the operation and maintenance of the proposed public improvements. If public entities other than the applicant are involved, a written commitment to own and maintain the facilities must be provided.

The City of Peculiar will own and be responsible for the operation and maintenance of the proposed public improvements.

- a. Economic Development Programs. Upon annexation, TRACT 3 would be eligible for multiple programs administered by the City of Peculiar which include:
 - i. The City of Peculiar Industrial Development Authority
 - ii. The City of Peculiar Economic Development Incentive Policy, and the
 - iii. Missouri Clean Energy District, “Property Assessed Clean Energy Act”

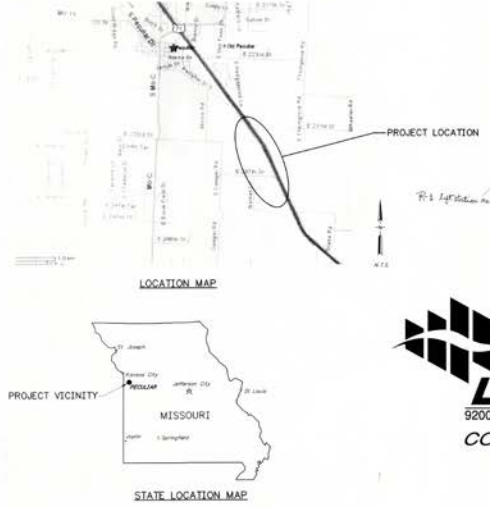
- b. Proposed Street Improvements. TRACT 3 is presently served by S. Peculiar Drive on the East border which is maintained by MoDOT; no additional improvements are planned.

- c. Water Service. TRACT 3 has Water Service provided by Public Water Supply District, PWSD #10; they would continue providing Water Service upon annexation.

- d. Sanitary Sewer Service. TRACT 3 has Sanitary Sewer Service from a City Sanitary Sewer Extension constructed to the property in 2004 by a CDBG (see Attachment #4, page 20). No additional Sanitary Sewer improvements are necessary.
 - i. Upon annexation, the monthly rates for sewerage services would be reduced per SECTION 705.230: ACTUAL USE RATES. The estimated annual savings by the Monthly Rate classification changing from “Outside City Limits” to “Business-government” would be around Four Thousand Dollars (\$4,000.00).

SIOUX CHIEF SEWER EXTENSION FOR PECULIAR, MISSOURI

2004



PROJECT LOCATION

LOCATION MAP

PROJECT VICINITY

STATE LOCATION MAP

LIST OF DRAWINGS

1. COVER SHEET
2. INDEX AND CONTROL TIES SHEET
- 3.-7. FORCE MAIN PLAN AND PROFILE
8. GRAVITY SEWER PLAN AND PROFILE
9. LIFT STATION SITE PLAN AND DETAILS
10. LIFT STATION PLAN AND SECTIONS
11. MISCELLANEOUS DETAILS

R-1. Left Station Area shown below

DATE	DESCRIPTION	BY	CHKD
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML
08/12/04	DESIGN	JL	ML

LARKIN GROUP INC.
9200 Ward Parkway • Kansas City, MO • 64114
CONSULTING ENGINEERS

GENERAL NOTES:

1. Locations of sewer, force main, waterlines, and utilities shown are approximate only, and should be verified by Contractor prior to construction. The Contractor shall verify the location and depth of all utilities prior to construction.
2. The Contractor is to utilize the following toll free number provided by Dig-Rite: 1-(800)-519-8172.
3. Prior to commencement of work, the Contractor shall notify all those companies which have facilities in the vicinity 72 hours prior to the construction to be performed.
4. Separation of sanitary sewers and water mains shall be in accordance with published standards as established by the Department of Natural Resources. Parallel installation 10 feet horizontal separation. Crossing - 18 inches vertical separation.
5. Contractor is to coordinate w/ property owners prior to any temporary closing of drives and/or parking areas.
6. All County roads, Missouri Highway Right-of Ways, and Private property monuments shall be protected.
7. All structures, fences, pavement, driveways and other improvements disturbed by construction activities shall be restored by the Contractor to condition equal or better than pre-construction condition.
8. Backfill all driveway crossings with 3/4" type I rock. Resurface drives with material to match existing type and thickness. Culverts shall be replaced and ditches graded to drain.
9. Contractor shall provide access to all private property by the end of each work day.

- e. Fire Protection. TRACT 3 is presently within, and served by, the West Peculiar Fire Protection District (WPPFD). The City of Peculiar does not operate its own Fire Department. It continues to be more cost effective for the citizens of Peculiar to have the West Peculiar Fire Protection District provide the service. The Fire Protection Rating for the proposed annexation area is 4. The WPPFD is able to respond to a call with 4 – 6 personnel and 4,600 gallons of water for initial response.
- f. Police Protection. TRACT 3 is presently served by the Cass County Sheriff’s Department. Upon annexation, police protection would be provided by the City of Peculiar Police Department. There would be no additional cost of providing Police Protection to this property.
- g. Parks and Recreation. TRACT 3 is presently served by the City of Peculiar Department of Parks & Recreation. The City provides 7 public parks and over 170 acres of park land; any residents of the proposed annexation area would have full access too. Upon annexation, any non-resident fees for programs or shelter rentals would no longer apply as this proposed area would fall under the “resident” fee structure.

h. Other Municipal Services

Street Lighting: The City manages the street lighting throughout the City through a lease agreement with Evergy. Presently street lighting is provided on S. Peculiar Drive near intersections, no additional street lights are planned at this time.

Code Enforcement: The City codes for building, plumbing, electrical, housing, safety, nuisance abatement and development are administered by the City; the Fire Code is administered by West Peculiar Fire Protection District. Commercial building plans are reviewed by the City Planner and City Engineer. Upon annexation, the applicable building and zoning codes will be administered uniformly throughout the annexed area.

Refuse (Trash) Collection: The City provides refuse collection to City residents. The service is contracted by the City with a private company, the service includes bulky waste pick-up. Upon annexation, refuse collection would be available to residential customers in TRACT 3, however this would not include dumpster service for businesses.

i. Taxation. According to state law, the city may not assess any property at any higher level for city assessment purposes than it is assessed by the County Assessor.

The present City of Peculiar Tax Rate is \$1.2567 per \$100 assessed valuation.

j. Existing Land Use and Proposed Zoning. In accordance with the City of Peculiar Municipal Code, SECTION 400.310, ZONING UPON ANNEXATION. Whenever any land shall be annexed to the Municipality, the Zoning designation of such land shall, at the discretion of the City Planner, be changed to “AG” Agriculture or to the Municipal Zoning designation that most closely resembles the “Existing Use” of the property.

The Proposed Zoning for TRACT 3 based upon its Existing Land Use, size of 96 acres more or less and the current Cass County Assessor’s classification of the property is I-1, Light Industrial.

k. Effective Date. The Effective Date of the Annexation shall be the Day/Date immediately following the election approving the annexation (authorized by Rev. Stat. Mo. § 71.015) or upon the receipt of a Final Order from a Court of competent jurisdiction, whichever is later.

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE INVOLUNTARY ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF PECULIAR, MISSOURI, ALL PURSUANT TO SECTION 71.015 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED.

WHEREAS, on the 18th day of October, 2021, the Board of Aldermen of the City of Peculiar, Missouri declared by Resolution No. 2021-40 its intent to annex the following unincorporated areas into the City of Peculiar, Missouri.

WHEREAS, the area to be annexed is contiguous and compact to the existing corporate limits of the City of Peculiar, Missouri; and

WHEREAS, such annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City has developed a Plan of Intent to provide services to the area proposed for annexation within three (3) years of the date of annexation; and

WHEREAS, the Board of Aldermen did hold a public hearing on December 6, 2021, and received evidence regarding the proposed annexation and rendered a decision to annex the real estate; and

WHEREAS, no written objections to the proposed annexation were filed with the City within fourteen (14) days after the public hearing; and

WHEREAS, the annexation is proposed to become effective within thirty-six (36) months, or three (3) years, from the April 5, 2022 election, if approved by a majority of the qualified voters.

WHEREAS, the Board of Aldermen wishes to annex the real estate.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AS FOLLOWS:

SECTION 1. That the Board of Aldermen of the City of Peculiar, Missouri, finds that the area to be annexed is contiguous and compact to the existing corporate limits of the City, that said annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 2. That the real estate legally described below and shown on the map attached hereto and incorporated herein as **Exhibit A** is annexed into the City, and the City limits are hereby extended to include such territory.

Tract #1:

That part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 45, Range 32, lying South of a line which is 2,600 feet South of the North line of said Section, except the West 502.62 feet thereof and all of the Northwest Quarter of the Southwest Quarter of Section 16, Township 45, Range 32, except the North 210 feet of the West 502.62, all in Cass County, Missouri.

Tract #2:

All of Section 16, Township 45, Range 32 in Cass County, Missouri described as follows: Beginning at the South Quarter corner of said Section 16; Thence N87°21'29"W along the South line of said Section 16, a distance of 884.29 feet to the true point of beginning; Thence continuing N87°21'29"W along said South line also being the centerline of 227th Street, a distance of 1824.35 feet to the Southwest corner of Section 16; Thence N02°20'23"E along the West line of Section 16, also being the centerline of South Harper Road, a distance of 1087.45 feet to the Southwest Corner of Parcel described in Book 2927 at page 791; Thence S86°58'22"E, a distance of 208.71 feet; Thence N02°20'23"E, a distance of 208.71 feet; Thence N86°58'22"W, a distance of 208.71 feet to a point on the West line of Section 16; Thence N02°20'23"E, along said West line, a distance of 28.21 feet, more or less, to the Northwest corner of the Southwest Quarter, of the Southwest Quarter of Section 16; Thence S87°23'46"E along the North line of said Quarter, Quarter, a distance of 1353.08 feet to Northeast corner of said Quarter, Quarter Section 16; Thence N02°17'11"E, along the West line of the Northeast Quarter of the Southwest Quarter of Section 16 and the Northerly prolongation thereof, a distance of 1376.32 feet to a point on the South line of Parcel described in Book 1197 at page 213; Thence S87°26'04"E, along said South line and the Easterly prolongation thereof, a distance of 2028.33 feet to the Southeast corner of Parcel described in Book 1927 at page 104; Thence S02°09'42"W along the East line of the West One-Half of the West One-Half of the South East Quarter of said Section 16, a distance of 1877.36 feet to the Northeast corner of Parcel described in Book 3323 at page 341; Thence N87°50'18"W, following along said Deed, a distance of 427.27 feet; Thence S56°55'26"W, a distance of 125.00 feet; Thence S58°05'19"W, a distance of 50.01 feet; Thence S49°23'48"W, a distance of 137.96 feet; Thence N40°36'12"W, a distance of 117.91 Feet; Thence N89°14'47"W, a distance of 108.42 feet; Thence S71°56'15"W, a distance of 123.39 feet; Thence S12°54'53"E, a distance of 82.97 feet; Thence S0758'12"E, a distance of 80.95 feet; Thence S03°08'35"W, a distance of 79.08 feet; Thence S01°21'53"W, a distance of 77.02 feet to a point on the North line of Harper Farm Addition; Thence N87°21'29"West, along said North Line, a distance of 311.35 feet to the Northwest corner of said Addition; Thence S02°13'59"W, along the West line of said Addition, a distance of 49.03 feet to the Northeast corner of Parcel described in Book 3215 at page 885; Thence N87°21'29"W, along the West line of said Parcel, a distance of 302.08 feet to the true point of beginning. This Tract contains 145 acres, more or less. Except for those areas used for road right of ways as now established.

Tract #3:

All of Tract 1, 2, 3, & 4, in C. Phillips Park, a subdivision of land in Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 6, page 49, and all that part of the abandoned rail road right of way as described in Deed Book 1313, page 233 on July 30, 1993 lying North Easterly of and adjacent to C. Phillips Park Subdivision and all of the Southeast Quarter of the Southeast Quarter of Section 26, Township 45, Range 32, Cass County, Missouri, and all that part of the Northeast Quarter of the Southeast Quarter of Section 26, and part of the Northwest Quarter of the Southwest Quarter of Section 25, all being in Township 45, Range 32, Cass County, Missouri described as follows: Beginning at the Southeast corner of the Southeast Quarter said Section 26; Thence North 01 degrees 01 minutes 04 seconds West, along the East line of Section 26, a distance of 1330.95 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter said Section 26, also being the true point of beginning of the Tract of land to be herein described; Thence South 89 degrees 34 minutes 45 seconds West, along the South line of said Quarter, Quarter, a distance of 1093.86 feet; Thence North 11 degrees 36 minutes 17 seconds West, a distance of 637.14 feet; Thence North 89 degrees 34 minutes 45 seconds East, along a line 625.04 feet North of and parallel to the South line of Northeast Quarter of the Southeast Quarter Section 26, a distance of 362.07 feet; Thence North 01 degrees 01 minute 04 seconds West, a distance of 655.12 feet; Thence North 89 degrees 34 minutes 45 seconds East, along a line 1280.12 feet North of and parallel to the South line of Northeast Quarter of the Southeast Quarter of Section 26, a distance of 634.70 feet to a point on the West right of way line of Peculiar Drive as now located; Thence South 27 degrees 23 minutes 12 seconds East along said right of way line, 735.00 feet; Thence South 89 degrees 34 minutes 45 seconds West, a distance of 112.32 feet to a point on the East line of said Section 26; Thence South 01 degrees 01 minutes 04 seconds East, along said East line, a distance of 625.07 feet to the true point of beginning. Containing 96 acres, more or less.

SECTION 3. The perimeter of the Three (3) areas proposed to be annexed is 27,130 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Three (3) proposed areas to be annexed is 14,846 feet, which is equal to at least Fifty-Four (54) percent of the length of the total perimeter of the area proposed for annexation.

The perimeter of Tract 1 proposed to be annexed is 5,315 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 1 proposed to be annexed is 1,891 feet, which is equal to at least Thirty-Five (35) percent of the length of the total perimeter of the area proposed for annexation.

The perimeter of Tract 2 proposed to be annexed is 12,631.8 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 2 proposed to be annexed is 9,973.30 feet, which is equal to at least Seventy-Eight (78) percent of the length of the total perimeter of the area proposed for annexation.

The perimeter of Tract 3 proposed to be annexed is 9,183 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 3 proposed to be annexed is 2,982 feet, which is equal to at least Thirty-Two (32) percent of the length of the total perimeter of the area proposed for annexation.

SECTION 4. The Board of Aldermen has determined, and hereby determines, that the proposed annexation is reasonable and necessary to the proper development of the City of Peculiar.

The residential growth of construction in the City of Peculiar over the past Five (5) years has been unprecedented. In the past Three (3) years alone the City has issued Two Hundred Seventy-Four (274) permits for new homes. As a result, the City's inventory of available lots for new home construction is down to One Hundred Nineteen (119) Lots. Property which has readily available access to both the City's Water Distribution System and Sanitary Sewer Collection System is crucial for the City's continued future growth. The properties on Harper Road and E. 227th Street have both of these utility services readily available.

The properties on Harper Road and E. 227th Street are essentially "Island" properties, surrounded by the City Limits of the City of Peculiar. Annexation of these properties would promote the Regularity of the City's boundaries.

As all Three (3) properties proposed for Annexation are in unincorporated Cass County, they rely upon the Cass County Sheriff for response. These properties would benefit immediately with a shorter distance and response time by the Peculiar Police Department if annexed.

The City of Peculiar has Twenty-Five (25) tracts of property zoned for Light Industrial use. Of these properties only One (1) is Five (5) Acres or more in size. The size of these lots limit both their practical use and size of businesses they attract for future industrial growth. The properties being considered for annexation along S. Peculiar Drive contain Ninety-Six (96) Acres, more or less, and have the potential to attract large industrial business to the City of Peculiar.

SECTION 5. The City of Peculiar, Missouri has developed a *Plan of Intent* to provide services to the proposed area on the same basis upon which services presently are provided to the residents of the City of Peculiar, which is attached hereto as **Exhibit B**.

SECTION 6. That a public hearing was held on December 6, 2021.

SECTION 7. That the annexation of the above-described real estate is subject to the City of Peculiar, Missouri obtaining a favorable judgment from the Cass County Circuit Court authorizing the annexation of the area; and also is subject to the approval of the voters of the area subject to annexation and/or the approval of the voters of the City of Peculiar.

First Reading: _____

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS _____ DAY OF DECEMBER, 2021, BY THE FOLLOWING VOTE:

Alderman Conrad _____
Alderman Gicante _____
Alderman Hammack _____

Alderman Kant _____
Alderman Smith _____
Alderman Stark _____

Approved:

Attest:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

Human Resources
Cyndora Gauthreaux

Finance Manager
Malea Yount-Neal

Public Works Director
Nick Jacobs



City Planner
Roger Kroh

Parks Director
Vincent Schroeder

Chief of Police
Don Shepard

City Attorney
Joe Lauber

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Mayor and Board of Alderman
From: Staff
Date: December 20, 2021
Re: Bill 2021-27 Call for Election, Annexation

GENERAL INFORMATION

Applicant: Staff
Requested Actions: Consider Ordinance Calling for Election for Annexation of Unincorporated Territory
Purpose: Call for Election on April 5, 2022
Property Location: Three (3) Tracts of Land Proposed for Annexation

PROPOSAL/ KEY ISSUES

In accordance with the provisions of Section 71.015, RSMo, as amended, and as part of the April 5, 2022 general election, the City desires to submit the question of the annexation of the three tracts of land (“Annexation Area”) to the qualified voters of both the City and the Annexation Area.

PREVIOUS ACTIONS

None.

ATTACHMENTS

Ordinance Calling for Election for Annexation of Unincorporated Territory

STAFF CONTACT: Trish Brewer
Deputy City Clerk
816.779.2221
tbrewer@cityofpeculiar.com

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI, FIXING THE DATE AND TIME AND PROVIDING NOTICES FOR HOLDING AN ELECTION IN THE CITY OF PECULIAR, MISSOURI, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY A PROPOSITION OF THE ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF PECULIAR, MISSOURI PURSUANT TO SECTION 71.015 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED.

WHEREAS, by Ordinance No. _____, approved by the Board of Aldermen of the City of Peculiar, Missouri (the “Board”), on the 20th day of December 2021, the Board did approve annexation of certain unincorporated territory in Cass County, Missouri, pursuant to the provisions of Section 71.015, RSMo, as amended; and

WHEREAS, in accordance with the provisions of Section 71.015, RSMo, as amended, and as part of the April 2022 general election, the City desires to submit the question of the annexation of the three tracts of land (“Annexation Area”), as defined herein, to the qualified voters of both the City and the Annexation Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AS FOLLOWS:

SECTION 1. That pursuant to Section 71.015, RSMo, as amended, an election is hereby ordered to be held in the City of Peculiar, Missouri, as well as in the Annexation Area, on April 5, 2022, on the following question:

Shall the city limits of the City of Peculiar, Missouri, be extended so as to embrace and include all the unincorporated area lying within the following boundary lines and found in the County of Cass?

Yes

No

INSTRUCTIONS TO VOTERS

If you are in favor of the question, place an “X” in the box opposite “Yes”. If you are opposed to the questions, place an “X” in the box opposite “No”.

ANNEXATION AREA

Tract 1:

That part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 45, Range 32, lying South of a line which is 2,600 feet South of the North line of said Section, except the West 502.62 feet thereof and all of the Northwest Quarter of the Southwest Quarter of Section 16, Township 45, Range 32, except the North 210 feet of the West 502.62, all in Cass County, Missouri.

Tract 2:

All of Section 16, Township 45, Range 32 in Cass County, Missouri described as follows: Beginning at the South Quarter corner of said Section 16; Thence N87°21'29"W along the South line of said Section 16, a distance of 884.29 feet to the true point of beginning; Thence continuing N87°21'29"W along said South line also being the centerline of 227th Street, a distance of 1824.35 feet to the Southwest corner of Section 16; Thence N02°20'23"E along the West line of Section 16, also being the centerline of South Harper Road, a distance of 1087.45 feet to the Southwest Corner of Parcel described in Book 2927 at page 791; Thence S86°58'22"E, a distance of 208.71 feet; Thence N02°20'23"E, a distance of 208.71 feet; Thence N86°58'22"W, a distance of 208.71 feet to a point on the West line of Section 16; Thence N02°20'23"E, along said West line, a distance of 28.21 feet, more or less, to the Northwest corner of the Southwest Quarter, of the Southwest Quarter of Section 16; Thence S87°23'46"E along the North line of said Quarter, Quarter, a distance of 1353.08 feet to Northeast corner of said Quarter, Quarter Section 16; Thence N02°17'11"E, along the West line of the Northeast Quarter of the Southwest Quarter of Section 16 and the Northerly prolongation thereof, a distance of 1376.32 feet to a point on the South line of Parcel described in Book 1197 at page 213; Thence S87°26'04"E, along said South line and the Easterly prolongation thereof, a distance of 2028.33 feet to the Southeast corner of Parcel described in Book 1927 at page 104; Thence S02°09'42"W along the East line of the West One-Half of the West One-Half of the South East Quarter of said Section 16, a distance of 1877.36 feet to the Northeast corner of Parcel described in Book 3323 at page 341; Thence N87°50'18"W, following along said Deed, a distance of 427.27 feet; Thence S56°55'26"W, a distance of 125.00 feet; Thence S58°05'19"W, a distance of 50.01 feet; Thence S49°23'48"W, a distance of 137.96 feet; Thence N40°36'12"W, a distance of 117.91 Feet; Thence N89°14'47"W, a distance of 108.42 feet; Thence S71°56'15"W, a distance of 123.39 feet; Thence S12°54'53"E, a distance of 82.97 feet; Thence S0758'12"E, a distance of 80.95 feet; Thence S03°08'35"W, a distance of 79.08 feet; Thence S01°21'53"W, a distance of 77.02 feet to a point on the North line of Harper Farm Addition; Thence N87°21'29"West, along said North Line, a distance of 311.35 feet to the Northwest corner of said Addition; Thence S02°13'59"W, along the West line of said Addition, a distance of 49.03 feet to the Northeast corner of Parcel described in Book 3215 at page 885; Thence N87°21'29"W, along the West line of said Parcel, a distance of 302.08 feet to the true point of beginning. This Tract contains 145 acres, more or less. Except for those areas used for road right of ways as now established.

Tract 3:

All of Tract 1, 2, 3, & 4, in C. Phillips Park, a subdivision of land in Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 6, page 49, and all that part of the abandoned rail road right of way as described in Deed Book 1313, page 233 on July 30, 1993 lying North Easterly of and adjacent to C. Phillips Park Subdivision and all of the Southeast Quarter of the Southeast Quarter of Section 26, Township 45, Range 32, Cass County, Missouri, and all that part of the Northeast Quarter of the Southeast Quarter of Section 26, and part of the Northwest Quarter of the Southwest Quarter of Section 25, all being in Township 45, Range 32, Cass County, Missouri described as follows: Beginning at the Southeast corner of the Southeast Quarter said Section 26; Thence North 01 degrees 01 minutes 04 seconds West, along the East line of Section 26, a distance of 1330.95 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter said Section 26, also being the true point of beginning of the Tract of land to be herein described; Thence South 89 degrees 34 minutes 45 seconds West, along the South line of said Quarter, Quarter, a distance of 1093.86 feet; Thence North 11 degrees 36 minutes 17 seconds West, a distance of 637.14 feet; Thence North 89 degrees 34 minutes 45 seconds East, along a line 625.04 feet North of and parallel to the South line of Northeast Quarter of the Southeast Quarter Section 26, a distance of 362.07 feet; Thence North 01 degrees 01 minute 04 seconds West, a distance of 655.12 feet; Thence North 89 degrees 34 minutes 45 seconds East, along a line 1280.12 feet North of and parallel to the South line of Northeast Quarter of the Southeast Quarter of Section 26, a distance of 634.70 feet to a point on the West right of way line of Peculiar Drive as now located; Thence South 27 degrees 23 minutes 12 seconds East along said right of way line, 735.00 feet; Thence South 89 degrees 34 minutes 45 seconds West, a distance of 112.32 feet to a point on the East line of said Section 26; Thence South 01 degrees 01 minutes 04 seconds East, along said East line, a distance of 625.07 feet to the true point of beginning. Containing 96 acres, more or less.

SECTION 2. The form of the Notice of Election for the election, a copy of which is attached hereto as Exhibit A and made a part hereof, is hereby approved.

SECTION 3. The City Clerk is hereby authorized and directed to notify the County Clerk of Cass County, Missouri, of the adoption of this Ordinance and to include in this notification all of the terms and provisions required by Chapter 115, RSMo, as amended, and to take such other actions as may be necessary or desirable to cause the question to be submitted to the qualified voters of the City at the election called for in this Ordinance. The returns on the election on the question shall be made at the same time, and in the same manner, and shall be canvassed and the results declared in all respects in accordance with the laws of Missouri and with all ordinances of the City of Peculiar, Missouri.

SECTION 4. The County Clerk shall designate the polling places and shall appoint the election officials as prescribed by the laws of the State of Missouri. The last day for voter registration for said election will be April 5, 2022.

SECTION 5. The County Clerk are hereby directed to give notice of said election by publishing a full and true copy of this Ordinance and a sample ballot in the Cass County Democrat, for two (2) consecutive weeks, the last insertion to be not more than one (1) week prior to the election.

SECTION 6. The provisions of this Ordinance are severable. If any section, sentence of part of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other sections, sentences, or parts of this Ordinance which can be given effect without the invalid section, sentence or part.

SECTION 7. This Ordinance shall be in full force and effect from and after its passage and approval.

First Reading: December 6, 2021

Second Reading:

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS _____ DAY OF _____, 2021, BY THE FOLLOWING VOTE:

Alderman Kant
Alderman Hammack
Alderman Stark

Alderman Conrad
Alderman Gicante
Alderman Smith

Approved:

Attest:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

EXHIBIT A
NOTICE OF ELECTION

Notice is hereby given to the qualified voters of the City of Peculiar, Missouri, that the Board of Aldermen of said City has called an election to be held in the City on Tuesday, April 5, 2022, commencing at six o'clock A.M. and closing at seven o'clock P.M., local time, on the question contained in the following sample ballot:

OFFICIAL BALLOT

CITY OF PECULIAR, MISSOURI

GENERAL ELECTION

TUESDAY, APRIL 5, 2022

PROPOSITION 1

Shall the city limits of the City of Peculiar, Missouri, be extended so as to embrace and include all the unincorporated area lying within the following boundary lines and found in the County of Cass?

[] YES

[] NO

INSTRUCTIONS TO VOTERS:

Instructions to Voters: If you are in favor of the proposition, place an X in the box opposite "YES." If you are opposed to the proposition, place an X in the box opposite "NO."

The polling places for all qualified voters of the City of Peculiar, Missouri will be:

[Insert Polling Places]

Done by order of the Board of Aldermen this ____ day of _____, 202__.

County Clerk, Cass County, Missouri

City Administrator
Mickey Ary

Deputy City Clerk
Trish Brewer

City Engineer
(Vacant)

Business Office
Malea Yount-Neal



Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

Chief of Police
Don Shepard

City Planner
Roger Kroh

City Attorney
Joseph G. Lauber

Parks Director
Vince Shroeder

To: Board of Aldermen

From: Roger Kroh

Date: December 16, 2021

Re: Special Use Permit Application, USE-0046-2021, submitted by Mr. Emmett Smith to operate fifty-one (51) additional R.V. parking spaces on the 38.05 acres South of the Peculiar Park Place R.V. Park at 22901 South East Outer Rd, Peculiar, Missouri for a period of ten (10) years.

GENERAL INFORMATION

Applicant: Mr. Emmett Smith (owner) and Mr. Chris Smith

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing and consider approval of Special Use Permit Application, USE-0046-2021, submitted by Mr. Emmett Smith to operate fifty-one (51) additional R.V. parking spaces for a period of ten (10) years.

Date of Application: August 5th, 2021

Purpose: To grant a Special Use Permit for the Peculiar Park Place R.V. Park to operate fifty-one (51) additional R.V. parking spaces on property Zoned District I-1, Light Industrial.

Property Location (if applicable): 22901 South East Outer Rd, Peculiar, Missouri, 64078

PROPOSAL

See "Requested Actions" above.

PREVIOUS ACTIONS

1. Planning Commission held their Public Hearing on August 12th, 2021. No one spoke against the application, nor a formal protest received. Planning Commission Voted in favor 4-0 and forward their recommendation to the Board of Aldermen for approval.
2. The Board of Aldermen held a public hearing on September 8, 2021, and continued the application pending completion of a stormwater study. The applicant's engineer, Anderson Engineering, has completed a stormwater study and design of a stormwater basin. The City's stormwater engineer, Brian Wenninghoff with Bartlett and West, has conditionally approved the stormwater study provided the applicant's engineer address five items on the plans and in the study before commencing construction. The five items are minor

in nature and Mr. Wenninghoff has no objection to the City proceeding with the approval of the SUP at this time.

KEY ISSUES

- Per the City's Zoning Regulations, operation of an R.V. Park on property zoned District I-1, Light Industrial requires a Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

IAW SECTION 400.600: APPROVAL CRITERIA for Special Permits. In order for the Commission to recommend approval or disapproval of an application for a special permit or for the Board to approve or deny an application for a special permit, they shall make findings of fact to determine that the following criteria are met:

- 1. The proposed use is consistent with the intent of the Comprehensive Plan;**
 - a. The 38.05 acres South of 22901 South East Outer Rd is currently zoned I-1, Light Industrial. The proposed land use is consistent with the Future Land Use Plan of the City of Peculiar's Comprehensive Plan which identifies the area for Industrial development.
- 2. The proposed use is one specifically permitted by this code:**
 - a. The proposed use (RV Park) is permitted in District I-1, Light Industrial by Special Use Permit.
- 3. The proposed use does not adversely impact the public health, safety or general welfare;**
 - a. The use of this site as an RV Park does not adversely impact the public health, safety or general welfare.
- 4. The proposed use does not adversely impact the public infrastructure system;**
 - a. The use of this property by Special Use Permit has no impact on the public infrastructure system.
- 5. The proposed use is compatible with the use, scale, orientation and setback of properties in the general vicinity;**
 - a. The proposed use of an additional fifty-one (51) R.V. parking spaces is compatible with the use, scale, orientation and setback of properties in the general vicinity.
- 6. The proposed use conforms to all conditions and performance standards as set forth in this Article, when applicable.**
 - a. The Conditions and Performance Standards as set forth in this Article are not applicable to this application to operate additional R.V. parking spaces.

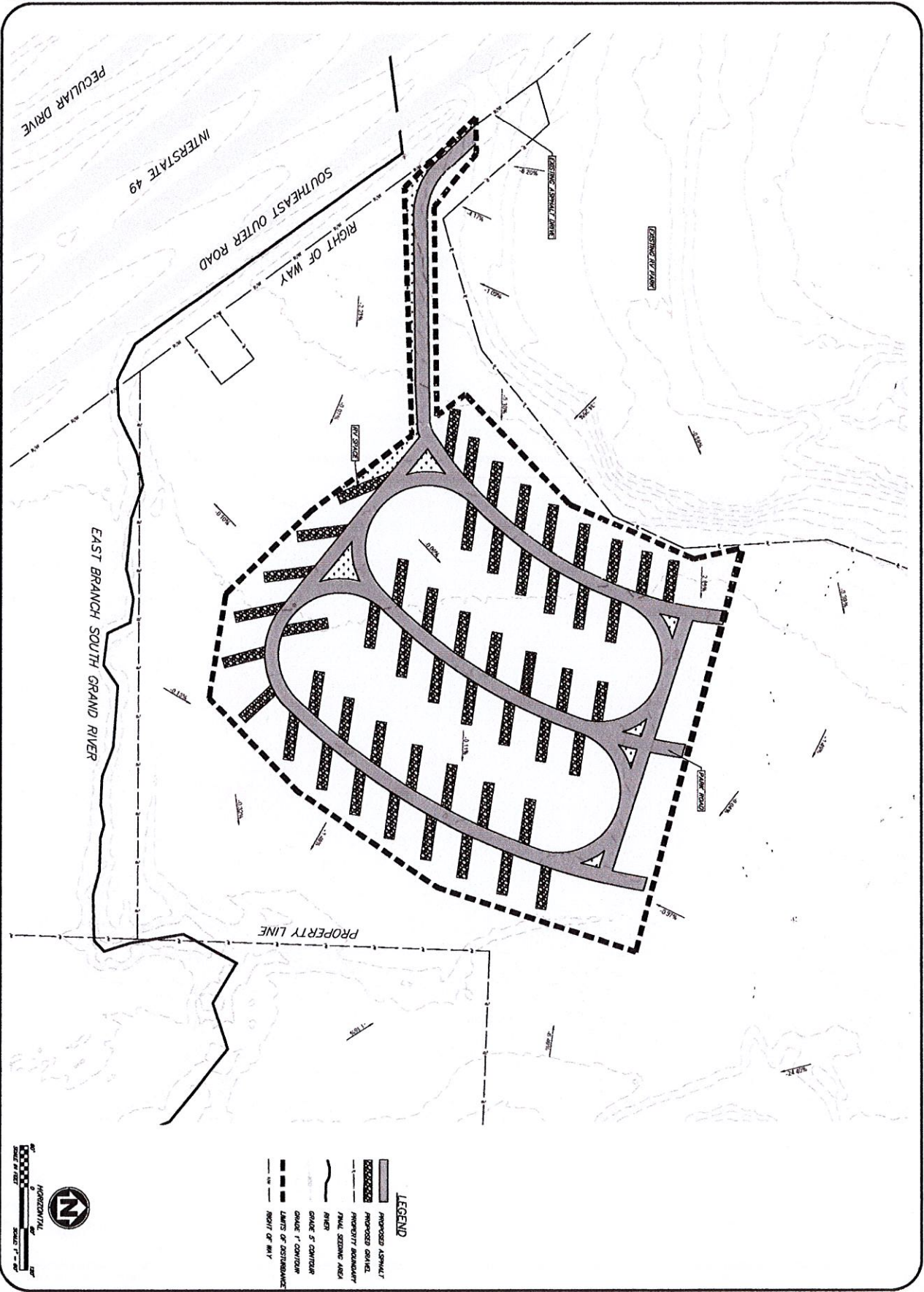
STAFF RECOMMENDATION

This request for a Special Use Permit so the Peculiar Park Place R.V. Park may operate fifty-one (51) additional R.V. parking spaces on property Zoned District I-1, Light Industrial meets both the Zoning Regulations and the City's Land Use requirements. Staff recommends approval with the condition that the applicant's engineer address five items on the stormwater plans and study identified by the City's stormwater engineer before commencing construction.

ATTACHMENTS

1. Cass County Assessor Parcel Information
 2. Site Map – 22901 S. East Outer Rd.
 3. Resolution to Approve Special Use Permit
-

STAFF CONTACT: Roger Kroh
PH: 816-779-2226
E-mail: rkroh@cityofpeculiar.com



LEGEND

- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPERTY BOUNDARY
- FINAL SECTION AREA
- RIVER
- GRAVEL SECTION
- GRAVEL F CONTAINERS
- LIMITS OF DISTURBANCE
- RIGHT OF WAY

SHEET NUMBER
C101
4 OF 7

PECULIAR PARK PLACE RV PARK
EROSION CONTROL PLAN PHASE II
22001 SOUTHEAST OUTER ROAD
PECULIAR, MO 64078

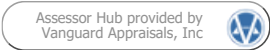
REVISIONS			DRAWING INFO		
NO	DESCRIPTION	BY	DATE	DRAWN BY	MEB
				CHECK BY	PLJ
				LICENSE NO.	
				DATE	7/20/21
				FIELD BOOK	
				JOB NUMBER	21K101045

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ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
141 W. 141ST TERR. STE A • KANSAS CITY, MO 64116 • PHONE (816) 777-2430
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62





Parcel Number:
07-06-23-000-000-003.000

Computer ID:
2739800

Deed Holder:
REMMETT LLC

Property Address:
S EAST OUTER RD
PECULIAR, MO 64078-0000

Mailing Address:
22901 S EAST OUTER RD
PECULIAR, MO 64078-8512 USA

Class:
AG LAND

Map Area:
W PEC CTY PECULIAR

Plat Map:
4676/129

Subdivision:
NONE

Sec-Twp-Rng:
23-45-32

Lot-Block:
1-

Brief Legal Description:
GAIL'S GREEN ACRES FINAL LOT 1
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$18,130	\$0	\$0	\$0	\$18,130
Building	\$0	\$0	\$0	\$0	\$0
Total	\$18,130	\$0	\$0	\$0	\$18,130
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,180	\$0	\$0	\$0	\$2,180
Building	\$0	\$0	\$0	\$0	\$0
Total	\$2,180	\$0	\$0	\$0	\$2,180

Prior Year Value Information

2021 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$18,130	\$0	\$0	\$0	\$18,130
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$18,130	\$0	\$0	\$0	\$18,130
2020 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$18,250	\$0	\$0	\$0	\$18,250
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$18,250	\$0	\$0	\$0	\$18,250

▼ More Years...

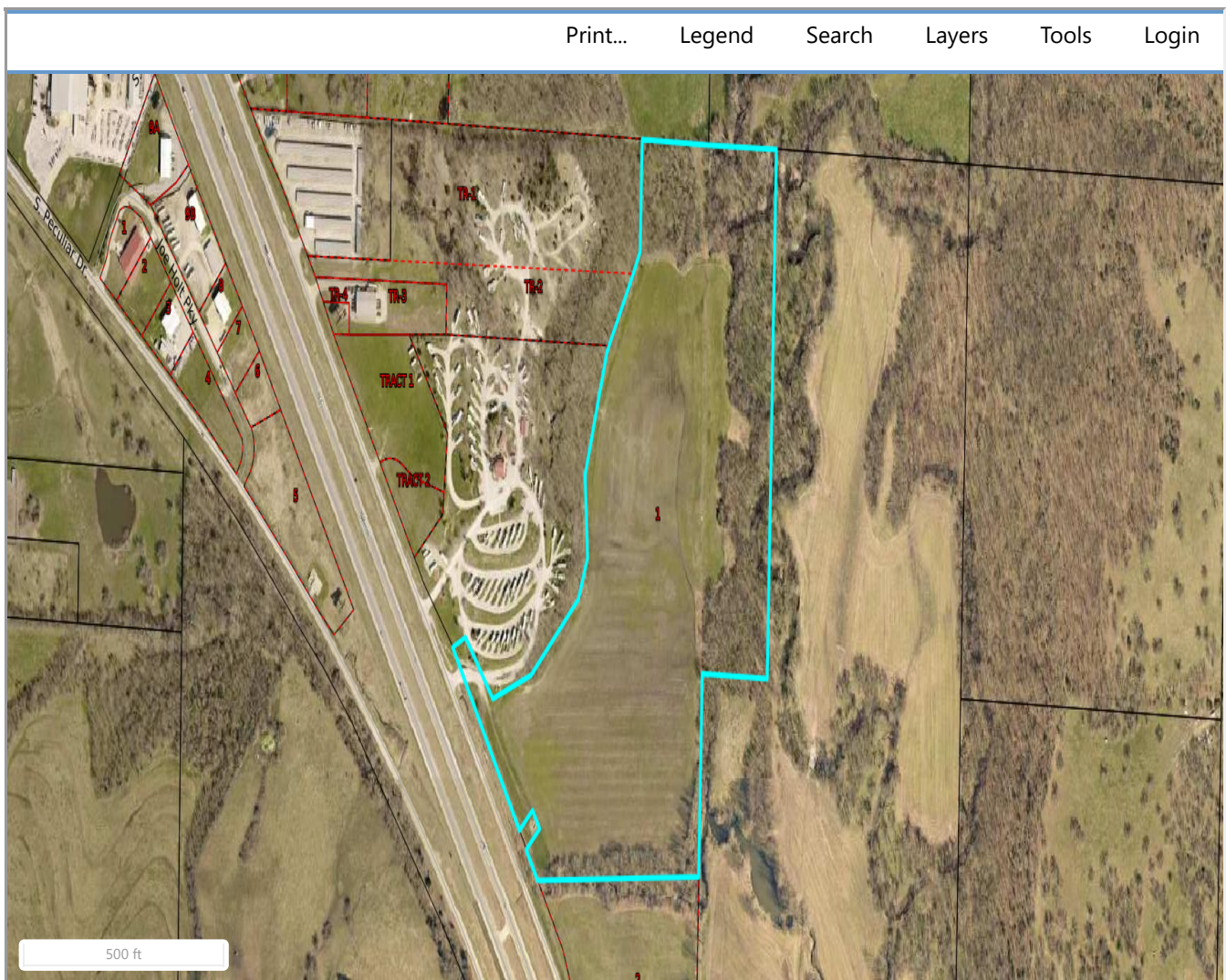
Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	21.770	8,816.85
Grade 6 - Missouri Soil Grade 6	1.170	171.99
Grade 8 - Missouri Soil Grade 8	0.980	29.40
Grade 3 - Missouri Soil Grade 3	14.130	9,113.85
Total Acres: 38.050		Net CSR Points: 18,132.09
Averaged Taxable CSR: 476.533		

Sale Information

Sale Date	Recording
▼ 04/21/2021	4676/129
▼ 05/20/2016	4004/14

GIS Map Information



RESOLUTION 2021-32

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING SPECIAL USE PERMIT #USE-0046-2020 FOR MR. EMMETT SMITH TO OPERATE ADDITIONAL R.V. PARK SPACES AT 22901 SOUTH EAST OUTER ROAD, PECULIAR, MISSOURI.

WHEREAS, the applicant, Mr. Emmett Smith, has submitted a Special Use Permit application for the 38.05 Acres South of 22901 S. East Outer Road, Peculiar Park Place R.V. Park; and

WHEREAS, the City of Peculiar Planning Commission held a Public Hearing on the Special Use Permit application at their August 12th, 2021 meeting and has recommended Approval to the Board of Aldermen; and

WHEREAS, the City of Peculiar Board of Aldermen held a Public Hearing on the application at their September 8, 2021 meeting and continued consideration pending completion of a stormwater study, which has now been completed; and

WHEREAS, the operation of additional R.V. Parking spaces on the 38.05 Acres South of 22901 South East Outer Road is permitted in Zoning District I-1, Light Industrial with a Special Use Permit; and

WHEREAS, the establishment, maintenance, and operation of the proposed use and building or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City, and

WHEREAS, the Special Use Permit will meet the requirements of the applicable ordinances of the City of Peculiar.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI

Section 1. The proposed Special Use Permit #USE-0046-2020 for the 38.05 Acres South of 22901 South East Outer Road, Peculiar Park Place R.V. Park is hereby approved and accepted by the City of Peculiar subject to the following conditions:

Conditions:

1. The Special Use Permit shall not be transferable to another location.
2. The Special Use Permit shall expire ten (10) years from the effective date of this Resolution.
3. The applicant's engineer shall address five comments on the stormwater plans and study identified by the City's stormwater engineer before commencing construction.

Section 2. *Effective Date.* The effective date of this Resolution shall be the ___ day of December 2021.

Upon a roll call, said Resolution was adopted by the following vote:

Alderman Gicante	Alderman Stark	Alderman Smith
Alderman Hammock	Alderman Conrad	Alderman Kant

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

Human Resources
Cyndora Gauthreaux

Finance Manager
Malea Yount-Neal

Public Works Director
Nick Jacobs



City Planner
Roger Kroh

Parks Director
Vincent Schroeder

Chief of Police
Don Shepard

City Attorney
Joe Lauber

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Mayor and Board of Aldermen
From: Mayor
Date: December 20, 2021
Re: Appointment of Jamie Jepsen, Planning Commission

GENERAL INFORMATION

Applicant: Mayor
Requested Actions: Appointment of Jamie Jepsen, Planning Commission
Purpose: City of Peculiar Municipal Code Section 430.010
Property Location: ----

PROPOSAL

That the Board of Aldermen accept the recommended appointment by Mayor Mike Gallagher appointing Jamie Jepsen for the Planning Commission for the term of four (4) year, expiring December 2025.

PRIOR ACTION

This appointment was continued from the December 6, 2021 meeting to allow time for BOA members to review the applicant's application.

ACTION

Consideration of Resolution 2021-44 appointing Jamie Jepsen for the Planning Commission for the term of four (4) year, expiring December 2025.

STAFF CONTACT: Trish Brewer
Deputy City Clerk
816.779.2221
tbrewer@cityofpeculiar.com

City of Peculiar

Boards / Commissions Application Form



Thank you for your interest in serving on one of the City's Boards/Commissions. Volunteers are essential to ensure our City government is responsive to the needs of the community. Please help us place you on the most appropriate commission by completing this questionnaire, you may attach your resume or additional information as needed.

Boards / Commissions of Interest:

Planning Commission Parks & Recreation Board Board of Adjustment Peculiar Tree Board

Name: Jamie Jepsen Home Phone: 816 738-5733
Address: 957 Glengera St Alternate Phone: _____
City, State, Zip: Peculiar MO 64078 Email Address: j'sj112328@aol.com
Ward: 1) _____ 2) _____ 3) (contact City Hall if you are unsure of your Ward)

Education: (Please mark the highest level completed)

High School (please list the High School you attended) Momence High Momence IL
 College (please list College/University and Degree) UMKC Masters

Current Employment:

Employer: Pro Electric Position: Master Tech
Address: K6 K5 Work Phone: 913 915-5860

Have you previously served on a City Board or Commission? Yes No If Yes, please describe:
Previously served on The Planning Commission

Are you currently registered to vote in the City of Peculiar? Yes No

Why do you want to serve on this Board/Commission? interested in the future development of the city

Please describe any business or property interest which might place you in a conflict of interest situation should you be appointed to this Board/Commission. _____

Are you related to any current member of the Board of Alderman? Yes No If Yes, please describe:

BOA Member Name: _____ Relationship: _____

Signature: [Handwritten Signature] Date: 12/6/2021

Return Application to: City of Peculiar
C/O City Clerk
250 South Main Street
Peculiar, MO 64078

RESOLUTION 2021-44

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF JAMIE JEPSEN TO THE PLANNING COMMISSION FOR A (4) FOUR YEAR TERM

WHEREAS, the Board of Aldermen have determined a need to appoint a member to the Planning Commission to fill a vacant position; and

WHEREAS, Jamie Jepsen meets the qualifications for appointment to this Commission; and

WHEREAS, Mayor Mike Gallagher recommends the appointment of Jamie Jepsen to the Planning Commission upon approval of the Board of Aldermen; and

WHEREAS, said appointment shall commence with the effective date of this resolution expiring December, 2026; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the appointment of Jamie Jepsen to the Planning Commission.

Section 2. *Effective Date.* This resolution shall become effective upon approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS DAY OF DECEMBER, 2021.

Alderman Gicante
Alderman Smith
Alderman Conrad

Alderman Kant
Alderman Hammack
Alderman Stark

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

City Administrator
Mickey Ary

City Clerk
Patricia Brewer

City Engineer
(Vacant)

Business Office
Malea Yount-Neal



Chief of Police
Don Shepard

City Planner
Roger Kroh

City Attorney
Joseph G. Lauber

Parks Director
Vince Shroeder

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Board of Aldermen

From: Roger Kroh

Date: December 20th, 2021

Re: Application for a Preliminary Plat, Tuscany – Phases 2 thru 6, submitted by Sallee Real Estate Investments, LLC.

GENERAL INFORMATION

Applicant: Mr. Randall Sallee, Sallee Real Estate Investments, LLC.

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing and consider the Preliminary Plat Application for Tuscany – Phases 2 thru 6, submitted by Sallee Real Estate Investments, LLC.

Date of Application: April 12th, 2021

Purpose: To review the Preliminary Plat Application for Tuscany – Phases 2 thru 6 and consider a recommendation for approval.

Property Location (if applicable): All of the vacant tract of property between State Route YY to the South, Harper Rd to the West, S. Peculiar Dr. to the East and North Pointe Village Subdivision To the North and East, Peculiar, Missouri; containing 54.75 Acres more or less.

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

- The Developer (Sallee Development) notified property owners who would be impacted with the proposed project (Tuscany) by mail and held a neighborhood meeting was held at the Lions Club on September 20th, 2021.
- The Planning Commission held a Public Hearing on December 9th, 2021 on the Preliminary Plat of Tuscany Phases 2 thru 6. No one spoke against the proposed plat, and no Formal Protests have been received. At that meeting the Planning Commission voted to approve the Preliminary Plat of Tuscany Phases 2 thru 6 and forwards their recommendation of approval for the Board’s consideration.

KEY ISSUES

In order for the Commission to recommend approval or disapproval of a Preliminary Plat/Final Plat application (Map Amendment), or for the Board to approve or deny an application for a map amendment, they shall make findings of fact to determine whether the application is found to be compatible with the following:

- 1. Consistency with the Comprehensive Plan, neighborhood development plan (if applicable) and any other official planning and development policies of the City;**
 - a. This undeveloped tract of property in Tuscany is currently Zoned R-1, Single Family Dwelling District. Section 400.380 District "R-1" Single Family Dwelling defines this district as:
The "R-1" District is intended to provide residential areas characterized by single-family dwellings. The principal use of land in this district is low density single-family dwellings and related recreational, religious and educational facilities.
 - b. The Future Land-use Map of the City's Comprehensive Plan, identifies this area for LDR (Low Density Residential) use. The Appropriate Land Use for LDR is defined as:
 - i. **Primary Use:** Single-family Residential, 1 – 4 units per acre
 - ii. **Secondary Uses:** Single-family Residential, 1 to 5 acre lots
 - c. The Preliminary Plat presented for Tuscany Phases 2 thru 6 proposes development for District R-1, Single-family Dwelling District; this is consistent with the Future Land Use Plan of the City's Comprehensive Plan and with the current zoning (District R-1, Single Family Dwelling District).
 - d. The 2008 Comprehensive plan calls for several goals when referencing residential development. Goal 1 specifically calls out that the City of Peculiar "will enable the development of a mix of housing types and residential densities to provide housing opportunities for, and meet the needs of, its various socioeconomic groups."
- 2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety and accessibility of emergency vehicles and equipment;**
 - a. The Preliminary Plat for Tuscany Phases 2 thru 6 will significantly improve surrounding traffic flow, pedestrian safety and accessibility of emergency vehicles & equipment by connecting S. Peculiar Drive and Harper Road. The proposed 121 Lot increase in residential density with Single-family dwellings has no significant impact on traffic volumes after review from our City traffic engineer.
- 3. Adequacy of existing public utilities and facilities or of provisions to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment;**
 - a. Existing infrastructure is in place from Tuscany Estates to the North and Tuscany Villas to the South for an extension to be made of the proposed Tuscany Phases 2 thru 6. The design of this extension must be reviewed and approved by the City Engineer to ensure Streets, water supply, sanitary sewerage and stormwater sewerage meet City requirements. The construction of the Public Improvements must be approved, and accepted, by the City before a Final Plat of these Lots is approved at which point the lots can be sold and Building Permits issued.
- 4. Compatibility of the proposed district classification with nearby properties;**
 - a. To the West is a single family home zoned R-1 (Single-family Dwelling) as well as 160 Acres zoned AG (Agriculture).
 - b. To the South is 1.78 Acres zoned C-1, General Business District as well as the Quail Run Subdivision which is zoned R-1 Single Family Residential.

- c. To the Northeast is Tuscan Estates zoned R-1, Single-family Residential. To the South and East is World Wide Steel zoned District I-1, Light Industrial, 2 properties zoned District C-1, General Business District as well as City owned property that contains the walking trail.
- d. To the North and Northeast is North Pointe Village zoned District R-1, Single-Family Dwelling, Sutters Creek Subdivision zoned District R-2, Two-family dwelling District.

5. If vacant, the length of time the property has remained vacant as zoned.

- a. This Tract of property was never platted. The Final Plat of Tuscan Estates was recorded on July 2, 2005; and the Final Plat of Tuscan Villas was recorded on October 17, 2005 this tract has remained undeveloped for over Fifteen (15) years and used as farm land/open field.

STAFF COMMENTS AND SUGGESTIONS

- The review of the Preliminary Plat for Tuscan Phases 2 thru 6 should take into consideration the lot sizes all exceed the City's minimum of 8,400 Square Feet; the largest lot size is 18,631 Square Feet.
- There will be an HOA established for Tuscan Phases 2 thru 6 as the 149 Lot development exceeds the minimum requirement for a Home Owner's Association of 50 lots.
- Proposed prices for these buildings range from \$290,000 to \$350,000.

STAFF RECOMMENDATION

1. Staff recommends the Board of Aldermen review the Preliminary Plat Application for Tuscan –Phases 2 thru 6 and consider a recommendation for approval.

ATTACHMENTS

1. Preliminary Plat Tuscan Phases 2 thru 6, Single Family Dwellings.
2. Resolution 2021-46 to Approve the Preliminary Plat Application for Tuscan Phases 2 thru 6.

STAFF CONTACT: Roger Kroh
Phone: 779-2226
E-mail: rkroh@cityofpeculiar.com

NO.	BY	DATE	REVISION
1.	JGV/ DUB	04/12/2021	Original Submittal
2.	JGV/ DUB	08/23/2021	Revised Per City Comments

Renaissance Infrastructure Consulting
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816-800-0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority
E-2010033930

Tuscany

Peculiar, Cass County, Missouri
Section 9, Township 45 N, Range 32 W

Preliminary Plat

Legal Description:

Tuscany - Metes and Bounds Description

A parcel of land in the Southwest Quarter of Section 9, Township 45 North, Range 32 West of the 5th P.M., in the City of Peculiar, Cass County, Missouri and being the parcel of land described in a Warranty Deed recorded in Book 4140 at Page 39 of the Records of said Cass County and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 2°44'43" East along the West line of said Southwest Quarter, 270.00 feet to the Northwest corner of a parcel of land, described in a Trustee's Deed (Tract III), recorded in Book 3371 at Page 883 of the records of said Cass County, said point being the Point of Beginning;

thence departing said West line, South 87°06'10" East, along the North line, 315.00 feet to the Northeast corner of said parcel;

thence South 02°44'43" West, along the East line, 235.00 feet to the Southeast corner of said parcel, said point being on the north right of way line of Missouri State Route "YY", said right of way line being 35 feet northerly of and parallel with the South line of said Southwest Quarter;

thence South 87°06'10" East, along said right of way line, 651.85 feet to the Southwest corner of Lot 111, TUSCANY FIRST ADDITION, an addition to said City of Peculiar;

Continuing northerly along the Westerly line of said TUSCANY FIRST ADDITION, along the following six courses;

- thence North 02°53'50" East, 135.00 feet;
- thence North 87°06'10" West, 27.00 feet;
- thence North 02°53'50" East, 180.00 feet;
- thence North 87°06'10" West, 21.34 feet;
- thence North 05°45'30" East, 164.70 feet;
- thence North 15°52'42" East, 141.27 feet to the Northwest corner of Tuscany Parkway as platted in said TUSCANY FIRST ADDITION;

Continuing northwesterly along the Northerly line of said Tuscany Parkway, along the following four courses;

- thence easterly along a non-tangent curve to the left, having a radius of 320.00 feet, an arc length of 373.17 feet and a chord which bears North 72°28'13" East, 352.38 feet;
- thence along a non-tangent curve to the right, having a radius of 50.00 feet, an arc length of 139.80 feet and a chord which bears North 30°27'38" East, 98.51 feet;
- thence North 24°19'54" East, 175.42 feet;
- thence along a tangent curve to the right, having a radius of 530.00 feet, an arc length of 126.40 feet and a chord which bears North 31°09'48" East, 126.09 feet to the Southwest corner of a parcel of land, described in a Trustee's Deed (Tract I), recorded in Book 3371 at Page 883 of the records of said Cass County;

Continuing northerly along the Westerly and Northerly lines of said parcel along the following four courses;

- thence North 37°50'10" West, 446.03 feet;
- thence North 76°03'17" West, 128.80 feet;
- thence North 08°12'17" East, 84.13 feet;
- thence North 52°18'12" East, 326.76 feet to the Northerly most corner of said parcel, said point also being on the West right of way line of Peculiar Drive as now established;
- thence North 38°04'25" West along said right of way line, 178.44 feet;
- thence northwesterly along said right of way line, along a tangent curve to the right, having a radius of 3224.05 feet, an arc length of 316.34 feet and a chord which bears North 35°15'46" West, 316.22 feet to the Southwest corner of Siena Drive as platted in TUSCANY ESTATES FIRST ADDITION, an addition to said City of Peculiar;

Continuing along the southerly line of said Siena Drive, as platted in said TUSCANY ESTATES FIRST ADDITION, along the following five courses;

- thence South 57°33'57" West, 56.05 feet;
- thence South 80°03'57" West, 52.26 feet;
- thence South 57°33'57" West, 44.29 feet;
- thence southwesterly along tangent curve to the right, having a radius of 425.00 feet, an arc length of 109.31 feet and having a chord which bears South 64°56'02" West, 109.01 feet;
- thence South 72°18'07" West, 117.62 feet to the intersection of said Southerly line of Siena Drive and the Easterly line of Tuscany Parkway as platted in said TUSCANY ESTATES FIRST ADDITION;
- thence southerly along said Easterly line of said Tuscany Parkway, along a non-tangent curve to the right, having a radius of 430.00 feet, an arc length of 13.31 feet and having chord which bears South 14°52'39" East, 13.30 feet to the Southeast corner of said Tuscany Parkway;
- thence South 76°00'32" West, along the Southerly line of said Tuscany Parkway, 60.00 feet to the Southwest corner thereof;

Continuing along the Westerly line of said Tuscany Parkway along the following two courses;

- thence northwesterly along a non-tangent curve to the left, having a radius of 370.00 feet, an arc length of 367.77 feet and having a chord which bears North 42°27'58" West, 352.81 feet;
- thence westerly along a compound curve to the left, having a radius of 670.00 feet, an arc length of 53.67 feet and having a chord which bears North 73°14'09" West, 53.66 feet to the Southwest corner of said Tuscany Parkway;

thence North 15°28'53" East along the westerly line of said Tuscany Parkway, 60.01 feet to the Northwest corner thereof, said point also being the Southwest corner of Lot 16 of said TUSCANY ESTATES FIRST ADDITION;

Continuing northerly along the Westerly line of said TUSCANY ESTATES FIRST ADDITION along the following four courses;

- thence North 23°29'16" East, 95.13 feet;
- thence North 18°32'25" East, 73.59 feet;
- thence North 12°00'49" East, 78.79 feet;
- thence North 02°44'53" East, 119.48 feet to the Northwest corner of said TUSCANY ESTATES FIRST ADDITION, said point being on the North line of said Southwest Quarter of Section 9;
- thence North 89°17'41" West along said North line, 374.19 feet to the Northwest corner of said Southwest Quarter;

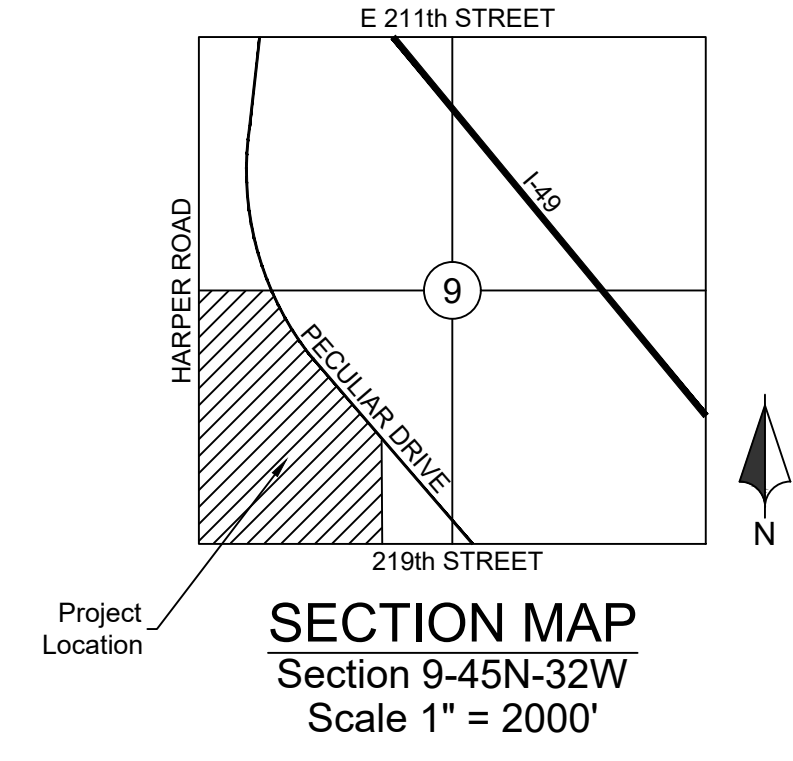
thence South 02°44'43" West along the West line of said Southwest Quarter, 1668.82 feet, more or less to the Northwest corner of a parcel of land, described in a Warranty Deed, recorded in Book 2681 at Page 285 of the records of said Cass County, said point being 980.25 feet north of the Southwest corner of said Southwest Quarter;

- thence departing said West line, South 85°17'37" East, 348.88 feet to the Northeast corner of said parcel;
- thence South 38°11'25" East, 120.60 feet to the Easterly corner of said parcel;
- thence South 31°58'42" West, 163.83 feet to the Southeast corner of said parcel;
- thence North 87°25'05" West, 347.69 feet to the Southwest corner of said parcel, said point being on the West line of said Southwest Quarter and being 733.25 feet north of the Southwest corner thereof;
- thence South 02°44'43" West along said West line, 463.25 feet to the POINT OF BEGINNING.

The above description is based on record bearing and distances recorded in deeds of record and recorded subdivision plats.

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Grading Plan
C05	Utility Plan



Proposed Lots: 149 Single Family Units
Open Space: Common use area 9.677 Acres.
Proposed Residential Unit Density 0.31 units per Acre.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29037C0151F, revised January 2, 2013, this tract lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.



LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	Utility Easement		Future Curb and Gutter
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement



Consultant
Renaissance Infrastructure Consulting
Dustin Burton PE,
1815 McGee Street, Suite 200
Kansas City, MO 64108
www.ric-consult.com
816-800-0950

Prepared For:
Sallee Real Estate Investments LLC
PO Box 6437
1951 NE Rice Rd
Lees Summit, MO 64064

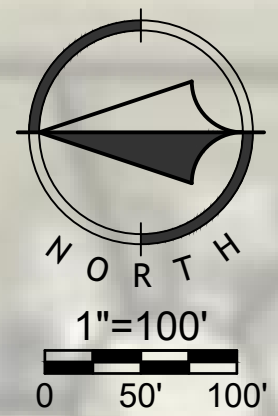
SURVEYOR
Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, MO 64150
816-800-0950

NO.	BY	DATE	REVISION
1.	JGV/DJB	04/12/2021	Original Submittal
2.	JGV/DJB	08/23/2021	Revised Per City Comments

Renaissance Infrastructure Consulting

1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630



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NO.	BY	DATE	REVISION	
1.	JGW	DAB	06/30/2021	Original Submittal
2.	JGW	DAB	08/23/2021	Resubmittal

Renaissance Infrastructure Consulting

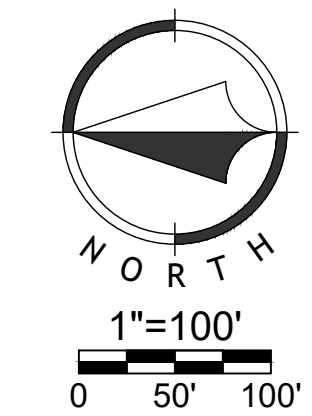
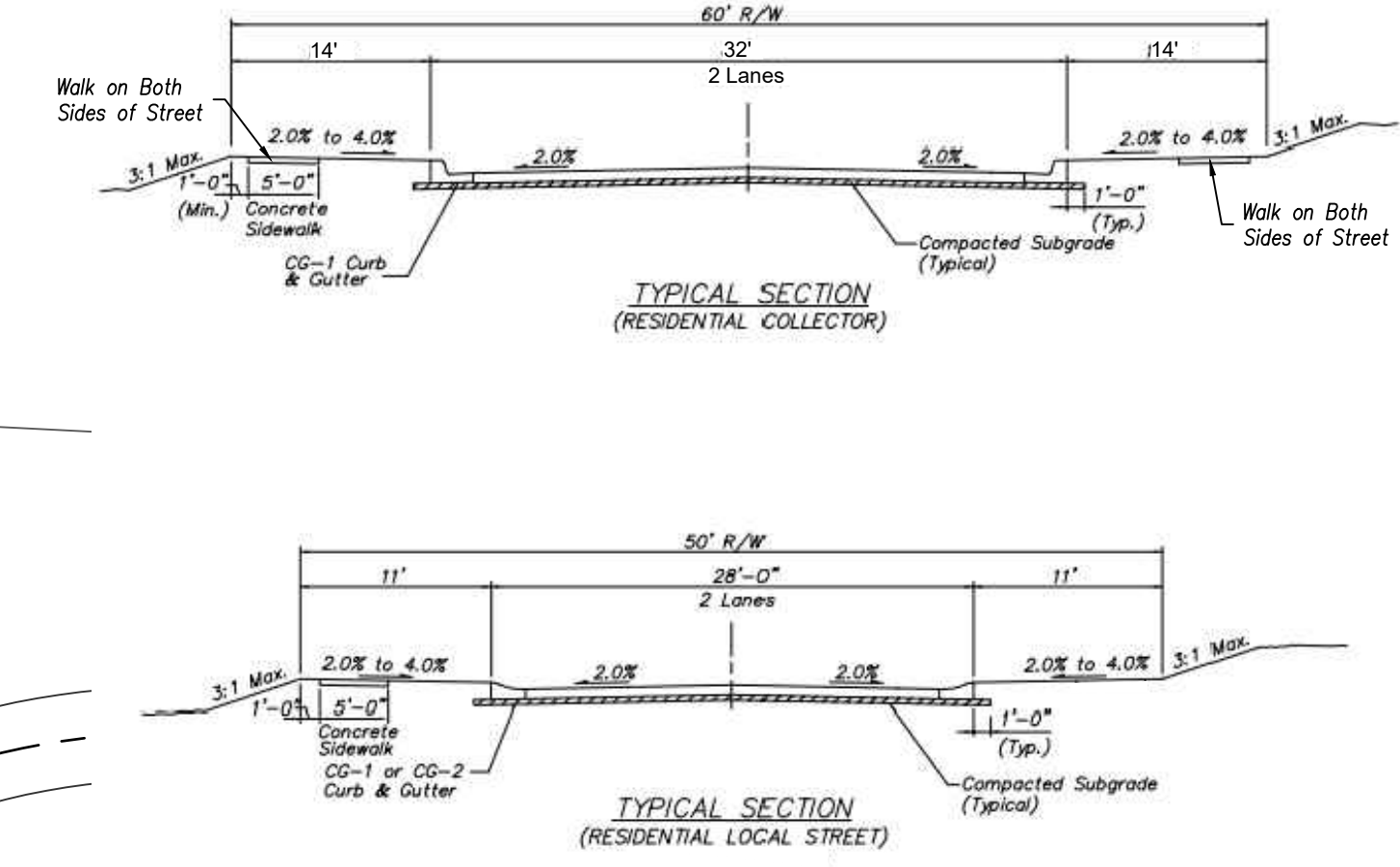
1815 MCCREE STREET, SUITE 200
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MO Certificate of Authority: E-2010033630

TYPICAL LOT REQUIREMENTS

- Min Lot - 8,436 SF
- Max Lot - 18,631 SF
- Front Setback - 25'
- Side Setback - 10% of Width Up to 7.5' Max
- Rear Setback - 25'
- Max. Lot Coverage 30%

Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
190	9,880	214	8,710	238	8,481	262	12,449	286	16,663	310	14,055	334	13,329
191	9,639	215	8,612	239	12,711	263	11,677	287	18,888	311	14,375	335	18,631
192	8,941	216	8,647	240	8,823	264	14,256	288	9,379	312	15,536	336	14,573
193	8,449	217	11,966	241	10,966	265	13,664	289	10,478	313	13,384	337	8,814
194	8,630	218	9,646	242	13,986	266	12,401	290	8,854	314	11,893	338	10,872
195	9,157	219	10,095	243	9,211	267	9,095	291	9,723	315	13,320	A	15,264
196	9,474	220	9,398	244	8,506	268	8,968	292	11,019	316	14,595	B	146,182
197	9,437	221	10,919	245	8,506	269	10,672	293	11,021	317	10,554	C	33,317
198	9,367	222	8,639	246	8,506	270	9,505	294	8,960	318	11,624	D	57,809
199	9,122	223	8,451	247	8,507	271	8,931	295	8,824	319	14,570	E	32,538
200	9,122	224	8,660	248	8,989	272	8,931	296	9,216	320	12,563	F	91,421
201	9,122	225	8,634	249	8,639	273	8,931	297	8,450	321	11,389	G	9,352
202	9,122	226	9,739	250	12,890	274	8,931	298	8,450	322	9,075	H	32,843
203	9,122	227	10,541	251	13,524	275	12,632	299	9,237	323	10,056	I	2,792
204	9,122	228	11,655	252	9,773	276	12,632	300	10,545	324	12,316		
205	10,079	229	9,540	253	14,232	277	17,581	301	14,701	325	9,384		
206	8,451	230	9,248	254	10,841	278	14,615	302	10,483	326	10,536		
207	8,451	231	9,855	255	9,568	279	16,955	303	9,197	327	11,051		
208	8,693	232	9,321	256	9,757	280	14,532	304	9,191	328	11,011		
209	8,780	233	9,814	257	11,601	281	9,681	305	9,185	329	8,712		
210	8,978	234	9,635	258	8,451	282	8,519	306	9,754	330	9,975		
211	11,440	235	9,832	259	8,451	283	9,100	307	12,382	331	11,004		
212	8,851	236	9,235	260	9,461	284	12,057	308	15,801	332	8,620		
213	8,880	237	8,436	261	12,189	285	13,544	309	12,376	333	14,227		



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LOT Individual Parcels
 2,010,393 S.F.

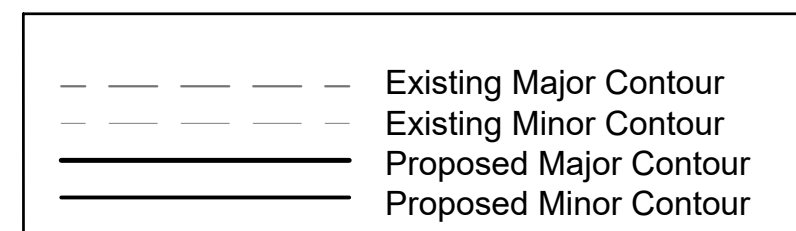
NO.	BY	DATE	REVISION
1.	JGW/DAB	04/12/2021	Original Submittal
2.	JGW/DAB	08/23/2021	Resubmittal

Renaissance Infrastructure Consulting

1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM
E-2010033630

NORTH
1"=100'
0 50' 100'

Site Data Table								
						Sq. Ft	Acre	
Phase II						535,988	12.305	
Current Zoning	Proposed Zoning	Re-zoning (Y/N)	# Lots	# Units	Min. Lot Area			
R-1	R-1	N	22	22	8450 Sq. Ft.			
Open Space								
Sq. Ft.	Acres	Use	Green Space Credit (%)	Green Space Credit (Acres)				
Tract A	15,264	0.350	Landscape Buffer	50%	0.175			
Tract B	146,182	3.356	Partially Improved Drainage	35%	1.175			
Tract C	33,317	0.765	Park Area	100%	0.765			
Tract D	57,809	1.327	Partially Improved Drainage	35%	0.464			
Total Area	252,572	5.798	Open Space	44%	2.579			
Phase III						385,756	8.856	
Current Zoning	Proposed Zoning	Re-zoning (Y/N)	# Lots	# Units	Min. Lot Area			
R-1	R-1	N	27	27	8449 Sq. Ft.			
Open Space								
Sq. Ft.	Acres	Use	Green Space Credit (%)	Green Space Credit (Acres)				
Tract E	32,538	0.747	Park Area	100%	0.747			
Total Area	32,538	0.747	Open Space	100%	0.747			
Phase IV						391,183	8.980	
Current Zoning	Proposed Zoning	Re-zoning (Y/N)	# Lots	# Units	Min. Lot Area			
R-1	R-1	N	24	24	8451 Sq. Ft.			
Open Space								
Sq. Ft.	Acres	Use	Green Space Credit (%)	Green Space Credit (Acres)				
Tract F	91,421	2.099	Park Area	100%	2.099			
Tract G	9,352	0.215	Landscape Buffer	50%	0.107			
Total Area	100,773	2.313	Open Space	95%	2.205			
Phase V						543,167	12.469	
Current Zoning	Proposed Zoning	Re-zoning (Y/N)	# Lots	# Units	Min. Lot Area			
R-1	R-1	N	43	43	8436 Sq. Ft.			
Open Space								
Sq. Ft.	Acres	Use	Green Space Credit (%)	Green Space Credit (Acres)				
Total Area	0	0.000	Open Space	0%	0.000			
Phase VI						529,163	12.148	
Current Zoning	Proposed Zoning	Re-zoning (Y/N)	# Lots	# Units	Min. Lot Area			
R-1	R-1	N	33	33	8620 Sq. Ft.			
Open Space								
Sq. Ft.	Acres	Use	Green Space Credit (%)	Green Space Credit (Acres)				
Tract H	32,843	0.754	Partially Improved Drainage	35%	0.264			
Tract I	2,792	0.064	Landscape Buffer	50%	0.032			
Total Area	35,635	0.818	Open Space	36%	0.296			
Overall Plat						2,385,258	54.758	
Current Zoning	Proposed Zoning	Re-zoning (Y/N)	# Lots	# Units	Min. Lot Area			
R-1	R-1	N	149	149	8,436 Sq. Ft.			
Open Space								
Sq. Ft.	Acres	% Of Plat Area						
Total Open Space Area	421,518	9.677	17.67%					
Green Space Required	238,526	5.476	10.00%					
Green Space Provided	253,872	5.828	10.64%					



LOT Individual Parcels
2,010,393 S.F.

S. Harper Rd.

219th St.

NO.	BY	DATE	REVISION
1.	JGW/DJB	04/12/2021	Original Submittal
2.	JGW/DJB	04/23/2021	Resubmittal
Revised Per City Comments			

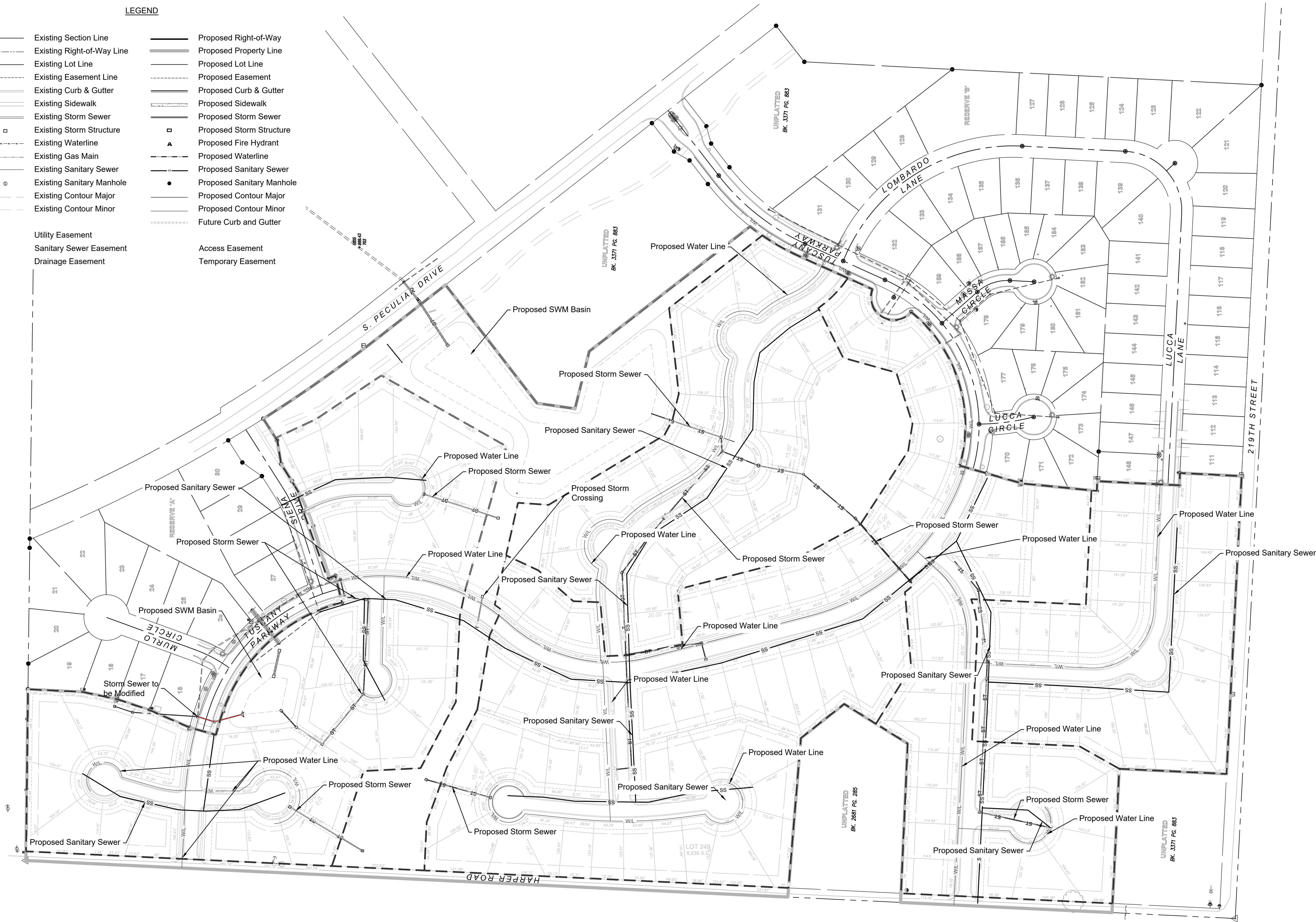
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LEGEND

- Existing Section Line
- - - Existing Right-of-Way Line
- Existing Lot Line
- - - Existing Easement Line
- Existing Curb & Gutter
- Existing Sidewalk
- Existing Storm Sewer
- Existing Storm Structure
- - - Existing Waterline
- - - Existing Gas Main
- - - Existing Sanitary Sewer
- ⊙ Existing Sanitary Manhole
- - - Existing Contour Major
- - - Existing Contour Minor
- Proposed Right-of-Way
- Proposed Property Line
- Proposed Lot Line
- - - Proposed Easement
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- ▲ Proposed Fire Hydrant
- - - Proposed Waterline
- - - Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- - - Proposed Contour Major
- - - Proposed Contour Minor
- - - Future Curb and Gutter
- Utility Easement
- Sanitary Sewer Easement
- Drainage Easement
- Access Easement
- Temporary Easement



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RESOLUTION 2021-46

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE PRELIMINARY PLAT APPLICATION OF TUSCANY PHASES 2 THRU 6, CITY OF PECULIAR, MISSOURI

WHEREAS, Sallee Development has requested approval of the Preliminary Plat of Tuscany Subdivision- Phases 2 thru 6 in Peculiar, Missouri and the Owner has met the requirements for this Preliminary Plat; and

WHEREAS, the Planning Commission held a Public Hearing on December 9th, 2021 for the Preliminary Plat of Tuscany Subdivision Phases 2 thru 6 and subsequent to that hearing has recommended approval of the Preliminary Plat request to the Board of Aldermen; and

WHEREAS, the Board of Aldermen held a Public Hearing on December 20th, 2021 to receive public comment relative to the Preliminary Plat of Tuscany Subdivision- Phases 2 thru 6, Peculiar, Missouri and no formal protests were received or heard.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the Preliminary Plat of Tuscany Subdivision- Phases 2 thru 6 in Peculiar, Missouri.

Effective Date. This resolution shall become effective upon approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 20th DAY OF DECEMBER, 2021.

Alderman Smith _____
Alderman Hammack _____
Alderman Conrad _____

Alderman Stark _____
Alderman Kant _____
Alderman Gicante _____

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

City Engineer
Vacant

Business Office
Malea Yount-Neal



Chief of Police
Don Shepard

City Planner
Roger Kroh

City Attorney
Joseph G. Lauber

Parks Director
Vincent Schroeder

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Board of Aldermen

From: Roger Kroh

Date: December 20th, 2021

Re: Special Use Permit Application, USE-0049-2021, submitted by Mr. LeeRoy Horning to operate a Fuel Island on S. State Route C (immediately West of Sander’s Center), Peculiar, Missouri for a period of ten (10) years.

GENERAL INFORMATION

Applicant: Mr. LeeRoy Horning

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing and consider approval of Special Use Permit Application, USE-0049-2021, submitted by Mr. LeeRoy Horning to operate a Fuel Island for a period of ten (10) years.

Date of Application: October 4th, 2021

Purpose: To grant a Special Use Permit for Mr. Lee Horning to operate a Fuel Island on property immediately West of Sander’s Center, on S. State Route C - the property is Zoned District C-1, General Business and falls beneath the C/J Highway Mixed Use Employment District Overlay.

Property Location (if applicable): S. State Route C, Peculiar, Missouri, 64078

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

The Planning Commission held a Public Hearing on December 9th, 2021 to receive public input and consider the Special Use Permit application for a Fuel Island. No one spoke against the proposed Fuel Island and no Formal Protests have been received. At that meeting the Planning Commission voted to approve the SUP application for a Fuel Island and forwards their recommendation of approval for the Board’s consideration.

KEY ISSUES

- Per the City’s Zoning Regulations, operation of a Gasoline Service Station (Fuel Island) on property zoned District C-1, General Business District requires a Special Use Permit – per the City’s Approved Land Use Table dated February 13, 2014.

STAFF COMMENTS AND SUGGESTIONS

IAW SECTION 400.600: APPROVAL CRITERIA for Special Permits. In order for the Commission to recommend approval or disapproval of an application for a special permit or for the Board to approve or deny an application for a special permit, they shall make findings of fact to determine that the following criteria are met:

- 1. The proposed use is consistent with the intent of the Comprehensive Plan;**
 - a. The property immediately West of Sander’s Center on S. State Route C is currently zoned District C-1, General Business District. The proposed land use is consistent with the Future Land Use Plan of the City of Peculiar’s Comprehensive Plan which identifies the area for Commercial development.
- 2. The proposed use is one specifically permitted by this code:**
 - a. The proposed use (Fuel Island) is permitted in District C-1, General Business District by Special Use Permit.
- 3. The proposed use does not adversely impact the public health, safety or general welfare;**
 - a. The use of this site as a Fuel Island does not adversely impact the public health, safety or general welfare.
- 4. The proposed use does not adversely impact the public infrastructure system;**
 - a. The use of this property by Special Use Permit has no significant impact on the public infrastructure system.
- 5. The proposed use is compatible with the use, scale, orientation and setback of properties in the general vicinity;**
 - a. The proposed use of a Fuel Island is compatible with the use, scale, orientation and setback of properties in the general vicinity.
- 6. The proposed use conforms to all conditions and performance standards as set forth in this Article, when applicable.**
 - a. The Conditions and Performance Standards as set forth in this Article are not applicable to this application to operate a Fuel Island.

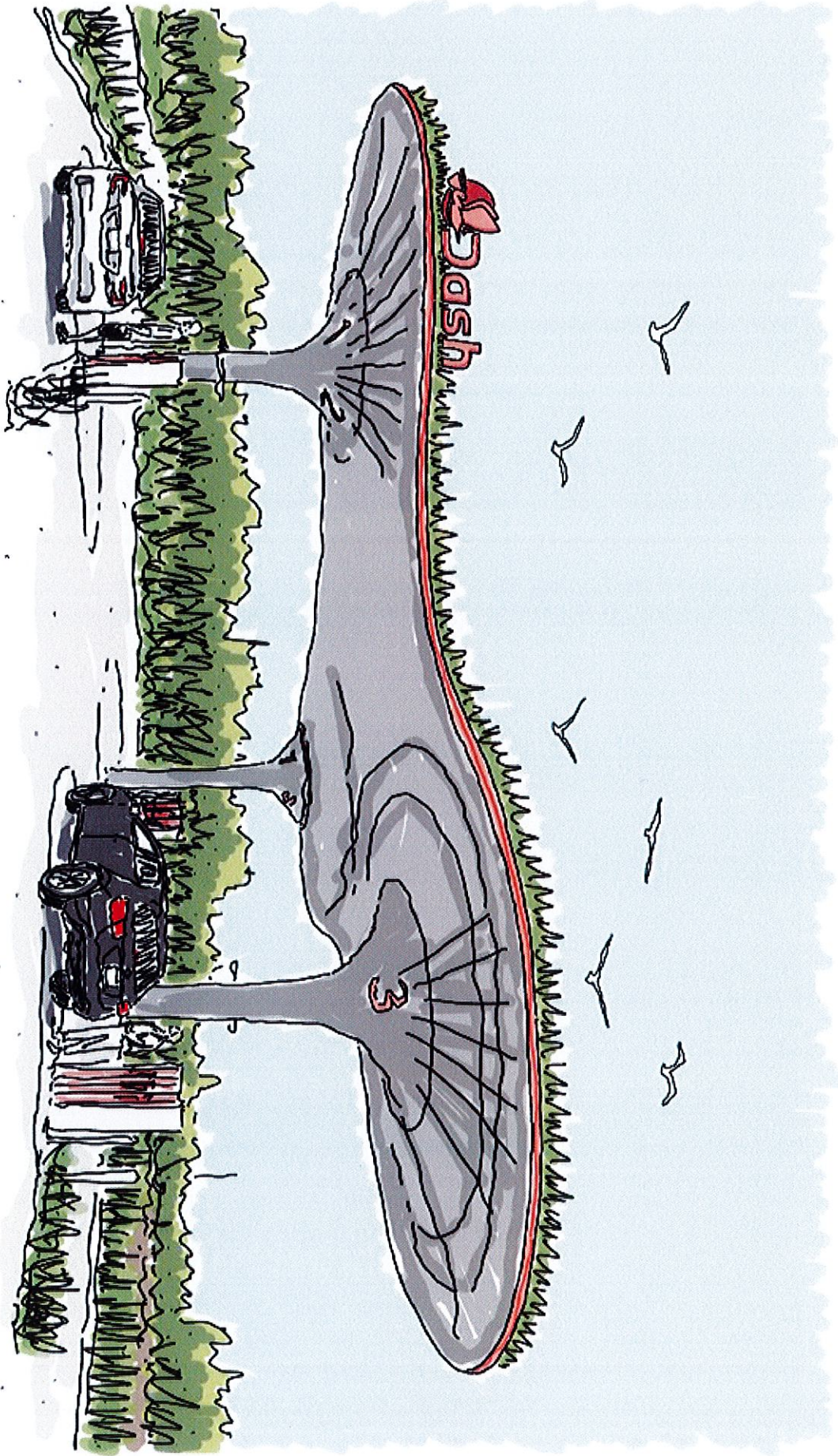
STAFF RECOMMENDATION

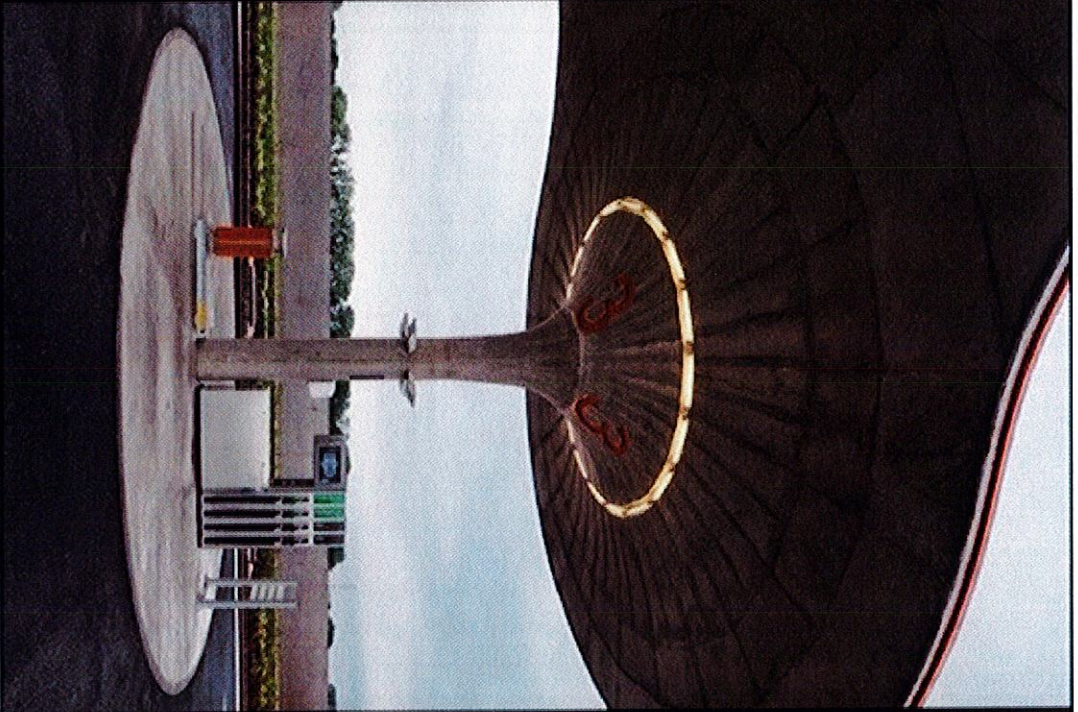
This request for a Special Use Permit so Mr. LeeRoy Horning may operate a Fuel Island on property Zoned District C-1, General Business District meets both the Zoning Regulations and the City’s Land Use requirements. Staff recommends approval.

ATTACHMENTS

1. Cass County Assessor Parcel Information
 2. Dash – Fuel Island Concept Plan
 3. Resolution 2021-47 to Approve Special Use Permit
-

STAFF CONTACT: Roger Kroh
PH: 816-779-2226
E-mail: rkroh@cityofpeculiar.com





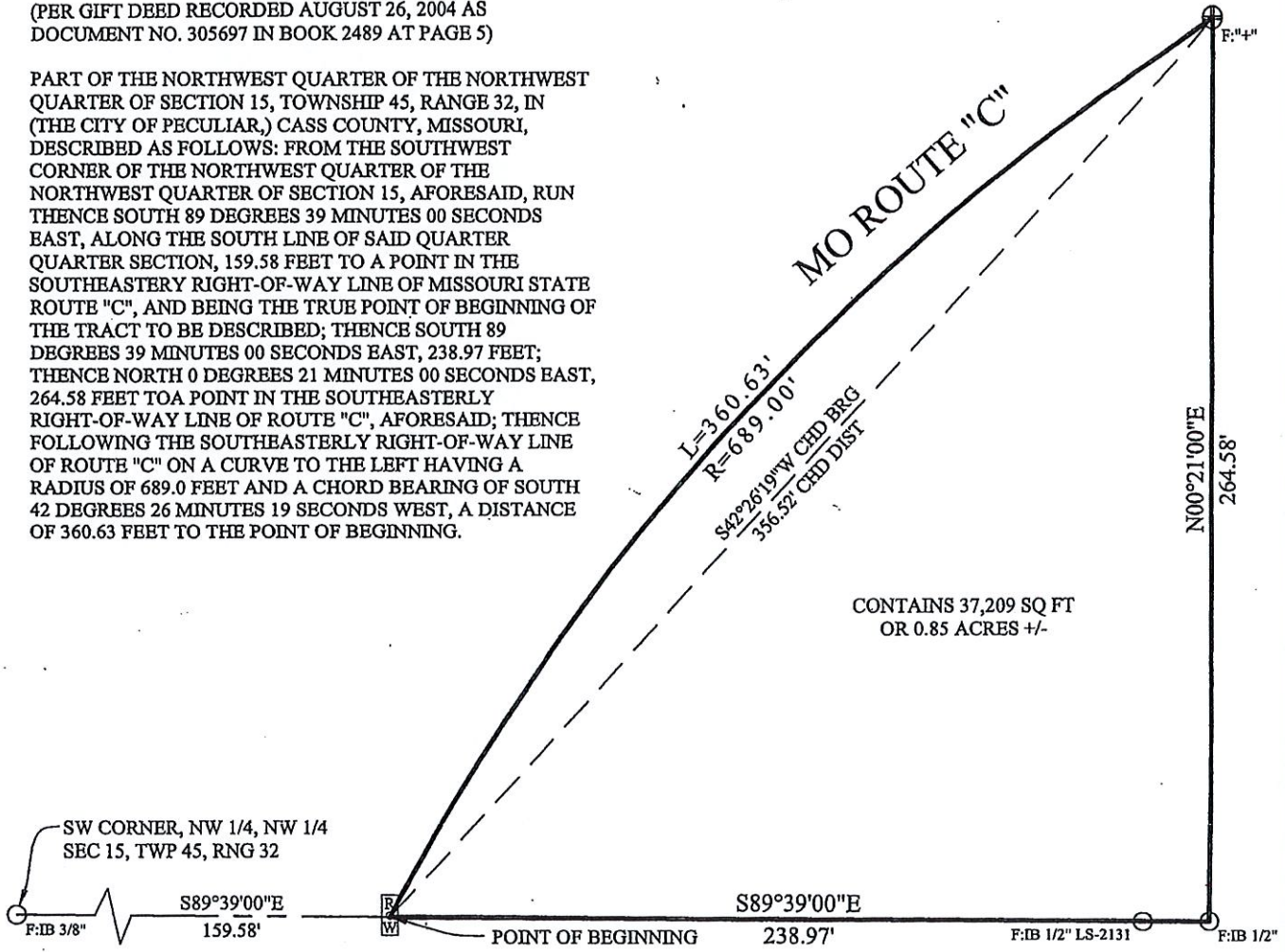
PLAT OF SURVEY

A PART OF THE NW 1/4 OF THE NW 1/4, SEC 15, TWP 45, RNG 32 CITY OF PECULIAR, CASS COUNTY, MISSOURI

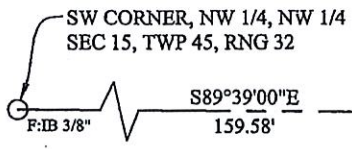
LAND DESCRIPTION

(PER GIFT DEED RECORDED AUGUST 26, 2004 AS DOCUMENT NO. 305697 IN BOOK 2489 AT PAGE 5)

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 45, RANGE 32, IN (THE CITY OF PECULIAR,) CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, AFORESAID, RUN THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 159.58 FEET TO A POINT IN THE SOUTHEASTERY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "C", AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST, 238.97 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 00 SECONDS EAST, 264.58 FEET TO A POINT IN THE SOUTHEASTERY RIGHT-OF-WAY LINE OF ROUTE "C", AFORESAID; THENCE FOLLOWING THE SOUTHEASTERY RIGHT-OF-WAY LINE OF ROUTE "C" ON A CURVE TO THE LEFT HAVING A RADIUS OF 689.0 FEET AND A CHORD BEARING OF SOUTH 42 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 360.63 FEET TO THE POINT OF BEGINNING.






CONTAINS 37,209 SQ FT
OR 0.85 ACRES +/-

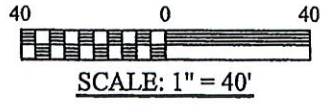
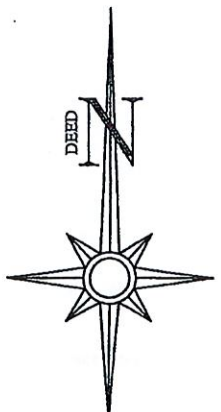


BASIS OF BEARING

ASSUMED NORTH FROM GIFT DEED
DESCRIPTION RECORDED AUGUST
26, 2004 AS DOCUMENT NO. 305697
IN BOOK 2489 AT PAGE 5

LEGEND

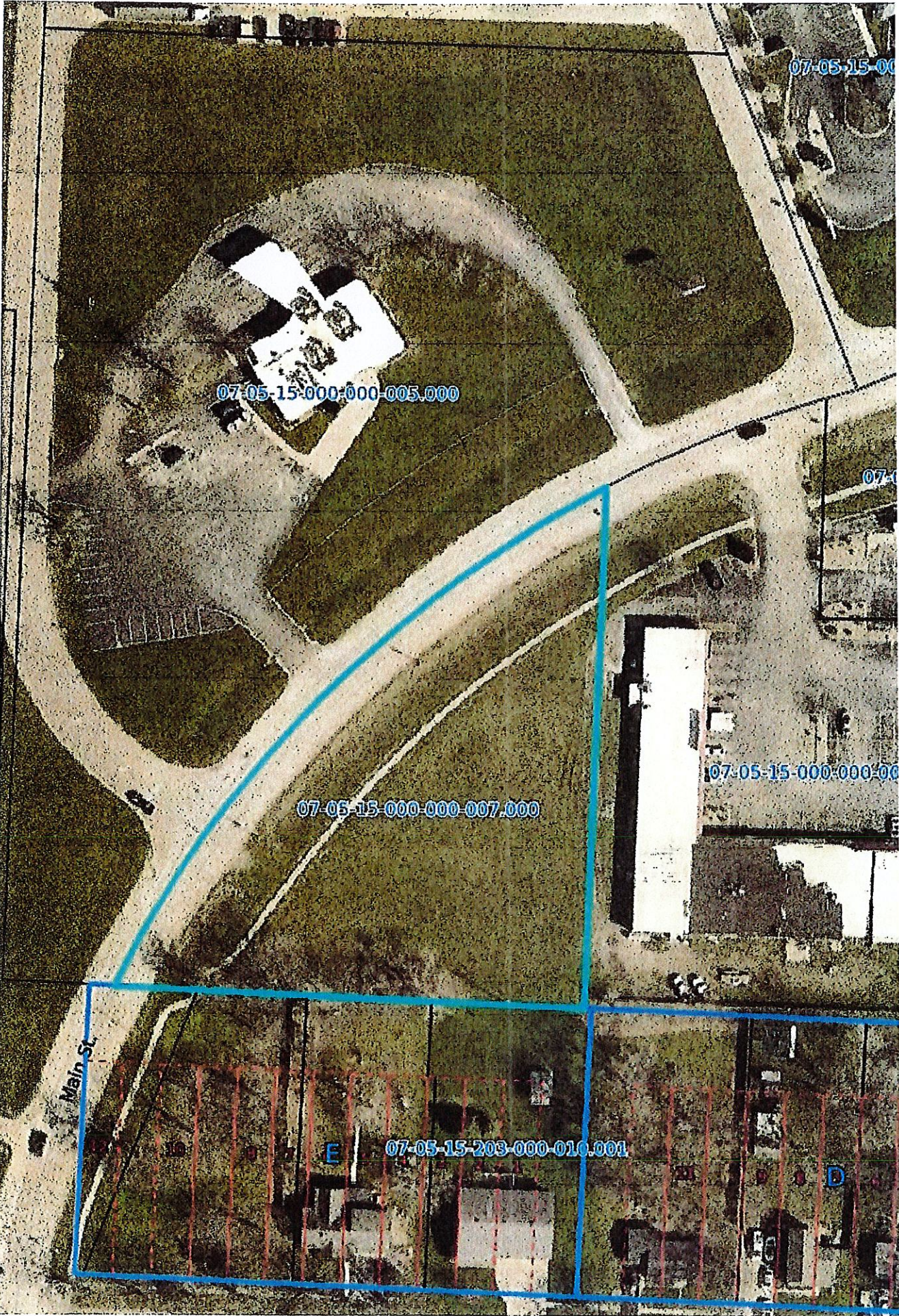
-  F:IB FOUND IRON BAR
-  F: "+" FOUND CUT PLUS "+"
-  RIGHT-OF-WAY MARKER



I, MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

Michael J. Huffman
MICHAEL J. HUFFMAN
MO. RLS-2268

March 15, 2013
DATE



07-05-15-000-000-000

07-05-15-000-000-005.000

07-05-15-000-000-000

07-05-15-000-000-000

07-05-15-000-000-007.000

Main St

07-05-15-203-000-010.001

E

D

RESOLUTION 2021 - 47

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING SPECIAL USE PERMIT #USE-0049-2021 TO OPERATE OF A FUEL ISLAND FOR TEN (10) YEARS ON S. STATE ROUTE C, IMMEDIATELY WEST OF SANDER’S CENTER AT 204 S. STATE ROUTE C.

WHEREAS, the applicant, Mr. LeeRoy Horning, has submitted a Special Use Permit application for a commercial business; and,

WHEREAS, the City of Peculiar Planning Commission held a Public Hearing on the Special Use Permit application at their December 9th, 2021 meeting and has recommended Approval to the Board of Aldermen; and

WHEREAS, the City of Peculiar Board of Aldermen held a Public Hearing on the Special Use Permit application at their December 20th, 2021 meeting and has approved the application; and

WHEREAS, the establishment, maintenance, and operation of the proposed use and building or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City, and

WHEREAS, the Special Use Permit will meet the requirements of the applicable ordinances of the City of Peculiar.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI

Section 1. The proposed Special Use Permit USE-0049-2021 located on S. State Route C., immediately West of Sander’s Center is hereby approved and accepted by the City of Peculiar subject to the following conditions:

Conditions:

1. The Special Use Permit shall not be transferable to another business, owner or location.
2. The Special Use Permit shall expire ten (10) years from the effective date of this Resolution.

Section 2. *Effective Date.* The effective date of this Resolution shall be the _____ day of December, 2021.

Upon a roll call, said Resolution was adopted by the following vote:

Alderman Hammack _____	Alderman Smith _____
Alderman Conrad _____	Alderman Gicante _____
Alderman Stark _____	Alderman Kant _____

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy, City Clerk

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

Human Resources
Cyndora Gauthreaux

Finance Director
Malea Yount-Neal

Public Works Director
Nick Jacobs



Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

**Development Services
Director**
Roger Kroh

Parks Director
Vincent Schroeder

Chief of Police
Don Shepard

City Attorney
Joe Lauber

To: Mayor and Board of Aldermen
From: Don Shepard, Chief of Police
Date: 12/20/2021
Re: Resolution 2021-48 Addition of School Resource Officer

GENERAL INFORMATION

Applicant: Don Shepard
Requested Actions: Passage of Resolution 2021-48
Purpose: Addition of Ray-Pec School Resource Officer

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. Proposed addition of personnel was discussed and reviewed by City Administrator Mickey Ary.
 2. Proposed addition of personnel was discussed and reviewed by HR Manager Cyndora Gauthreaux and Finance Director Malea Yount-Neal for accuracy in salaries, benefits, and budgeting.
-

KEY ISSUES

In prior years, the Peculiar Police Department contracted with the Raymore-Peculiar School District for two full time officers to serve as School Resource Officers (SRO) at the Ray-Pec High School, and the Ray-Pec South Middle School; both of which are within the City of Peculiar. When one of those officers resigned a few years ago, Peculiar PD was unable to supply a replacement SRO, and the school district ultimately contracted with the Cass County Sheriff's Office for one of the SRO positions, which is still the case to this day.

Per the terms of the current SRO Contract signed July 1, 2021 (attached), Peculiar PD currently assigns one SRO to the Ray-Pec School District, for which the district pays the City of Peculiar the amount of \$262 per full 8 hour work day, for a maximum of 212 work days. This totals \$55,544. in annual revenue. The district also pays for the officer's overtime when working school functions beyond normal working hours.

The updated SRO contract (attached as Exhibit A) provides the same provisions as the current contract with the only revision being the allowance of two City of Peculiar Police Officers.

When school is not in session, the SRO works regular patrol shifts and assignments for the Peculiar Police Department. These workdays and hours are included in his regular salary, without accruing overtime.

Additionally, the SRO may leave the school during school days, to assist other officers with high priority calls, emergencies, or to follow up on juvenile matters.

The amount paid by the school district exceeds the current SRO's salary by approximately \$13,415 for FY 2021-2022. This overage helps offset the City's cost for his benefits, which are budgeted at approximately \$18,916 for the same period. When combined, this leaves a total of approximately \$5,500 that the City of Peculiar pays to have a sworn officer on the police department. All of this is already budgeted and not expected to change.

The Ray-Pec School District has seen a large increase in behavioral problems due to many factors including but not limited to, population growth, mask mandates, and COVID-19 related matters. Weapons and contraband have been recovered from students at alarming rates compared to previous years. Many of these problems have occurred at the Ray-Pec Success Academy. There has never been a full time SRO stationed at the Academy. Typically, when problems have arisen, one of the SROs from the High School or Middle School would respond to handle the problem at the Academy. Due to the sheer volume of problems at all three schools, this has been problematic this year. As a result, the School Board approved the addition of another full time SRO to be solely stationed at the Ray-Pec Success Academy in November 2021. The Superintendent of Operations has requested that the Peculiar Police Department supply this officer if possible. If not, they will find other means to achieve their objective – namely contracting with the Cass County Sheriff's Office for another Deputy to fill the position.

The addition of the position would supply another \$55,544. annually in revenue. The SRO that Peculiar PD would intend to assign currently is paid at the same rate as the existing SRO (they started the department at the same time), so the amount paid by the school would (again) exceed the proposed SRO's salary by approximately \$13,415. for FY 2021-2022. The proposed SRO's budgeted benefits are higher, approximately \$21,635, and would result in a cost to the City of \$8,220 to have a sworn officer on the police department.

STAFF COMMENTS AND SUGGESTIONS

Violence in schools is a very hot topic currently in the U.S. and School Resource Officers are often the first line of defense in these situations to stop the violence and protect our children. They also frequently investigate and mitigate threats of violence to keep them from ever occurring.

The Ray-Pec School District is the single largest employer in Cass County, with over 900 employees. They are one of the largest unified school districts in the KC Metro area and their campuses within the City of Peculiar boost our daytime population by approximately 5,000 people. It is only logical, therefore, that the City of Peculiar should supply this SRO position.

Two additional police officer positions were incorporated into the FY 2021-2022 approved budget. The position being sought here is in addition to those two budgeted officer positions. Neither positions have been filled yet resulting in over \$13,000 in budgeted salary money saved thus far. This will help mitigate the approximate cost of the new SRO position for this year, but not future years. Additionally, with any raises in salaries or rise in cost of benefits, the cost to the city for this position would increase gradually.

STAFF RECOMMENDATION

Staff recommends approval of Resolution 2021-48 with the proposed addition of an SRO and authorization of the Chief of Police and/or City Administrator to enter into contract with the Raymore-Peculiar School District

to provide this service. The only change to the existing contract between the City of Peculiar and the school district would be a few small amendments to reflect two officers instead of one.

ATTACHMENTS

Current SRO agreement, last signed 07-01-2021.

Exhibit A- Updated SRO contract allowing for two SRO Officers

**STAFF CONTACT:**

Don Shepard
Chief of Police
816.779.2240
dshepard@peculiarpd.com



Raymore-Peculiar School District

21005 S. School Rd., Peculiar, MO 64078 • Phone: 816-892-1300 • Fax: 816-892-1380

School Resource Officer AGREEMENT

This Agreement is entered into this 1st day of July, 2021, by and between the City of Peculiar, a public entity, hereinafter referred to as “City” and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as “District.”

WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement – The purpose of the Agreement is for the City to assign a police officer to provide law enforcement services, through the School Resource Officer (SRO) program, as specified herein. The School Resource Officer will have additional duties outside of the District involving School/Youth/Community Outreach not specified in this agreement. Those duties will be determined in cooperation with the Assistant Superintendent of Administrative Services and the Peculiar Chief of Police.

One (1) police officer, hereinafter referred to as the “officer” will serve the Raymore-Peculiar School District facilities and properties in the Southern portion of the Raymore-Peculiar School District within the city limits of Peculiar, but will provide support to all District facilities through the appropriate mutual aid agreements with other jurisdictions.

The officer will work with school district personnel in providing education on topics that include, but not limited to: alcohol/drug education and support, anti-bullying/cyber-bullying, community/school safety, safe driving and teen dating violence. This officer is responsible for maintaining a safe campus environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding on-campus or school related criminal activity.

2. Term – The term of the Agreement shall be from July 1, 2021 through June 30, 2022 as outlined in the attached SRO calendar, provided the term may be mutually extended by the parties as they deem necessary to satisfy attendance requirements that may have been affected by inclement weather, or other factors. During days the officer is not on duty with the School District, the officer may perform community outreach duties as determined by the Chief of Police. In the event of a city-wide emergency, the officer may be removed from the school to perform police duties at the direction of the Chief of Police, or a designee.
(See attached calendar)
3. Termination – The Agreement may be terminated without cause by either party upon 30 days prior written notification.
4. Relationship of Parties – The City and the assigned officer shall have the status of an independent contractor for purposes of the Agreement. The officer assigned to the District shall be considered an employee of the City, selected by and under the command and supervision of the Police Department. The assigned officer will be subject to current procedures in effect for the City of Peculiar police officers, including

attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied by the District to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – In consideration of the assignment of one (1) police officer to work in the District as provided herein, the District agrees to pay the City \$262.00 per day (8 hour day) for each full day the police officer works for the District or \$131.00 per half day (4 hour day) for a maximum of 212 full work days or combination thereof whenever school is in session. The District will not be responsible for payment of overtime, unless it is requested by the District and mutually agreed upon with the Police Department. Any school district assignment of the officer requiring overtime pay shall be reimbursed to the City at the overtime rate according to City payroll regulations. The officer's weekly District schedule will be assigned by the Assistant Superintendent of Administrative Services in cooperation with the Peculiar Chief of Police, or a designee. The Assistant Superintendent of Administrative Services and the Chief of Police will meet at regular intervals to ensure that any issues and/or concerns are addressed in a timely manner.

The officer may be asked to attend afternoon or evening events in lieu of regular day duty. Each party will maintain a budget for expenditures under the Agreement. Payment from District to City is due upon District's receipt of an itemized statement of cost from the City. The City will invoice the District monthly based upon number of days (full or half as defined above) worked in each particular month. The officer shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward to the District's Assistant Superintendent of Administrative Services showing the number of days worked and any pre-approved overtime prior to payment being made from the District to the City. The City will provide an official police vehicle and fuel for the assigned officer and cover the costs of police officer training consistent with City policies and procedures. Use of department vehicle must be consistent with Police Department policy at all times.

6. Officer Responsibilities – The officer assigned to the District shall:
 - a. Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug related issues, and in addressing violence diffusion, violence prevention, anti-bullying, cyber-bullying, seatbelt education, texting and distracted driving, and other safety issues in the school community;
 - b. Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the officer;
 - c. Provide informational in-service training and be a general resource for the staff on issues related to alcohol and other drugs, violence prevention, gangs, safety and security;
 - d. The officer will gather information regarding problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students;
 - e. If/when a crime occurs, the officer will take the appropriate steps consistent with Missouri law enforcement police officer duties, and the Codes and policies of the City of Peculiar;

- f. The officer will present educational programs to students, parents and/or school staff on topics agreed upon by the Police Department and the District;
- g. The officer will refer students and/or their families to the appropriate agencies for assistance when a need is determined and communication with the School Principal has occurred before doing so;
- h. Unless exigent circumstances prevent it, the officer will attempt to advise the Police Department, Assistant Superintendent of Administrative Services and the School Principal prior to taking law enforcement action, subject to the officer's duties under the law;
- i. The officer shall not act as school disciplinarian, nor make recommendations regarding school discipline. The officer may be used for regularly assigned supervision duties such as lunchroom, hall monitoring, bus supervision or other monitoring duties. If there is an unusual/temporary problem in any other area of the District, the officer may be used to assist District employees until the problem is solved through agreement between the District and Peculiar Police Department.
- j. The officer will conduct safety and security assessments of the school facilities and make recommendations for improvement to the Assistant Superintendent of Administrative Services.
- k. The officer will maintain an activity log, attendance calendar and compile monthly safety and security data to be furnished on District approved forms and submitted to the Assistant Superintendent of Administrative Services.
- l. Incidents requiring police action that occur outside of Peculiar City limits must be referred to the appropriate jurisdiction.

Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officer of the City beyond the general duties that exist for law enforcement officers within the State of Missouri.

- 7. Time and Place of Performance – The City will endeavor to have an officer available for duty at the assigned school(s) each day indicated in advance on a mutually agreed upon schedule. The assigned officer's activities will be restricted to school grounds except for:
 - a. Follow-up home visits when needed as a result of school related student problems;
 - b. School related off-campus activities when police officer participation is requested by the Assistant Superintendent of Administrative Services and/or Principal and approved by the Police Chief;
 - c. In response to off-campus, but school related, criminal activity;
 - d. In response to emergency police activities.

The City may furnish a substitute officer on days when the assigned officer is absent due to illness or police department requirements in order to fulfill the number of days stipulated in this contract.

- 8. District Responsibilities – The District will provide the assigned officer an office and such equipment as is necessary at his/her assigned school. Equipment shall include a telephone, secured filing space and access to a computer.

Raymore-Peculiar R-II School District

By: _____
Superintendent of Schools

By: _____
President, Board of Education

Attested by: _____
Secretary, Board of Education

City of Peculiar, Missouri

By: _____
City Administrator

By: _____
Mayor

Attested by: _____
City Clerk

School Event Security Memorandum of Understanding

This MEMORANDUM OF UNDERSTANDING is entered into this 1st day of July, 2021, by and between the City of Peculiar, Missouri, a public entity, hereinafter referred to as “City” and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as “District”, collectively referred to as the “the Parties”.

RECITALS:

The City and the District have a history of mutual cooperation in providing for the health, safety, and welfare of City’s youth.

The City and the District currently are parties to a School Resource Officer Agreement whereby City Police Officers provide educational and support services to the District in the spirit of continued cooperation.

The City and the District are desirous to extend the cooperation between the Parties such that City Police Officers will provide security and order at after school events.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and the District agree as follows:

1. Security and safety duties, of the kind performed by City Police Officers in their normal course of duty, at events sponsored or sanctioned by the District, but for which attendance is not compulsory for the majority of the student body, typically falling outside the hours of 7:00 a.m. – 3:30 p.m., hereinafter referred to as “after-hours events,” shall be pre-approved overtime for City Police Officers subject to the School Resource Officer Agreement upon 48 hours’ actual notice to the City;
2. Nothing in this Memorandum of Understanding shall be construed as evidence that City Police Officers staffing after-hours events are employees of the District, independent contractors, or anything other than City Police Officers performing their normal course of duty;
3. If, due to conflict with other duties or scheduling, the City Police Officers subject to the School Resource Officer Agreement are unavailable to staff after-hours events, the City and District may agree upon substitute officers to staff after-hours events for security and safety purposes;
4. Upon agreement of the Parties, additional City Police Officers may staff a given after-hours event subject to the terms of the Memorandum;
5. City Police Officers staffing after-hours events shall be paid their applicable overtime rates by the City;
6. The City will invoice the District for time spent by its Police Officers at such after-hours events monthly;
7. Any City Police Officer performing services to the District at after-hours events shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward said timesheets to the District’s Assistant Superintendent of Administrative Services showing the hours worked by the Officer;
8. The Parties shall communicate regularly and endeavor in good faith to resolve any unforeseen issues or problems as they arise;

9. The City shall provide the District with a list, which shall be revised from time to time as is necessary, of officers available and willing to staff after-hours events and each officer's corresponding applicable overtime rates;
10. This Memorandum of Understanding shall be effective from the date of execution through June 30, 2022, provided the term may be mutually extended by the Parties as they deem necessary upon completion of a signed writing by the Parties;
11. This Memorandum of Understanding may be terminated without cause by either party upon 30 days' prior written notification;
12. Any disputes arising under this Memorandum of Understanding shall be governed by applicable Missouri Law;

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as indicated.

CITY OF PECULIAR

RAYMORE-PECULIAR R-II SCHOOL DISTRICT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____



Raymore-Peculiar School District

21005 S. School Rd., Peculiar, MO 64078 • Phone: 816-892-1300 • Fax: 816-892-1380

School Resource Officer (Officer #1 and Officer #2) AGREEMENT

This Agreement is entered into this 20th day of December, 2021, by and between the City of Peculiar, a public entity, hereinafter referred to as “City” and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as “District.”

WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

- Purpose of Agreement – The purpose of the Agreement is for the City to assign police officers to provide law enforcement services, through the School Resource Officer (SRO) program, as specified herein. The School Resource Officers will have additional duties outside of the District involving School/Youth/Community Outreach not specified in this agreement. Those duties will be determined in cooperation with the Assistant Superintendent of Operations and the Peculiar Chief of Police.
Two (2) police officers, hereinafter referred to as the “officers” will serve the Raymore-Peculiar School District facilities and properties in the Southern portion of the Raymore-Peculiar School District within the city limits of Peculiar, but will provide support to all District facilities through the appropriate mutual aid agreements with other jurisdictions. The officers will work with school district personnel in providing education on topics that include, but not limited to: alcohol/drug education and support, anti-bullying/cyber-bullying, community/school safety, safe driving and teen dating violence. The officers are responsible for maintaining a safe campus environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding on-campus or school related criminal activity.
- Term – The term of the Agreement shall be from December 20, 2021 through June 30, 2022 as outlined in the attached SRO calendar, provided the term may be mutually extended by the parties as they deem necessary to satisfy attendance requirements that may have been affected by inclement weather, or other factors. During days the officers are not on duty with the School District, the officers may perform community outreach duties as determined by the Chief of Police. In the event of a city-wide emergency, the officers may be removed from the school to perform police duties at the direction of the Chief of Police, or a designee.
(See attached calendar)
- Termination – The Agreement may be terminated without cause by either party upon 30 days prior written notification.
- Relationship of Parties – The City and the assigned officers shall have the status of an independent contractor for purposes of the Agreement. The officers assigned to the District shall be considered an employee of the City, selected by and under the command and supervision of the Police Department. The assigned officers will be subject to current procedures in effect for the City of Peculiar police officers, including

attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied by the District to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – In consideration of the assignment of two (2) police officers to work in the District as provided herein, the District agrees to pay the City \$524.00 per day (8 hour day, \$262.00 per officer) for each full day the police officers work for the District or \$262.00 per half day (4 hour day, \$131.00 per officer) for a maximum of 212 full work days or combination thereof whenever school is in session. The District will not be responsible for payment of overtime, unless it is requested by the District and mutually agreed upon with the Police Department. Any school district assignment of the officers requiring overtime pay shall be reimbursed to the City at the overtime rate according to City payroll regulations. The officer's weekly District schedule will be assigned by the Assistant Superintendent of Operations in cooperation with the Peculiar Chief of Police, or a designee. The Assistant Superintendent of Operations and the Chief of Police will meet at regular intervals to ensure that any issues and/or concerns are addressed in a timely manner.

The officers may be asked to attend afternoon or evening events in lieu of regular day duty. Each party will maintain a budget for expenditures under the Agreement. Payment from District to City is due upon District's receipt of an itemized statement of cost from the City. The City will invoice the District monthly based upon number of days (full or half as defined above) worked in each particular month. The officers shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward to the District's Assistant Superintendent of Operations showing the number of days worked and any pre-approved overtime prior to payment being made from the District to the City. The City will provide an official police vehicle and fuel for the assigned officers and cover the costs of police officers training consistent with City policies and procedures. Use of department vehicle must be consistent with Police Department policy at all times.

6. Officer Responsibilities – The officers assigned to the District shall:
 - a. Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug related issues, and in addressing violence diffusion, violence prevention, anti-bullying, cyber-bullying, seatbelt education, texting and distracted driving, and other safety issues in the school community;
 - b. Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the officers;
 - c. Provide informational in-service training and be a general resource for the staff on issues related to alcohol and other drugs, violence prevention, gangs, safety and security;
 - d. The officers will gather information regarding problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students;
 - e. If/when a crime occurs, the officers will take the appropriate steps consistent with Missouri law enforcement police officers duties, and the Codes and policies of the City of Peculiar;

- f. The officers will present educational programs to students, parents and/or school staff on topics agreed upon by the Police Department and the District;
- g. The officers will refer students and/or their families to the appropriate agencies for assistance when a need is determined and communication with the School Principal has occurred before doing so;
- h. Unless exigent circumstances prevent it, the officers will attempt to advise the Police Department, Assistant Superintendent of Operations and the School Principal prior to taking law enforcement action, subject to the officer's duties under the law;
- i. The officers shall not act as school disciplinarian, nor make recommendations regarding school discipline. The officers may be used for regularly assigned supervision duties such as lunchroom, hall monitoring, bus supervision or other monitoring duties. If there is an unusual/temporary problem in any other area of the District, the officers may be used to assist District employees until the problem is solved through agreement between the District and Peculiar Police Department.
- j. The officers will conduct safety and security assessments of the school facilities and make recommendations for improvement to the Assistant Superintendent of Operations.
- k. The officers will maintain an activity log, attendance calendar and compile monthly safety and security data to be furnished on District approved forms and submitted to the Assistant Superintendent of Operations.
- l. Incidents requiring police action that occur outside of Peculiar City limits must be referred to the appropriate jurisdiction.

Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officers of the City beyond the general duties that exist for law enforcement officers within the State of Missouri.

- 7. Time and Place of Performance – The City will endeavor to have two officers available for duty at the assigned school(s) each day indicated in advance on a mutually agreed upon schedule. The assigned officer's activities will be restricted to school grounds except for:
 - a. Follow-up home visits when needed as a result of school related student problems;
 - b. School related off-campus activities when police officer participation is requested by the Assistant Superintendent of Operations and/or Principal and approved by the Police Chief;
 - c. In response to off-campus, but school related, criminal activity;
 - d. In response to emergency police activities.

The City may furnish a substitute officer on days when the assigned officer is absent due to illness or police department requirements in order to fulfill the number of days stipulated in this contract.

- 8. District Responsibilities – The District will provide the assigned officer an office and such equipment as is necessary at his/her assigned school. Equipment shall include a telephone, secured filing space and access to a computer.

Raymore-Peculiar R-II School District

By: _____
Superintendent of Schools

By: _____
President, Board of Education

Attested by: _____
Secretary, Board of Education

City of Peculiar, Missouri

By: _____
City Administrator

By: _____
Mayor

Attested by: _____
City Clerk

School Event Security Memorandum of Understanding

This MEMORANDUM OF UNDERSTANDING is entered into this 20th day of December, 2021, by and between the City of Peculiar, Missouri, a public entity, hereinafter referred to as "City" and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as "District", collectively referred to as the "the Parties".

RECITALS:

The City and the District have a history of mutual cooperation in providing for the health, safety, and welfare of City's youth.

The City and the District currently are parties to a School Resource Officer Agreement whereby City Police Officers provide educational and support services to the District in the spirit of continued cooperation.

The City and the District are desirous to extend the cooperation between the Parties such that City Police Officers will provide security and order at after school events.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and the District agree as follows:

1. Security and safety duties, of the kind performed by City Police Officers in their normal course of duty, at events sponsored or sanctioned by the District, but for which attendance is not compulsory for the majority of the student body, typically falling outside the hours of 7:00 a.m. – 3:30 p.m., hereinafter referred to as "after-hours events," shall be pre-approved overtime for City Police Officers subject to the School Resource Officer Agreement upon 48 hours' actual notice to the City;
2. Nothing in this Memorandum of Understanding shall be construed as evidence that City Police Officers staffing after-hours events are employees of the District, independent contractors, or anything other than City Police Officers performing their normal course of duty;
3. If, due to conflict with other duties or scheduling, the City Police Officers subject to the School Resource Officer Agreement are unavailable to staff after-hours events, the City and District may agree upon substitute officers to staff after-hours events for security and safety purposes;
4. Upon agreement of the Parties, additional City Police Officers may staff a given after-hours event subject to the terms of the Memorandum;
5. City Police Officers staffing after-hours events shall be paid their applicable overtime rates by the City;
6. The City will invoice the District for time spent by its Police Officers at such after-hours events monthly;
7. Any City Police Officer performing services to the District at after-hours events shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward said timesheets to the District's Assistant Superintendent of Operations showing the hours worked by the Officer;
8. The Parties shall communicate regularly and endeavor in good faith to resolve any unforeseen issues or problems as they arise;

9. The City shall provide the District with a list, which shall be revised from time to time as is necessary, of officers available and willing to staff after-hours events and each officer's corresponding applicable overtime rates;
10. This Memorandum of Understanding shall be effective from the date of execution through June 30, 2022, provided the term may be mutually extended by the Parties as they deem necessary upon completion of a signed writing by the Parties;
11. This Memorandum of Understanding may be terminated without cause by either party upon 30 days' prior written notification;
12. Any disputes arising under this Memorandum of Understanding shall be governed by applicable Missouri Law;

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as indicated.

CITY OF PECULIAR

RAYMORE-PECULIAR R-II SCHOOL DISTRICT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

RESOLUTION 2021-48

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR AND MAYOR TO ENTER INTO AN AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT FOR TWO (2) SCHOOL RESOURCE OFFICERS

WHEREAS, the City has been providing additional safety and security to Raymore-Peculiar School District complex, and;

WHEREAS, the City and the Raymore-Peculiar School District wish to continue this service with the addition of another officer, and;

WHEREAS, the School District will share the costs of the City providing the two (2) School Resource Officers, as outlined in the contract attached at Exhibit A.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI

Section 1. Exhibit A-The proposed contract for two (2) School Resource Officer between the City of Peculiar and the Raymore-Peculiar School District is hereby approved, and the City Administrator and Mayor are authorized to execute the contract on behalf of the City.

Section 2. Effective Date. The effective date of this Resolution shall be the _____ day of December 2021.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS _____ DAY OF DECEMBER 2021.

Alderman Gicante
Alderman Stark
Alderman Conrad

Alderman Hammack
Alderman Kant
Alderman Smith

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

City Engineer
Vacant

Business Office
Malea Yount-Neal



Chief of Police
Don Shepard

City Planner
Roger Kroh

City Attorney
Joseph G. Lauber

Parks Director
Vincent Schroeder

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Board of Aldermen
From: Roger Kroh
Date: December 20th, 2021
Re: Application for Preliminary Plat, Hummingbird Estates, submitted by Owl Acres, LLC, Renee Kerckhoff, owner.

GENERAL INFORMATION

Applicant: Renee Kerckhoff, owner, Owl Acres, LLC.

Status of Applicant: N/A

Requested Actions: Board of Aldermen to review and consider Preliminary Plat Application Hummingbird Estates, submitted by Renee Kerckhoff, owner, Owl Acres, LLC.

Date of Application: September 20th, 2021

Purpose: To review the Preliminary Plat Application for Hummingbird Estates and consider a recommendation for approval.

Property Location (if applicable): All of the vacant tract of property at the North end of Maple Avenue Peculiar, Missouri; containing 7.3 Acres more or less.

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

- The Planning Commission held a Public Hearing on December 9th, 2021 on the Preliminary Plat of Hummingbird Estates. No one spoke against the proposed plat, and no Formal Protests have been receive. At that meeting the Planning Commission voted to approved the Preliminary Plat of Hummingbird Estates and forwards their recommendation of approval for the Board’s consideration.

KEY ISSUES

In order for the Commission to recommend approval or disapproval of a Preliminary Plat/Final Plat application (Map Amendment), or for the Board to approve or deny an application for a map amendment, they shall make findings of fact to determine whether the application is found to be compatible with the following:

1. **Consistency with the Comprehensive Plan, neighborhood development plan (if applicable) and any other official planning and development policies of the City;**
 - a. This undeveloped tract of property at the North end of Maple Avenue is currently Zoned R-2, Two Family Dwelling District. Section 400.390 District “R-2” Two-Family Dwelling defines this district as:
The "R-2" District is intended to provide residential areas characterized by single-family and two-family dwellings when located along a street classified as a collector or higher. Increased densities and the introduction of two-family housing types are intended to provide greater housing options while maintaining the basic qualities of a low density residential neighborhood. The principal use of land in this district is low density single- and two-family dwellings and related recreational, religious and educational facilities.
 - b. The Future Land-use Map of the City’s Comprehensive Plan, identifies this area for MDR (Medium-Low Density Residential) use. The Appropriate Land Use for MDR is defined as:
 - i. **Primary Use:** Single-family and Multi-family Residential, 3 – 10 units per acre
 - ii. **Secondary Uses:** Residential – duplexes, four-plex and townhouses.
 - c. The Preliminary Plat presented for Hummingbird Estates proposes development for R-2, Two-family Dwelling District; this is consistent with the Future Land Use Plan of the City’s Comprehensive Plan and is consistent with the current zoning (District R-2, Two-Family Dwelling District).
2. **The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety and accessibility of emergency vehicles and equipment;**
 - a. The Preliminary Plat for Hummingbird Estates is not detrimental to surrounding traffic flow, pedestrian safety or accessibility of emergency vehicles & equipment. The proposed 18 Lot residential density (two-family dwellings) has no significant impact on traffic volumes.
3. **Adequacy of existing public utilities and facilities or of provisions to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment;**
 - a. The design of this subdivision must be reviewed and approved by the City Engineer to ensure Streets, watersupply, sanitary sewerage and stormwater sewerage meet City requirements. The construction of the Public Improvements must be approved, and accepted, by the City before a Final Plat of these Lots is approved at which point the lots can be sold and Building Permits issued.
4. **Compatibility of the proposed district classification with nearby properties;**
 - a. Sutters Creek 3rd Plat is to the South and Zoned District R-2, Two-family Dwelling District.
 - b. Both properties to the West and North are Zoned District AG, Agricultural.
 - c. The two properties to the East in Bradley’s Crossing are Zoned District C-1, General Business District and District I-1, Light Industrial District.
5. **If vacant, the length of time the property has remained vacant as zoned.**
 - a. This Tract of property was never platted. These two tracts of property were re-zoned to District R-2, Two-family Dwelling District on January 19th, 2021.

STAFF COMMENTS AND SUGGESTIONS

- The review of the Preliminary Plat for Hummingbird Estates should take into consideration that all lot sizes exceed the City’s minimum of 8,400 Square Feet.
- The Front yard and Rear yard Building Lines of each lot meet the 25 foot minimum requirement for District R-2.
- Preliminary Plat meets code for street widths.
- Green space is not required as there are fewer than Fifty (50) Dwelling Units in this development.

STAFF RECOMMENDATION

1. Staff recommends the Board of Aldermen review the Preliminary Plat Application for Hummingbird Estates and consider a recommendation for approval.

ATTACHMENTS

1. Preliminary Plat Hummingbird Estates (Two-family Dwellings)
2. Cass County Assessors Sheets
3. Resolution to Approve the Preliminary Plat Application for Hummingbird Estates

STAFF CONTACT: Roger Kroh
Phone: 779-2226
E-mail: rkroh@cityofpeculiar.com

PRELIMINARY PLAT HUMMINGBIRD ESTATES NO. 1

A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 09, T45N, R32W
PECULIAR, CASS COUNTY, MISSOURI

UNPLATTED
THE DERL AND BARBARA JONES
CO-GRANTOR TRUST AGREEMENT
BOOK 4287, PAGE 126

TRACT DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER, IN SECTION 9, TOWNSHIP 45 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PECULIAR, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02DEG 02'29" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 244.44 FEET; THENCE NORTH 87DEG 49'55" WEST, A DISTANCE OF 284.95 FEET; THENCE NORTH 62DEG 10'10" WEST, ALONG THE NORTHERLY LINE AND EXTENSION THEREOF OF LOT 36 SUTTER'S CREEK 3RD PLAT, A SUBDIVISION IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI, RECORDED JULY 2, 2002 AS INSTRUMENT 233883 IN PLAT BOOK 17 PAGE 77, CASS COUNTY RECORDER OF DEEDS, A DISTANCE OF 160.05 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 36, SAID NORTHWESTERLY CORNER BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MAPLE AVENUE, AS NOW ESTABLISHED; THENCE NORTH 27DEG 52'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.34 FEET; THENCE ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 15.00 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 8.30 FEET; THENCE ON A REVERSE CURVE, WITH A RADIUS OF 50.09 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 115.94 FEET; THENCE NORTH 27DEG 50'08" EAST, A DISTANCE OF 23.60 FEET; THENCE NORTH 50DEG 10'16" WEST, A DISTANCE OF 72.39 FEET; THENCE NORTH 02DEG 04'01" EAST, A DISTANCE OF 408.89 FEET; THENCE SOUTH 89DEG 22'57" EAST, A DISTANCE OF 447.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02DEG 04'01" WEST, ALONG SAID EAST LINE, A DISTANCE OF 486.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 305,332 SQUARE FEET OR 7.01 ACRES, MORE OR LESS.

STREETS:

THE RIGHT-OF-WAY WIDTH OF ALL PUBLIC STREETS WITHIN THE DEVELOPMENT SHALL BE 50 FEET AS REQUIRED FOR RESIDENTIAL STREETS AND SHALL HAVE A STREET WIDTH OF 28 FEET, BACK OF CURB TO BACK OF CURB. CURB AND GUTTER SHALL BE "ROLL BACK" TYPE CURB AND GUTTER (TYPE CG-2).

SIDEWALKS:

SIDEWALKS SHALL BE 5' IN WIDTH AND CONSTRUCTED ON BOTH SIDES OF THE ROAD.

BUILDING LINES:

A MINIMUM OF 25 FOOT FRONT YARD SETBACK SHALL BE REQUIRED ALONG ALL STREETS. THE REAR YARD SETBACK SHALL BE A MINIMUM OF 25 FEET. SIDE YARD SETBACK SHALL BE A MINIMUM OF 7.5 FEET.

SANITARY SEWER:

A COMPLETE AND USEABLE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED TO PROVIDE SERVICE TO EACH LOT WITHIN THE SUBDIVISION. SAID SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APWA, CITY OF PECULIAR, AND MODNR STANDARDS AND SPECIFICATIONS. THE PROPOSED SANITARY SEWER SYSTEM SHALL CONNECT TO THE EXISTING CITY OF PECULIAR SANITARY SEWER.

WATER DISTRIBUTION SYSTEM:

A COMPLETE AND USEABLE WATER DISTRIBUTION SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE SERVICE AND FIRE PROTECTION TO EACH LOT WITHIN THE SUBDIVISION. SAID SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APWA, CITY OF PECULIAR, AND MODNR STANDARDS AND SPECIFICATIONS. THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL CONNECT TO EXISTING 8-INCH WATERMAINS ON SUTTER'S CREEK 3RD PLAT AND MAPLE AVENUE. ALL NEW MAINS SHALL ALSO BE 8-INCH.

STORM WATER MANAGEMENT:

A STORM SEWER SYSTEM SHALL BE PROVIDED TO ADEQUATELY SERVE THE DEVELOPMENT. THE ENCLOSED STORM SEWER SYSTEM SHALL HAVE THE CAPACITY TO HANDLE RUNOFF FROM THE 10-YEAR STORM.

THE SYSTEM SHALL ALSO BE CAPABLE OF SAFELY ROUTING THROUGH THE DEVELOPMENT FOR THE ADDITIONAL RUNOFF FROM A 100 YEAR STORM. SURFACE SWALES SHALL BE PROVIDED OVER STORM SEWERS TO CARRY ADDITIONAL RUNOFF. WHERE A STORM SEWER RUNS PARALLEL TO THE STREET, THE STREET SHALL SERVE AS THE SURFACE SWALE.

SEE DRAINAGE STUDY FOR FURTHER INFORMATION.

EROSION CONTROL:

THE DEVELOPER SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN THE BOUNDARIES OF THE DEVELOPMENT. EROSION CONTROL SHALL BECOME THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AT SUCH TIME AS THE LOT OWNER TAKES POSSESSION OF THE LOT.

EASEMENTS:

UTILITY EASEMENTS SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION PLANS. SAID EASEMENTS SHALL BE INCORPORATED ON THE FINAL PLAT.

FLOOD BOUNDARY:

NO PORTIONS OF THIS SUBDIVISION LIES WITHIN THE REGULATORY FLOODPLAIN ZONE AE - 1% OR GREATER ANNUAL CHANCE OF FLOODING KNOWN AS 100 YEAR FLOODPLAIN ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, CASS COUNTY, MISSOURI, PANEL 151 OF 480, MAP NUMBER 29037C0151F, MAP REVISED JANUARY 2, 2013.

SITE SUMMARY:

TOTAL AREA OF SITE = 7.01 ACRES (305,332 S.F.)
TOTAL NUMBER OF LOTS = 18, 2 TRACTS
AVERAGE DENSITY OF DEVELOPMENT = 2.56 LOTS/AC. = 5.14 UNITS/AC.
PROPERTY IS CURRENTLY ZONED AS R-2.

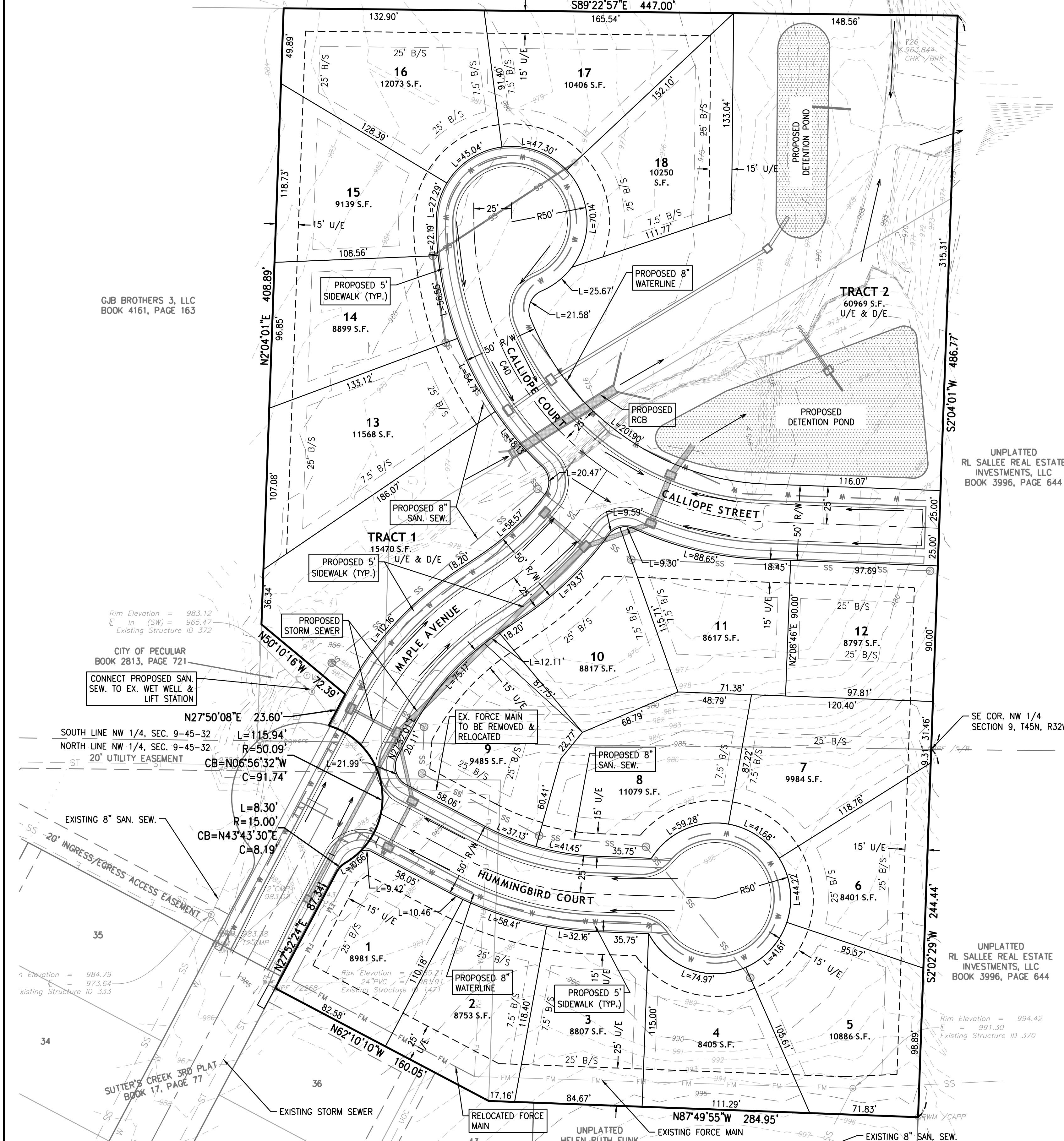
GREEN SPACE:

REQUIRED SPACE-10% TOTAL DEVELOPMENT (7.01 AC.) = 0.70 AC
TRACTS 1 & 2 = 1.75 AC
PROVIDED SPACE-IMPROVED NATURAL DRAINAGE AREA = 0.88 AC
50% (1.75 AC.)

CONTACT INFORMATION:

PROPERTY OWNER
RENEE KERCKHOFF
112 RAINBOW CIRCLE
RAYMORE, MO 64083

ENGINEER/SURVEYOR
CFS ENGINEERS
2121 MOODIE ROAD
LAWRENCE, KS 66046



GJB BROTHERS 3, LLC
BOOK 4161, PAGE 163

Rim Elevation = 983.12
in (SW) = 965.47
Existing Structure ID 372

CITY OF PECULIAR
BOOK 2813, PAGE 721

CONNECT PROPOSED SAN.
SEW. TO EX. WET WELL &
LIFT STATION

N27°50'08"E 23.60'
SOUTH LINE NW 1/4, SEC. 9-45-32
NORTH LINE NW 1/4, SEC. 9-45-32
L=115.94'
R=50.09'
CB=N06°56'32"W
C=91.74'

L=8.30'
R=15.00'
CB=N43°43'30"E
C=8.19'

EXISTING 8" SAN. SEW.

EXISTING STORM SEWER

SUTTER'S CREEK 3RD PLAT
BOOK 17, PAGE 77

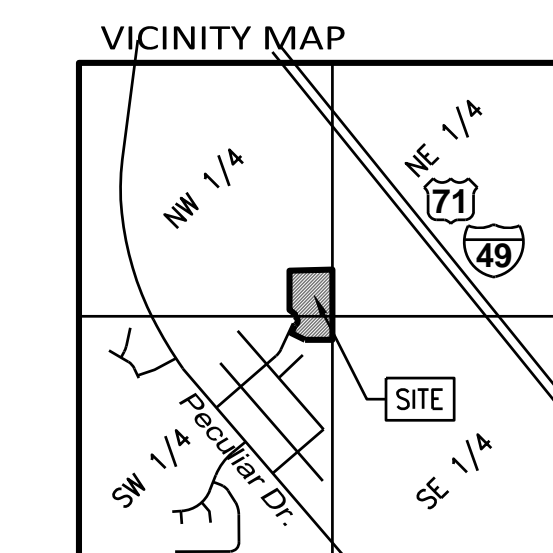
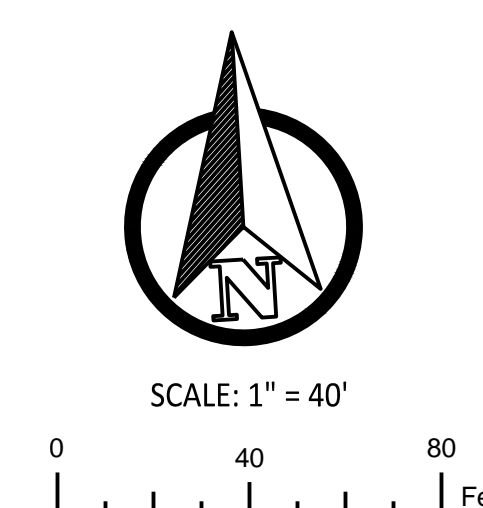
Rim Elevation = 984.79
in (SW) = 973.64
Existing Structure ID 333

UNPLATTED
HELEN RUTH FUNK
BOOK 1909, PAGE 185

UNPLATTED
RL SALLEE REAL ESTATE
INVESTMENTS, LLC
BOOK 3996, PAGE 644

UNPLATTED
RL SALLEE REAL ESTATE
INVESTMENTS, LLC
BOOK 3996, PAGE 644

Rim Elevation = 994.42
in (SW) = 991.30
Existing Structure ID 370



SECTION 09-T45N-R32W
SCALE: 1" = 2,000'

- LEGEND:**
- U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - (M) MEASURED
 - (P) PLATTED
 - (R) RECORDED
 - (C) CALCULATED
 - DRAINAGE ARROW

PREPARED: AUGUST 2021

2121 Moodie Road
Lawrence, Kansas 66046
785.856.9600

Parcel Number: 07-02-09-000-000-013.000
 Computer ID: 2679000
 Deed Holder: OWL ACRES LLC
 Property Address: S PECULIAR DR
 PECULIAR, MO 64078-0000
 Mailing Address: 112 RAINBOW CIR
 RAYMORE, MO 64083-9247 USA
 Class: RESIDENTIAL
 Map Area: W PEC CTY PECULIAR
 Plat Map: 4712/38
 Subdivision: NONE
 Sec-Twp-Rng: 09-45-32
 Lot-Block: -
 Brief Legal Description: BG 345 N SECR SENW N140 W440 S425 SE80 SW200 SE140
 SE50 ETC
 (NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

	Agricultural	Residential	Commercial\Other	Exempt	Total
FULL MARKET					
Land	\$0	\$3,140	\$0	\$0	\$3,140
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$3,140	\$0	\$0	\$3,140
ASSESSED					
Land	\$0	\$600	\$0	\$0	\$600
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$600	\$0	\$0	\$600
2021 Appraised					
Land Full Market	\$0	\$3,140	\$0	\$0	\$3,140
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$0	\$3,140	\$0	\$0	\$3,140
2020 Appraised					
Land Full Market	\$0	\$3,140	\$0	\$0	\$3,140
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$0	\$3,140	\$0	\$0	\$3,140

Lot Type	Square Feet	Acres
Site and Excess	152,024	3.490

Sale Date	Recording
06/17/2021	4712/38
01/19/2021	4623/121

Print... Legend Search Layers Tools Login





Parcel Number: 07-02-09-000-000-013.001
 Computer ID: 2679001
 Deed Holder: KERCKHOFF, RENEE J & PETER S
 Property Address: S SORYL AVE
 PECULIAR, MO 64078-0000
 Mailing Address: 112 RAINBOW CIR
 RAYMORE, MO 64083-9247 USA
 Class: RESIDENTIAL
 Map Area: W PEC CTY PECULIAR
 Plat Map: 4623/121
 Subdivision: NONE
 Sec-Twp-Rng: 09-45-32
 Lot-Block:
 Brief Legal Description: BG CTR SEC
 S245°W285°N213°W80°N165°NE434°S366'
 (NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

	Agricultural	Residential	Commercial\Other	Exempt	Total
FULL MARKET					
Land	\$0	\$17,760	\$0	\$0	\$17,760
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$17,760	\$0	\$0	\$17,760
ASSESSED					
Land	\$0	\$3,370	\$0	\$0	\$3,370
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$3,370	\$0	\$0	\$3,370
2021 Appraised					
Land Full Market	\$0	\$17,760	\$0	\$0	\$17,760
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$0	\$17,760	\$0	\$0	\$17,760
2020 Appraised					
Land Full Market	\$0	\$17,760	\$0	\$0	\$17,760
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$0	\$17,760	\$0	\$0	\$17,760
More Years...					

Lot Type	Square Feet	Acres
Site and Excess	167,706	3.850

Sale Date	Recording
01/19/2021	4623/121





07-02-09-000-000-0

07-02-09-000-000-013.000

07-02-09-000-000-013.000

07-02-09-000-000-126.000

07-02-09-000-000-014.000

7-02-09-000-000-121.000

07-02-09-000-000-090.001

07-02-09-000-000-140.000

00-035.000

07-02-09-000-000-015.000

Maple Ave.

TR B

07-0

RESOLUTION 2021-49

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE PRELIMINARY PLAT APPLICATION OF HUMMINGBIRD ESTATES, CITY OF PECULIAR, MISSOURI

WHEREAS, Owl Acres, LLC has requested approval of the Preliminary Plat of Hummingbird Estates in Peculiar, Missouri and the Owner has met the requirements for this Preliminary Plat; and

WHEREAS, the Planning Commission held a Public Hearing on December 9th, 2021, for the Preliminary Plat of Hummingbird Estates and subsequent to that hearing has recommended approval of the Preliminary Plat request to the Board of Aldermen; and

WHEREAS, the Board of Aldermen held a Public Hearing on December 20th, 2021, to receive public comment relative to the Preliminary Plat of Hummingbird Estates, Peculiar, Missouri and no formal protests were received or heard.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the Preliminary Plat Hummingbird Estates in Peculiar, Missouri.

Effective Date. This resolution shall become effective upon approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS _____ DAY OF DECEMBER 2021.

Alderman Smith _____
Alderman Hammock _____
Alderman Conrad _____

Alderman Stark _____
Alderman Gicante _____
Alderman Kant _____

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy City Clerk

City Administrator
Mickey Ary

Deputy City Clerk
Patricia Brewer

City Engineer
Vacant

Business Office
Malea Yount-Neal



Chief of Police
Don Shepard

City Planner
Roger Kroh

City Attorney
Joseph G. Lauber

Parks Director
Vince Schroeder

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Board of Aldermen
From: Roger Kroh
Date: December 20th, 2021
Re: City Zoning Map Amendment.

GENERAL INFORMATION

Applicant: City of Peculiar.

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing to review, receive public input and render a decision to approve, or disapprove, the Amendment to Update the City's Zoning Map.

Date of Application: November 16th, 2021

Purpose: See Requested Actions above.

Property Location (if applicable): City Wide.

PROPOSAL

See "Requested Actions" above.

PREVIOUS ACTIONS

1. The Planning Commission conducted a Public Hearing and unanimously approved the current City Zoning Map on October 11th, 2018.
2. The Board of Aldermen (following a Public Hearing held October 15th, 2018) formally adopted the current City Zoning Map by Ordinance on November 5th, 2018.
3. The Planning Commission conducted a Public Hearing and unanimously approved the updated City Zoning Map on December 9th, 2021.

KEY ISSUES

The City Zoning Map is one of the most important documents the Planning Commission and Board of Aldermen will review and consider for approval; as such its review bears close attention to detail. The current Zoning Map was approved on November 5th, 2018 and has not been updated since. The City Zoning Map being presented for approval and adoption reflects all the changes in Zoning Regulations and Zoning Amendments since the current map was adopted.

All together there are nine (9) changes/amendments to the City Zoning Map which are reflected in the map being presented for approval and adoption, the changes are as follows:

1. **12003 E. 203rd St – Amend City Limits to Exclude this property.**
2. **Copper Creek PH 3. Add Copper Creek PH 3 to the Zoning Map, all District R-1, Single Family Residential District**
3. **Sutter’s Mill Properties (NE End of Maple Avenue). Rezone from District C-1, General Business District to District R-2, Two Family Dwelling District.**
4. **21419 S. Harper Road. Rezone East half of property adjoining S. Peculiar Drive from District C-1, General Business District to District R-1, Single Family Dwelling District.**
5. **Rezone Two Triangular Tips of property immediately Northwest of Maple Avenue and S. Peculiar Drive from District C-1, General Business District to District R-1, Single Family Dwelling District.**
6. **Rezone Spencer’s Addition Lot 8 (Southeast corner of E. Hillcrest St & S. Peculiar Drive) from District C-1, General Business District to District R-1, Single Family Dwelling District.**
7. **11112 E. 227th St – place property inside of City Limits (Voluntary Annexation).**
8. **Fox’s Den PH 2. Add Fox’s Den PH 2 to the Zoning Map, all District R-1, Single Family Residential District**
9. **Rezone Two properties East of S. Knight Road & State Route YY from District AG, Agricultural District to District R-1, Single Family Residential District.**

STAFF COMMENTS AND SUGGESTIONS

None.

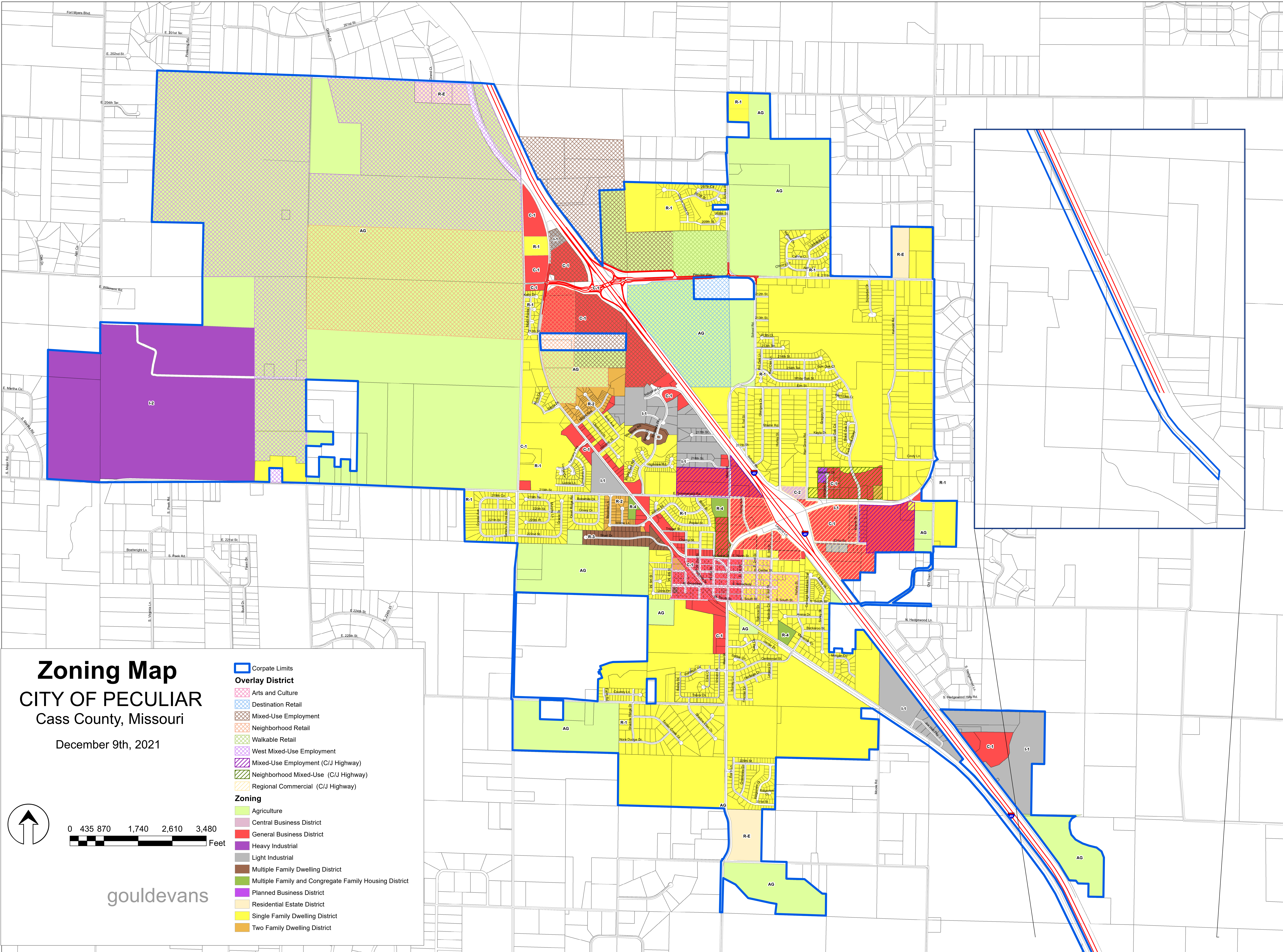
STAFF RECOMMENDATION

Staff recommends approval of the updated City Zoning Map, dated December 9th, 2021 as presented.

ATTACHMENTS

1. City Zoning Map, dated December 9th, 2021.
2. Bill 2021-28 1st Reading; Ordinance to approve

STAFF CONTACT: Roger Kroh,
PH: 816-779-2226
E-mail: rkroh@cityofpeculiar.com

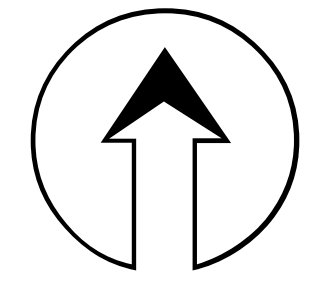


Zoning Map

CITY OF PECULIAR

Cass County, Missouri

December 9th, 2021



0 435 870 1,740 2,610 3,480 Feet

gouldevans

- Corporate Limits
- Overlay District**
- Arts and Culture
- Destination Retail
- Mixed-Use Employment
- Neighborhood Retail
- Walkable Retail
- West Mixed-Use Employment
- Mixed-Use Employment (C/J Highway)
- Neighborhood Mixed-Use (C/J Highway)
- Regional Commercial (C/J Highway)
- Zoning**
- Agriculture
- Central Business District
- General Business District
- Heavy Industrial
- Light Industrial
- Multiple Family Dwelling District
- Multiple Family and Congregate Family Housing District
- Planned Business District
- Residential Estate District
- Single Family Dwelling District
- Two Family Dwelling District

AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR TO ADOPT AN OFFICIAL ZONING MAP TO INCORPORATE ALL CHANGES IN ZONING AND ZONING DISTRICTS TO THE CITY OF PECULIAR SINCE SEPTEMBER 2018.

Whereas, the City of Peculiar has decided to update the Official Zoning Map (“Map”), shown in Exhibit “A”, to reflect changes in: Zoning and Zoning Districts and ensure compliance with the City of Peculiar Comprehensive Plan; and

Whereas, a Public Hearing was held by the Planning Commission on December 9, 2021 to review the changes to the Official Zoning Map and Text amendments; and

Whereas, the Planning Commission recommends approval of the updated City of Peculiar Official Zoning Map and Text amendments; and

Whereas, a Public Hearing was held on December 20, 2021 by the Board of Aldermen to review the recommended changes to the Official Zoning Map and Text amendments;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AS FOLLOWS:

SECTION ONE: The new Official Zoning Map dated December 9, 2021 as set forth in Exhibit “A” is approved and adopted and hereby replaces the existing Zoning Map.

SECTION TWO: That this ordinance shall be in full force and effect from and after its passage and approval.

Effective Date. The effective date of this Ordinance shall be the _____ day of January, 2022.

First Reading: _____ Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ____ DAY OF _____, 2022, BY THE FOLLOWING VOTE:

Alderman Hammack _____	Alderman Smith _____
Alderman Conrad _____	Alderman Gicante _____
Alderman Stark _____	Alderman Kant _____

APPROVED:

ATTEST:

Mike Gallagher, Mayor

Patricia Brewer, Deputy, City Clerk