

## NOTICE OF OPEN MEETING

Posted 5:00 p.m. August 26, 2025

Notice is hereby given that the Neosho Planning and Zoning Board will meet in regular session on Tuesday, September 9, 2025 at 6:00 p.m., in the Council Chambers at City Hall 203 East Main Street, Neosho, Missouri.

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### **AGENDA REGULAR SESSION NEOSHO PLANNING AND ZONING BOARD**

**The agenda of this meeting includes:**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

#### **PUBLIC HEARING**

1. Public hearing for the rezone of property located near 15111 Kodiak Rd from R-1 Single family residential to R-2 Multi-family residential.
2. Public hearing for the rezone of property near 15318 Kentucky Rd from R-1, First Dwelling House District to M-2 Heavy Industrial district.

#### **NEW BUSINESS**

1. Consider request for rezone of property located at Kodiak Rd and Fairway Cr from R-1 Single family residential to R-2 Multi-family residential.
2. Consider request for rezoning property near 15318 Kentucky Rd from R-1, First Dwelling House District to M-2 Heavy Industrial district.

#### **OLD BUSINESS**



Remainder legal description:

Part of the West Half of the Northwest Quarter of Section 35, Township 25, Range 32, Newton County, Missouri, described as commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 35, Township 25, Range 32, Newton County, Missouri, thence North  $00^{\circ}05'52''$  East along the West line of the Northwest Quarter of said Section 35, 1726.00 feet to the point of beginning; thence North  $89^{\circ}25'05''$  East 250.18 feet to the Southwest corner of Middle School Village Plat; thence North  $00^{\circ}00'00''$  East 350.00 feet along the west line of Middle School Village Plat to the Northwest corner of said Plat; thence South  $89^{\circ}28'14''$  West 249.58 feet to a point due North of the point of beginning; thence South to the point of beginning.

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT, made and entered into this 30<sup>th</sup> day of July, 2025, by and between  
Harland Motors, Inc., SELLER and EVAN & HANNAH TALLEY  
BUYERS.

WITNESSETH:

1. The SELLER hereby agrees to sell and the BUYERS hereby agree to purchase upon the following terms and conditions the real estate described hereafter:

See attached for legal description

- The purchase price shall be \$70,000<sup>00</sup>.
- Taxes will be prorated through the day of closing.
- Title Search will be paid for by Sellers with Title Insurance being paid for by Buyers. Closing fee to be split 50/50. Recording Charges to be paid for by Buyer.
- THIS CONTRACT SHALL EXPIRE ON: 11-30-25
- \$ 1,000<sup>00</sup> earnest money is deposited with

Harland Motors, Inc.  
Seller

Harland Motors, Inc.

[Signature]  
Seller

[Signature]  
EVAN TALLEY Buyer

[Signature]  
HANNAH TALLEY Buyer

CONTAINS CONTINGENT ON THE FOLLOWING:

- 1) APPRAISAL VALUE
- 2) ACQUIRING FINANCING
- 3) GETTING PROPERTY ZONED TO R-2



Recording Date/Time: 01/04/2024 at 03:33:00 PM

Book: 373 Page: 87

Instr #: 202400087

Type: QC

Pages: 2

Fee: \$27.00 \$ 20240000086

*Wood Peterson*



Jennifer A. Childers  
Recorder of Deeds

*9495 \$2700*

**CORPORATION QUIT CLAIM DEED**

THIS DEED, made and entered into this 2<sup>nd</sup> day of January, 2024, by and between HARTLAND MOTORS, INC., a Missouri for profit corporation ("Grantor"), and CAPITAL RESIDENTIAL DEVELOPMENT, LLC, a Missouri Limited Liability Company ("Grantee"), whose address is: 217 S. Lafayette Street, Neosho, Missouri 64850.

WITNESSETH: that Grantor, for and in consideration of the sum of One and No/100 Dollar (\$1.00), and other valuable consideration paid by said Grantee, the receipt of which is hereby acknowledged, and by virtue of and pursuant to a resolution by Grantor's Board of Directors;

Grantor does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto Grantee, its successors and assigns, the following described real estate, situated in the County of Newton, State of Missouri, to-wit:

**Part of the West Half of the Northwest Quarter of Section 35, Township 25, Range 32, Newton County, Missouri, described as commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 35, Township 25, Range 32, Newton County, Missouri, thence North 00°05'52" East along the West line of the Northwest Quarter of said Section 35, 1726.00 feet to the point of beginning; thence North 89°25'05" East 250.18 feet to the Southwest corner of Middle School Village Plat; thence North 00°00'00" East 350.00 feet along the west line of Middle School Village Plat to the Northwest corner of said Plat; thence South 89°28'14" West 249.58 feet to a point due North of the point of beginning; thence South to the point of beginning.**

TO HAVE AND TO HOLD THE SAME, together with rights, immunities, privileges and appurtenances, unto Grantee, its successors and assigns, forever.

Said Grantor covenanting that said Grantor, its successors and assigns, shall and will WARRANT AND DEFEND the title to the premises unto Grantee, and to the successors and assigns of Grantee forever, against the lawful claims of all persons claiming through Grantor.

IN WITNESS WHEREOF, said HARTLAND MOTORS, INC., has caused this Deed to be executed by its President and attested by its Secretary this 2<sup>nd</sup> day of January, 2024.

HARTLAND MOTORS, INC.

By   
Steven P. Hart, President

Attest:

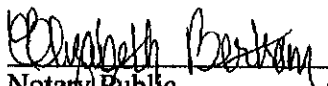
  
Secretary

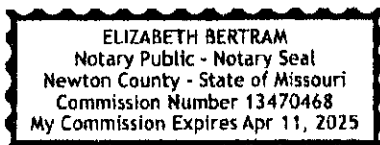
STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF NEWTON    )

On this 2<sup>nd</sup> day of January, 2024 before me, appeared Steven P. Hart, to me personally known, who being by me duly sworn, did say that he is the President of HARTLAND MOTORS, INC., a Missouri non-profit corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Rudolph Farber acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Neosho, Missouri, the day and year last above written.

My Commission expires:

  
Notary Public



# CITY OF NEOSHO

## REMITTANCE TO CITY TREASURY

Date: 8/14/2025 Department DEVELOPMENT SERVICES

DESCRIPTION	CODE	AMOUNT
Building Permits	BP	
Water Taps	WT	
License fee	OL	
Cost of Plans for Bidding	CB	
Planning & Zoning	PZ	\$50.00
Misc ACO Income	K9	
Pet Tags New Issue	PL	
Pet Tags Re Issue	RL	
Expense Deposit	PZ	\$200.00
Evan Talley 15434 Panda Rd Neosho, MO 64850 Check #1175		
<b>TOTAL REMITTANCE</b>		<b>\$250.00</b>

City of Neosho  
203 E Main

Cash Remitted	
Checks	\$ 250.00
Credit Cards	
Deposit Total	

00627766  
08/14/2025  
9:10 AM

BY: Adam Worster 8/14/2025  
 HER: Quina Bloch 8/14/25  
Date Date

000000

CR 250.00  
 PZ  
 Planning & Zoning Fees-E  
 VAN TALLEY 50.00  
 PZ  
 Planning & Zoning Fees-E  
 VAN TALLEY 200.00

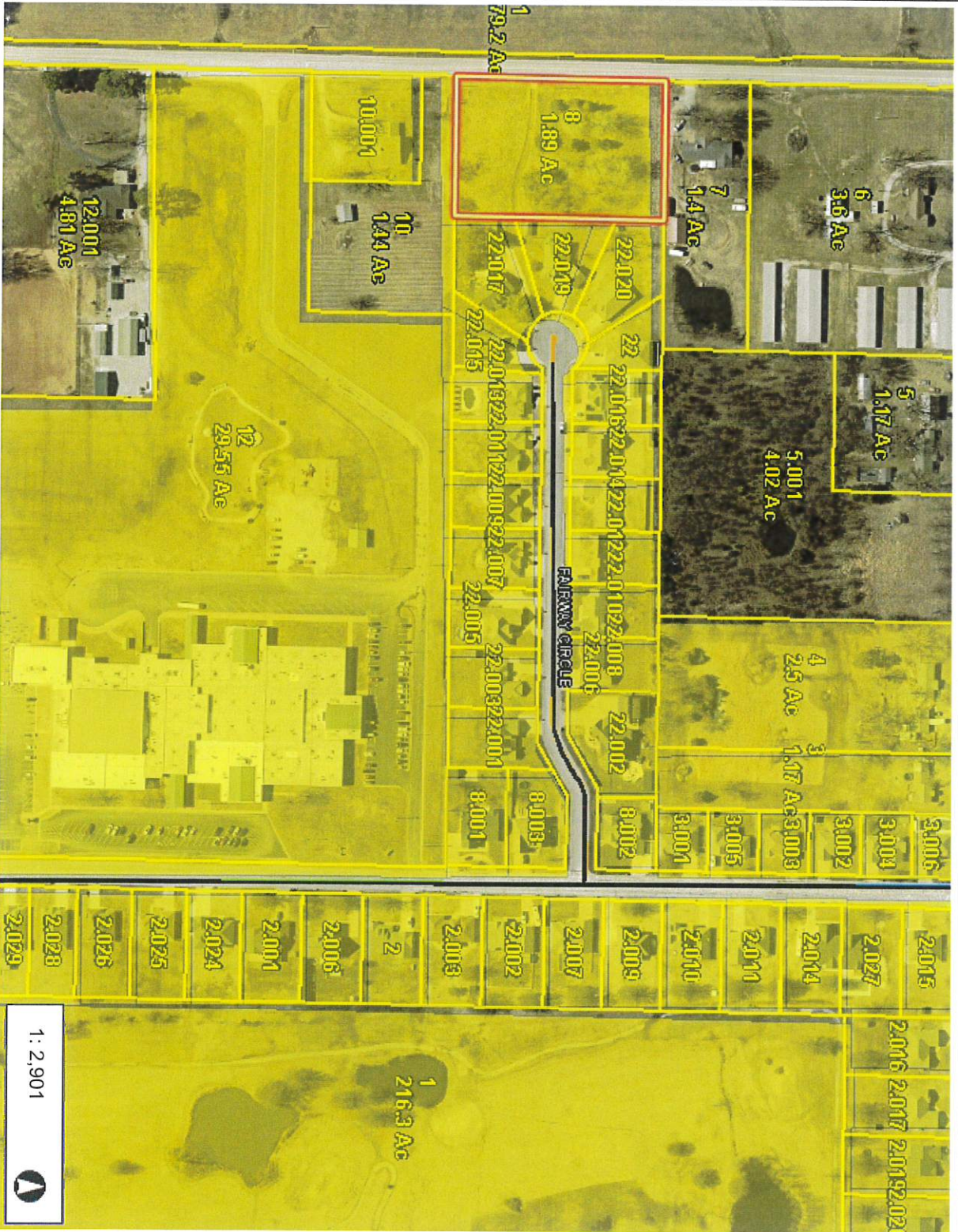
CR	607766
Finance Number	

Total: 250.00

Cash Amount: 0.00  
 Change 0.00  
 Check Amount: 250.00  
 1175  
 Credit Card: 0.00

<u>CK #</u>	<u>Amount</u>	<u>Purpose</u>
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# Neosho, MO



1 : 2,901



### Legend

- Neosho Streets
- <all other values>
- INTERSTATE
- U.S. HIGHWAY
- STATE HIGHWAY
- ALLEY
- CITY STREET
- NAMED COUNTY ROAD
- PLATTED/UNDEVELOPED
- UNNAMED
- VACATED STREET
- EM Snow Route
- Failed
- Poor
- Fair
- Good
- Very Good
- Edit Road Rating
- 2018 Street Maintenance
  - Maintenance
  - SurfaceWork
  - Other
- 2019 Street Maintenance
  - Maintenance
  - SurfaceWork
  - Other

### Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



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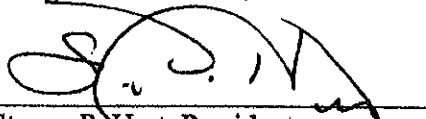
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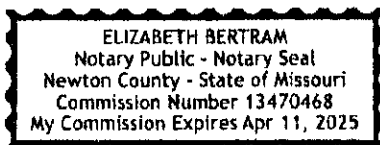
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Water Taps	WT	
License fee	OL	
Cost of Plans for Bidding	CB	
Planning & Zoning	PZ	\$50.00
Misc ACO Income	K9	
Pet Tags New Issue	PL	
Pet Tags Re Issue	RL	
Expense Deposit	PZ	\$200.00
Evan Talley 15434 Panda Rd Neosho, MO 64850 Check #1175		
<b>TOTAL REMITTANCE</b>		<b>\$250.00</b>

City of Neosho  
203 E Main

Cash Remitted	
Checks	\$ 250.00
Credit Cards	
Deposit Total	

00627766  
08/14/2025  
9:10 AM

BY: Adam Worster 8/14/2025  
 HER: Quina Bloch 8/14/25  
Date Date

000000

CR 250.00  
 PZ  
 Planning & Zoning Fees-E  
 VAN TALLEY 50.00  
 PZ  
 Planning & Zoning Fees-E  
 VAN TALLEY 200.00

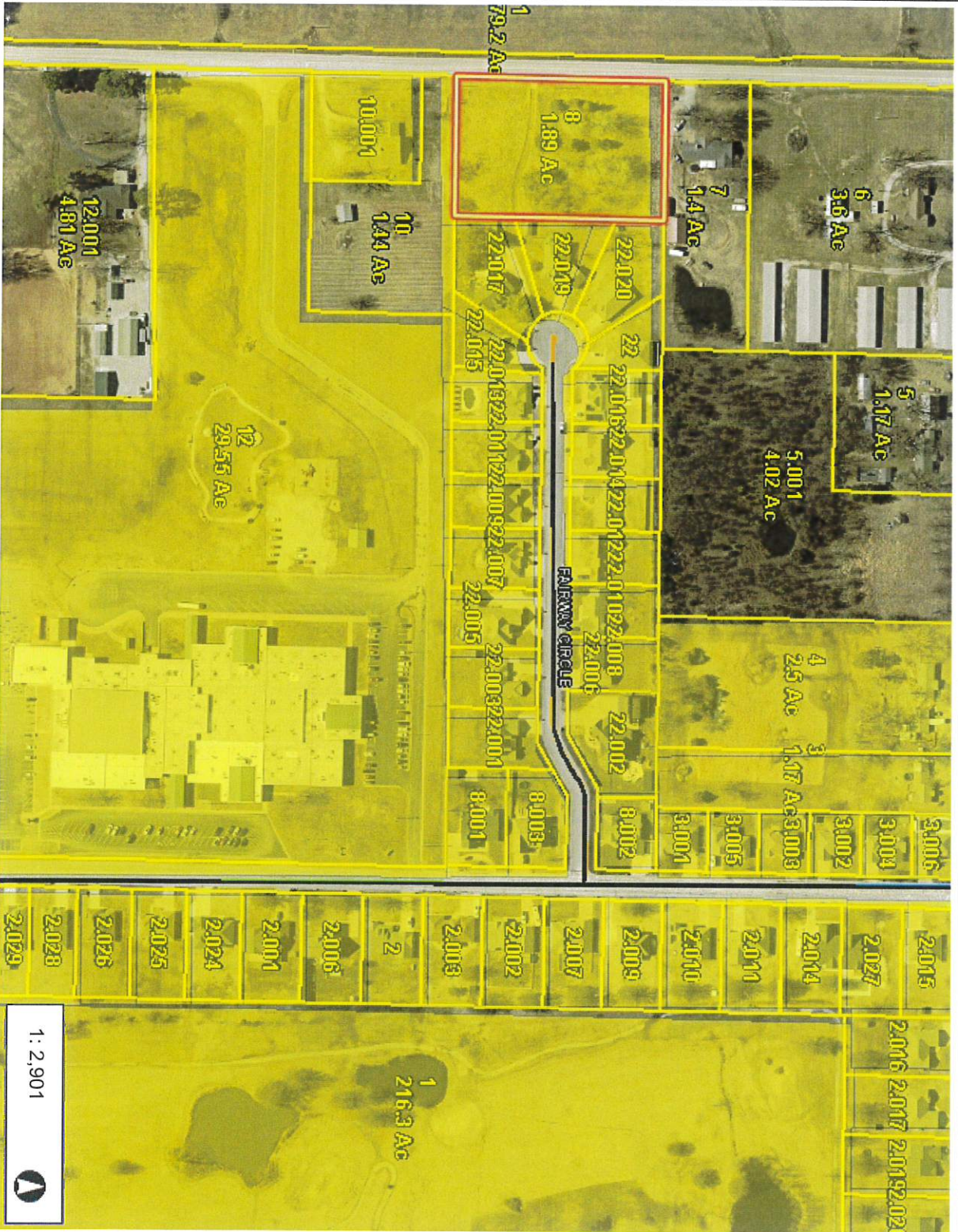
CR	607766
Finance Number	

Total: 250.00

Cash Amount: 0.00  
 Change 0.00  
 Check Amount: 250.00  
 1175  
 Credit Card: 0.00

CK #      Amount      Purpose

# Neosho, MO



1 : 2,901



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- VACATED STREET
- EM Snow Route
- Failed
- Poor
- Fair
- Good
- Very Good
- Edit Road Rating
- 2018 Street Maintenance
  - Maintenance
  - SurfaceWork
  - Other
- 2019 Street Maintenance
  - Maintenance
  - SurfaceWork
  - Other

### Notes

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