

NOTICE OF OPEN MEETING

Posted HH:MM MONTH DD, YYYY

Notice is hereby given that the Neosho Airport Industrial Development Board will meet in regular session on DAY, MONTH DD, YYYY at 3:00 p.m., at the Neosho Hugh Robinson Airport at 1400 Terry Johnson Drive, Neosho, Missouri 64850.

AGENDA

NEOSHO BOARD OF ADJUSTMENTS

The agenda of this meeting includes:

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVE MINUTES

1. March 17, 2025 Board of Adjustment Minutes

NEW BUSINESS

1. **Public Hearing for a Variance to Code Section 405.070 District “R-1” First Dwelling House District owner at 307 Barton Place is requesting to reside in a recreational vehicle on her property located at 307 Barton Place for a predetermined period while work is done on her home.**
2. Variance Request for Code Section 405.070 “R-1” First Dwelling House District allowing the owner at 307 Barton Place to reside in a recreational vehicle on her property located at 307 Barton Place for a predetermined period while work is done on her home.

ADJOURN

**City of Neosho
Board of Adjustments
Meeting Minutes for
March 17, 2025 at 9:30 a.m.
Meeting held in
City Hall Council Chambers**

CALL TO ORDER

Chairman Major called the meeting to order at 9:30 a.m.

ROLL CALL

Board Members In Attendance: Jacob Evans, Sam Major, Bret Smith, Tom Pellegrin and Bill Williams

Board Members Absent: None were absent.

Ex-Officio Members: Cheyenne Wright, City Clerk, minutes taken by Clerk.

APPROVE THE MINUTES

Chairman Major called for a motion to approve the February 28, 2025 Minutes.

Motion was made by Evans and seconded by Smith to approve the February 28, 2025 Minutes.

Evans – Yes; Major – Yes; Pellegrin - Yes; Smith-Yes; Williams-Yes.

Motion Carried.

UNFINISHED BUSINESS

Variance Request for lot size and setback located at the below property description for Lots 10, 11, 12, Block 10, Neosho City, now a part of the City of Neosho, Missouri according to the recorded plat thereof.

Chairman Major stated that the survey has been submitted by the owners of the property as requested during the February 28, 2025 Board of Adjustments meeting.

Richard Leavens, Development Services Director, was sworn in by City Clerk Wright.

Discussion followed on the size of lot and distance around each home.

David Kennedy, City Manager, was sworn in by City Clerk Wright.

Kennedy stated that the developer of these properties did have faults in how we have gotten to this process, however so has the city in these processes. The city is currently in the process of updating polices and codes to ensure these issues do not happen again.

Chairman Major made a motion to accept Exhibits 9 and 10; seconded by Smith.

Evans – Yes; Major – Yes; Pellegrin - Yes; Smith-Yes; Williams-Yes.

Chairman Major made a motion to approve the lot sizes as presented on the survey, as well as the setbacks, as follows:

Lot 12 (west) frontage 67.30'

Lot 11 (center) frontage 52.16'

Lot 10 (east) frontage 60.00'

Seconded by Evans.

Evans – Yes; Major – Yes; Pellegrin - No; Smith-Yes; Williams-Yes.

Motion carried.

ADJOURN

Chairman Major asked for a motion to adjourn the March 17, 2025 City of Neosho Board of Adjustment Meeting at 9:47 a.m. after a motion being made by Smith and seconded by Williams all members voting in concurrence.

APPROVED

MINUTES TAKEN BY:

BOARD OF ADJUSTMENTS

Chairman

City Clerk

BOARD OF ADJUSTMENTS

Secretary

APPLICATION FOR VARIANCE REQUEST
CITY OF NEOSHO, MISSOURI

Before completing this application, please read the attached information thoroughly.

1. Name of Property Owner(s): **Mary Hukill**
Address: **307 Barton St. Neosho MO 64850**
Phone: **417.658.9234**
(List all owners of the property. If corporation or partnership, list names, addresses and telephone number of principal officers or partners)
2. Variance for/from: **Temporarily living in a RV in a R-1 District**
3. Location of property for which variance is requested: **307 Barton St. (see attached maps)**

4. Do you have a specific use proposed for this property?
Yes No If yes, explain all uses: **Temporarily live in a lease RV while my home is being repaired after severe sewage backup.**

5. **Area or size of property in square feet or acres:** **.22 acres**
6. Present use of property (describe all present improvements): **1300 sq. ft. single family dwelling**
7. **Have you applied for a variance for this property previously?** Yes **No**

8. **Why, in your opinion, is your current situation, or the existing size/extent of the use not acceptable.**

9. Is there any particular hardship related to you or your property of which the Board should be aware?
The repair of my home will take up to 8-10 weeks to complete. I have several pets at my residence that will need to be taken care of during this process and my reference library for my work is located in the house. Moving to a temporary location for this amount of time only increases the expense and hardship of this major repair project.

10. List special circumstances which are peculiar to the land structure or building in question and do not generally apply to the neighboring lands, structures or buildings in the same district or vicinity.

My home has extensive damage from a sewage backup that will take an extended period to repair and will be very expensive.

11. List reasons why strict application of the provisions of the zoning ordinance would deprive you of **reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of neighboring lands, structures or buildings in the same district.**

The R-1, First Dwelling House District that my home is in does not allow me to live in a RV on the property even temporarily.

12. This application must be signed by the property owner.

Date of application: ~~August 8, 2025~~
Sept. 19, 2025

Mary Shae Hubert
Signature of Property Owner

FOR OFFICE USE ONLY:

Date application received: 9/19/2025 Application Fee Received _____

Cheyenne Marie Wright
City Clerk

Recommendation of the Board of Adjustment _____



Recorded in Newton County, Missouri



Recording Date/Time: 02/22/2022 at 02:28:30 PM

Book: 371 Page: 1449

Instr #: 202201454
Type: WD
Pages: 2
Fee: \$27.00 S 20220001199



27⁰⁰

CC# 100981 81⁰⁰

Return to Grantee

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION ONLY

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 29 day of January, ²⁰²² 2021, by and between

GRANTOR: RICHARD LEE PICCOLOTTI and KRISTY PICCOLOTTI, husband and wife

of the county of Newton, State of Missouri party or parties of the first part and

X

GRANTEE: MARY ALICE HUKILL, a single person
ADDRESS: 307 Barton Place Neosho, MO 64850

of the county of Newton, State of Missouri, party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said party or parties of the second part, the following described Real Estate, situated in the county of Newton, and State of Missouri, to wit:

All of Lot 2 in Block 6B Dogwood Estates Subdivision in the city of Neosho, Newton County, Missouri, according to the recorded plat thereof.

The Grantor herein states Margaret V. Hukill died 03/29/2018.

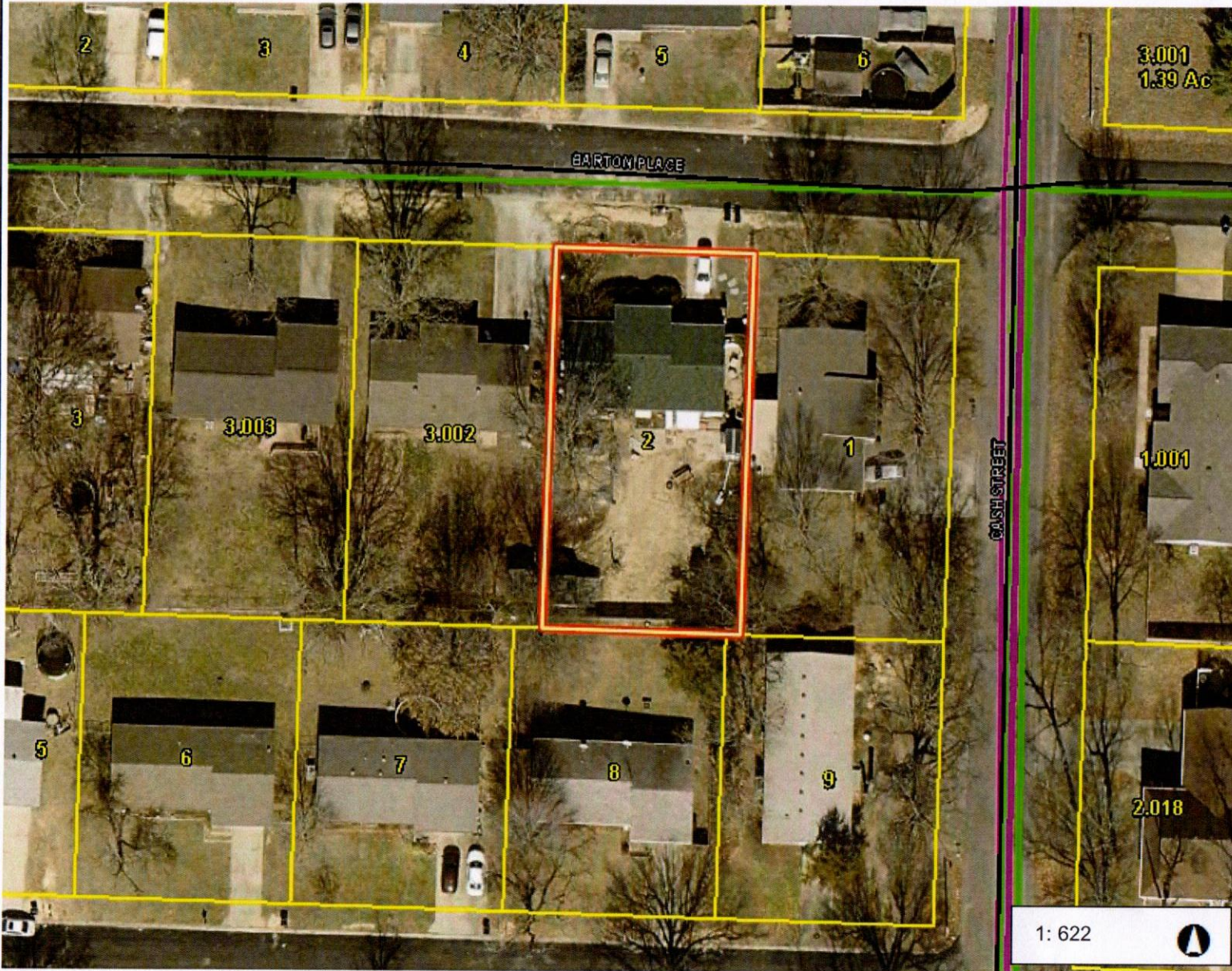
TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same belonging unto the said party or parties of the second part forever.

The said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will **WARRANT AND DEFEND** the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2021 and thereafter, and special taxes becoming a lien after the date of this deed.

NOTE: No title search has been done on the above subject property. All legal descriptions contained herein have been supplied by the Grantors.

①

Neosho, MO



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

1: 622



103.7 0 51.85 103.7 Feet

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

Notes

Section 405.070. District "R-1" First Dwelling House District.¹ [Ord. No. 468-2011 §1, 3-15-2011; Ord. No. 162-2021, 4-6-2021]

A. Use Regulations. In "R-1" First Dwelling House District no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses: (for exceptions see Section 405.180, "Special Use Permits" and Section 405.200, "Non-Conforming Uses")

1. Dwellings, One-Family.
 - a. Homes where physically or mentally handicapped persons reside shall be limited to one (1) per neighborhood.
2. Churches and publicly owned and operated community buildings, public museums, public libraries, if located in accordance with at least one (1) of the following:
 - a. On a lot already devoted to the use for which the building permit is requested.
 - b. On a lot having a side line common to a public park, playground, or cemetery, or directly across the street from any one (1) or combination of said uses.
 - c. On a corner lot having a minimum of one hundred (100) feet frontage.
 - d. On a lot three (3) sides of which adjoin streets.
 - e. On a lot approved by the Board of Adjustment, following public hearing, as being a location where such building will not materially injure neighboring property for residential use.
3. Public parks and playgrounds, including public recreation or service buildings within such parks, public administrative buildings, Police and Fire stations.
4. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including stadiums and dormitories in conjunction with the school, if located on the campus.
5. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and similar activities operated as a business).
6. Railroad rights-of-way, excluding railroad yards.
7. Gardens, non-commercial.
8. Accessory uses, including automobile parking lots, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business or industry.
 - a. The term "accessory use," shall include, but not be limited to, the following customary home occupations: physician, dentist, surgeon, tailor, family childcare

1. Cross Reference — Garage sales in "R-1" first dwelling house district zone, §630.040.

home, musician, artist, barbers, beauticians, and hairstylists, under the following restrictions:

- (1) That such uses are located in the dwelling used by such person as his/her private residence.
 - (2) That no assistant other than a member of the family household is employed and no window display or sign, either illuminated or more than one (1) square foot in area, is used to advertise the same.
 - (3) That no power other than electric and not more than one-fourth (1/4) horsepower is used in any one (1) machine, and not more than one (1) horsepower total is used in such activities.
- b. For any dwelling house there shall be permitted one (1) detached garage or covered carport, with space for not more than one (1) vehicle for each two thousand (2,000) square feet of lot area, or servants' quarters, provided that such garage or servants' quarters shall be located not less than sixty (60) feet from the front lot line, nor less than three (3) feet from any side lot line, nor less than one (1) foot from any alley line, except that when the rear lot line is common to a side or rear lot line of another lot, such outbuilding must be located a minimum of three (3) feet from said rear lot line, and in case of corner lots not less than the distance required for residences from side streets; and further provided that such servants' quarters shall be occupied only by servants employed on the premises. If both garage and servants' quarters are detached, they shall be combined in one (1) building. A garage may be constructed across a common lot line by mutual agreement between property owners. A garage or servants' quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building, except that on a corner lot, a private garage, when attached to the main building, may extend into the required rear yard to a point not less than eighteen (18) feet from the rear lot line, and shall not occupy more than thirty percent (30%) of the required rear yard. No part of a detached accessory building shall be closer than ten (10) feet to the main building.
- c. A private stable will be permitted on a lot having an area of more than twenty thousand (20,000) square feet, provided that said stable is located not less than one hundred (100) feet from the front lot line and not less than fifty (50) feet from any side or rear lot line, and further, provided that no fence, lot, pasture, pen, paddock, or other enclosure, within whose confines livestock is kept, may be located at a distance less than fifty (50) feet from any dwelling on adjoining, adjacent or surrounding lots or plots used for human habitation. On such lots there shall not be kept more than one (1) horse, or one (1) pony or one (1) mule for each ten thousand (10,000) square feet of lot area, or one (1) cow for each twenty thousand (20,000) square feet of lot area. Twenty-five (25) fowl shall be permitted for each twenty thousand (20,000) square feet of lot area. No such fowl shall be housed nearer than one hundred (100) feet to the front lot line, or fifty (50) feet from any side or rear lot line.
- d. Temporary real estate sale office located on property being sold, and limited to

period of sale, but not to exceed two (2) years without a special use permit.

- e. A hobby shop may be operated as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, and not for profit.
- f. Nurseries, greenhouses and truck gardens limited to the propagation and cultivation of plants; provided that no obnoxious fertilizer is stored upon the premises and no obnoxious soil or fertilizer renovation is conducted thereon. Commercial greenhouses may be constructed by special use permit.
- g. A sign as provided in Section 405.240.

Such use shall not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes.

B. Height And Area Regulations. In "R-1" First Dwelling House District the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows: (for exceptions see Section 405.210, "Height and Area Exceptions")

1. Height. Buildings or structures shall not exceed thirty-five (35) feet and shall not exceed two and one-half (2 1/2) stories in height.
2. Front Yards. Any building hereafter constructed shall provide for a front yard, the minimum depth of which shall be at least twenty-five (25) feet.
3. Side Yards. There shall be a side yard on each side of a building not less than ten percent (10%) of the width of the lot; except that such side yard shall not be less than seven (7) feet, and need not be more than fifteen (15) feet. Buildings on corner lots shall provide a side yard on the street side of not less than fifteen (15) feet, provided, this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership at the time of the passage of this Chapter to less than thirty-five (35) feet.
4. Rear Yards. The depth of the rear yard shall be at least twenty percent (20%) of the depth of the lot, but such depth need not be more than thirty (30) feet.
5. Lot Area Per Family. Every dwelling hereafter erected, moved, or altered shall provide a lot area of not less than seven thousand (7,000) square feet per family, provided that where a lot had less area than herein required in separate ownership at the time of the passage of this Chapter, this regulation shall not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than fifteen thousand (15,000) square feet per family.
6. Lot Width. The minimum width of a lot shall be seventy (70) feet, provided that where a lot has less width than herein required in separate ownership at the time of the passage of this Chapter, this regulation shall not prohibit the erection of a one-family dwelling.
7. Minimum Dwelling Size. Six hundred fifty (650) square feet of living floor area per family.

8. Parking Regulations. See Section 405.230, "Off-Street Parking and Loading."

Section 405.179. "RV" Recreational Vehicle Park District. [Ord. No. 344-2022, 10-18-2022]

A. Purpose. The purpose of this Section is intended to:

1. Provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-ups, campers and tent trailers.
2. Provide goods and services customarily needed by occupants of the park.
3. Assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of up to ninety (90) days.

B. Design Standards.

1. Minimum Park Area. The minimum size of an RV park shall be two (2) acres.
2. Rental Space Size. Minimum rental space size shall be fifteen hundred (1,500) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking, service buildings, recreation areas, office, and similar RV park needs.
3. Rental Pads. Each site shall be marked and numbered for identification. A minimum of eighty percent (80%) of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, containing hookups for temporary water, sewer, and electricity. Surfacing shall consist of gravel, asphalt, or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the City to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV Park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained flush toilets or showers shall be equipped with a gravel pad, the design of which shall be approved by the City, of not less than ten (10) feet by twenty-five (25) feet for RV unit parking and a hookup for temporary water. Spaces equipped with such a gravel pad shall not exceed twenty percent (20%) of the total number of spaces in the RV Park. No RV unit shall be located in the RV Park for more than ninety (90) days within a one hundred eighty (180) day period. Skirting an RV unit located in the RV Park shall be prohibited. Individual outbuildings and storage units in the RV Park shall be prohibited. Tent camping in the RV Park shall be prohibited.
4. Setback Requirements. Each rental space shall meet the following setback requirements:
 - a. Fifty (50) feet when abutting a State or Federal highway or designated major arterial.
 - b. Twenty-five (25) feet when abutting a public right-of-way other than Subsection (B)(4)(a) above.
 - c. Fifteen (15) feet when abutting any property line other than Subsection (B)(4)(a) or (b) above.
 - d. There shall be a minimum distance often (10) feet between RV units parked side

- by side.
- e. There shall be a minimum distance of ten (10) feet between RV units parked end to end.
 - f. There shall be a minimum distance of twenty (20) feet between any RV space and any building.
5. **Streets.** Streets or roadways and parking areas within the RV Park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete, the design of which shall be approved by the City, to maintain proper drainage and minimize dust. All interior roadways shall be at least thirty-two (32) feet in width for two-way traffic, and at least eighteen (18) feet in width for one-way traffic. Parking shall not be allowed on park streets. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles. Any bridges within the development shall have a capacity of at least sixteen (16) tons, to allow access by emergency vehicles. Road grades shall not exceed six percent (6%). Access into the park from a public street shall meet the same design standards as those of the public street, for a distance of forty (40) feet from the property line into the development. All roadways and walkways within the park shall be adequately lighted at night, to provide safe access.
 6. **Frontage.** All spaces shall have a minimum frontage of twenty-five (25) feet along an interior roadway. Any accessory uses such as attached awnings, steps, or pop-outs, shall be considered to be part of the trailer.
 7. **Utilities.** All utilities shall be placed underground.
 - a. **Water Supply.** An accessible, adequate, safe and potable supply water under pressure shall be provided in every RV Park. The water supply shall be connected to the City water system and installed to all applicable City standards. All plans and specifications shall be submitted with the zoning or rezoning request. Each rental space shall be equipped with at least one (1) water outlet.
 - b. **Sanitary Sewer.** A minimum of eighty percent (80%) of all rental spaces shall be equipped with a hookup to a temporary public sewage system by way of a branch line and riser pipe at least four (4) inches inside diameter. The riser pipe shall be capped with a watertight cap or plug when not in use. Sanitary sewage systems shall comply with the requirements of the State of Missouri and Newton County Health Department.
 - c. **Electricity.** A minimum of eighty percent (80%) of all rental spaces shall be equipped with an electrical outlet supplying at least 110 volts, or 110/220 volts, installed in accordance with applicable electrical codes.
 8. **Sanitary Facilities.** Every RV Park shall be provided with one (1) or more service buildings equipped with flush toilets and showers. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working

- order. All such facilities shall be adequately lighted at all times and shall be well ventilated. Portable fire extinguishers of a type approved by the Neosho Fire Department shall be kept in the service buildings and at all locations designated by the Fire Department and shall be maintained in operating condition.
9. Sanitary Disposal Stations. Every RV Park shall contain at least one (1) sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary disposal stations shall comply with the requirements of the State of Missouri and Newton County Health Department.
 10. Refuse Disposal. The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. Any refuse facility shall be in a centralized enclosed storage facility. Adequate refuse collection and removal shall be the responsibility of the park owner.
 11. Fire Protection. Fire hydrants shall be installed throughout all RV Parks in accordance with the specification of the Neosho Fire Department. There shall be one (1) hydrant at the entrance to the development, and additional hydrants at a distance not to exceed five hundred (500) feet between hydrants. All buildings within the RV Park shall be equipped with fire extinguishing equipment in good working order of such type, size, and number as prescribed by the Neosho Fire Department.
 12. Landscaping And Open Space. A landscape plan, to be approved by the City Council, shall be required for RV Parks. Landscaping shall be designed to perform the following functions:
 - a. Screen the RV Park visually and audibly from adjacent properties as completely as possible. The RV Park shall be screened from adjacent properties by means of fences or walls, six (6) feet in height, or by means of hedges or other landscaping.
 - b. Provide an attractive entrance and street frontage.
 - c. Provide dust and erosion control.
 - d. Provide a neat, attractive, and aesthetically pleasing appearance.
- C. Establishment Of RV Park. An RV Park may be established on any tract of land held in single ownership or unified control provided that the applicant shall show, and the City Council shall find:
1. That the site is in conformance with sound planning principles and the land use plan for that area, as set forth in the general plan;
 2. That the site has an acceptable relationship to the major thoroughfare plan of the City, and is accessible to recreational vehicles without causing disruption to residential areas; and
 3. That the proposed recreational vehicle park will not overload utility and drainage facilities.

D. Enlargement Or Expansion.

1. Any enlargement or extension to any existing recreational vehicle park shall be treated as if such enlargement or extension was a new establishment, and thus be subject to all current, applicable regulations.
2. No enlargement or extensions to any recreational vehicle park shall be permitted unless the existing one is made to conform substantially to all requirements for new construction for such an establishment.

E. Supplementary Requirements. In addition to the foregoing, the City Council may impose such other conditions, requirements, or limitations concerning the design, development, and operation of such recreational vehicle park as it may deem necessary for the protection of adjacent properties and the public interest.

F. Recreational Vehicle And Travel Trailer Storage. One (1) recreational vehicle or travel trailer may be stored in a driveway leading to a required off-street parking space for a single-family detached, single-family semi-detached, duplex, or townhouse dwelling unit or mobile home on an individual lot or stored in an enclosed garage or other accessory building, or parked in a rear yard, provided that no living quarters shall be maintained or any business conducted in connection therewith while such recreational vehicle or travel trailer is parked or stored.



City of Neosho

203 E. Main Street
Neosho, MO, 64850
417 / 451-8050 phone
417 / 451-8065 facsimile
www.neoshomo.gov

August 7, 2025

Mary Hukill
307 Barton Place
Neosho, MO 64850

Re: Denial of Planning and Zoning Application – Residential Use of Recreational Vehicle

Dear Ms. Hukill,

Thank you for your recent application submitted to the Planning and Zoning Department regarding your request to temporarily reside in a recreational vehicle (RV) within the city limits of Neosho. After careful review, we regret to inform you that your application has been denied. According to the City of Neosho's Code of Ordinances Section 405.179, residential occupancy of recreational vehicles is not permitted outside of designated RV park districts. The municipal code prohibits the use of RV's as dwellings in residential zones, as they do not meet the structural, safety, and sanitation standards required for residential occupancy. This regulation is enforced to promote the health, safety, and welfare of our community and to maintain a safe and desirable living environment.

We understand this may be disappointing, you have the option to appeal this decision at a hearing before the Board of Adjustments. If you would like to file a petition of appeal you are able to obtain that at city hall. Once completed it will need to be turned into the City Clerk.

Sincerely,

Richard Leavens
Development Services Director
City of Neosho
(417) 451-8050
rleavens@neoshomo.gov



September 25, 2025

Notice of Public Hearing: Appeal Regarding Recreational Vehicle Occupancy

TO: The Neosho Daily News, Attn: Legal Notices

In accordance with Section 89.100 of the Missouri Revised Statutes (MO RSMo) and pursuant to the provisions outlined in City of Neosho Code Section 405.270(E.), this notice serves to inform interested parties that the Board of Adjustments will conduct a public hearing. The hearing is scheduled for 9:00 a.m. on October 10, 2025. It will take place in the council chambers at Neosho City Hall, located at 203 East Main Street, Neosho, Missouri.

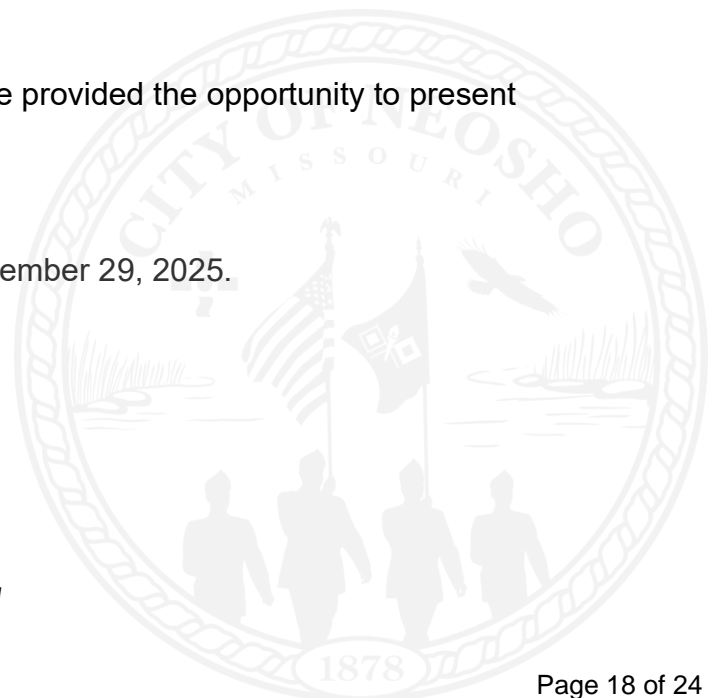
Purpose of Hearing

The public hearing has been convened to consider an appeal submitted by Mary Hukill regarding her property at 307 Barton Place. The appeal challenges the decision made by the City Building Inspector, which denied her request to reside in a recreational vehicle on the property for a predetermined period. According to Section 405.179 of the Neosho City Code, residential occupancy of recreational vehicles is prohibited outside of designated RV park districts. The request is for a variance to Section 405.070 District "R-1" First Dwelling House District of City Code.

Participation

All individuals in attendance at the hearing will be provided the opportunity to present their views and be heard.

To be published in the Neosho Daily News, September 29, 2025.



MINUTES
NEOSHO CITY COUNCIL
April 1, 2025 - 7:00 PM
Neosho Council Chambers
203 E. Main St., Neosho, MO

OPENING PRAYER & PLEDGE OF ALLEGIANCE

Councilman Collinsworth opened with prayer and Mayor Davidson led the pledge of allegiance.

CALL TO ORDER

Mayor Davidson called the meeting to order at 7 p.m.

ROLL CALL

COUNCIL PRESENT:

Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson (entered the meeting at 7:02 p.m.), Angela Thomas, Tom Workman

COUNCIL ABSENT:

No members were absent.

CITY OFFICERS PRESENT:

David Kennedy, City Manager; Derek Snyder, City Attorney; and Cheyenne Wright, City Clerk, minutes taken by clerk.

APPROVAL OF AGENDA

Councilman Collinsworth made a motion to Approve the Agenda; Councilman Workman seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

CONSENT AGENDA

Councilman Cobb made a motion to Approve the Consent Agenda:

March 18, 2025 Council Minutes

Bill No. 2025-18

Bill No. 2025-19; Councilwoman Humphrey seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Angela Thomas, Tom Workman

April 1, 2025 Council Minutes

No: None
Abstain: None
Passed.

VISITOR'S BUSINESS

Mary Hukill - 307 Barton Place

Mary Hukill - 307 Barton Place - addressed the city council requesting a permitting option to be allowed in city limits in certain incidents where a homeowner has to be removed from their residence for repairs where they cannot live in their home during the repairs, such as she had a sewer back-up and cannot live in the home. She also wanted to address storage containers in town for storage of her items while her home is cleaned. She has animals and works out of her home and this causes issues about not being able to live close to her home.

Jacob Evans - Liberty Utilities

Jacob Evans - 922 Macy Drive - addressed the city council regarding the Liberty Utility hike in cost.

BIDS

2025 Overlay and Asphalt Milling Project

Public Works Director Siler addressed the city council stating that the this agenda item is to seek council approval for the bid from Emery Sapp & Sons for road surface improvements by an asphalt overlay. This project is for the resurfacing of approximately 4.1 miles of City streets, alleys, and 1 new cemetery road with asphalt. We sent out three bid packets and received three bids.

Emery Sapp & Sons: Streets and Alley Overlay and milling: \$487,102.5, Cemetery Overlay: \$12,218.75, Mobilization \$.5,500. Total bid \$504,821.25

Blevins Asphalt: Streets and Alley Overlay and milling: \$491,595.00, Cemetery Overlay: \$11,750.00, Mobilization \$.15,000.00. Total bid \$518,345.00

APAC Central, Streets and Alley Overlay and milling: \$547,017.80, Cemetery Overlay: \$14,231.25, Mobilization \$4,200.00. Total bid \$565,449.05

Councilwoman Thomas made a motion to approve the bid from Emery Sapp & Sons in the amount of \$504,821.25 for the 2025 Overlay Project; Councilman Workman seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None
Abstain: None
Passed.

April 1, 2025 Council Minutes

NEW BUSINESS

Bill No. 2025-20: Emery Sapp & Sons Inc. Agreement for 2025 Overlay

AN ORDINANCE authorizing the City of Neosho, Missouri, to enter into an Agreement for Construction Services with Emery Sapp & Sons, Inc., a Missouri Corporation, for the purpose of asphalt milling and overlay for the not to exceed price of Five Hundred Four Thousand Eight Hundred Twenty-One and 25/100 (\$504,821.25); and authorizing the Mayor to execute the same by and on behalf of the City of Neosho.

Attorney Snyder read Bill No. 2025-20 in title only.

Councilwoman Thomas made a motion to approve and discuss Bill No. 2025-20; Councilwoman Humphrey seconded.

Public Works Director Siler addressed the city council stating that the this agenda item is to seek council approval for the contract with Emery Sapp & Sons for the 2025 Overlay Project.

Roll call vote:

Yes: Carl Cobb, Charles Collinworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Bill No. 2025-21: Amending Code Section 210.190 Dangerous Animals

AN ORDINANCE amending Title II Public Health, Safety, and Welfare, Chapter 210 Animals and Fowl, Article II Dogs and Cats, Section 210.190 Dangerous Animals, by repealing Section 210.190 Dangerous Animals, and enacting a new Section 210.190 Dangerous Dogs and Other Animals.

Attorney Snyder read Bill No. 2025-21 in title only.

Councilwoman Robinson made a motion to approve and discuss Bill No. 2025-21; Councilman Cobb seconded.

Police Chief Baird addressed the city council stating that the purpose of this item is to seek approval to amend the Dangerous Animals Code, by repealing Section 210.190 Dangerous Animals, and enacting a new Section 210.190 Dangerous Dogs and Other Animals. The current "Dangerous Animal" ordinance does not allow any options when dealing with vicious/dangerous animals. The updated ordinance gives the police and courts more options and better direction when dealing with these types of animals.

Roll call vote:

Yes: Carl Cobb, Charles Collinworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

April 1, 2025 Council Minutes

Bill No. 2025-22: Amending the Rezoning of Taylor Asset Management Property

AN ORDINANCE of the City of Neosho to amend Ordinance No. 125-2020 and to amend the Zoning District Map for certain real property within the limits of the City located in the Dogwood Estates Subdivision, Neosho, Missouri, as requested by the owner, Taylor Asset Management, LLC, a Missouri limited liability company, from a District "R-1" First Dwelling House District to a District "R-2" Second Dwelling House District.

City Attorney Snyder read Bill No. 2025-22 in title only.

Councilman Cobb made a motion to approve and discuss Bill No. 2025-22; Councilwoman Thomas seconded.

City Manager Kennedy addressed the city council stating that the purpose of this item is to correct a rezoning mistake made on Ordinance 125-2020.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Bill No. 2025-23: Amending Chapter 500 Buildings and Building Regulations: Site Survey

AN ORDINANCE of the City of Neosho amending Chapter 500 Buildings and Building Regulations, Article II Building Code by repealing and replacing Section 500.050(B) Paragraph 3. Application for Permit to require survey and plans for building permits.

City Attorney Snyder read Bill No. 2025-23 in title only.

Councilman Collinsworth made a motion to approve and discuss Bill No. 2025-23; Councilwoman Robinson seconded.

Development Services Director Leavens addressed the city council, stating that the purpose of this agenda item is to seek council approval for amending Chapter 500 Buildings and Building Regulations. This will add the requirement of supplying a site survey of the location.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

April 1, 2025 Council Minutes

Resolution Bill No. 2025-09: Memorandum of Agreement with Camp Crowder with the Neosho Fire Department

A RESOLUTION of the City of Neosho, Missouri, approving a Memorandum of Agreement between the City of Neosho Fire Department and the Department of the Army for the purpose of providing fire protection and emergency services to Camp Crowder Training Center and authorizing the Neosho Fire Chief to execute the same by and on behalf of the City of Neosho.

City Attorney Snyder read Resolution Bill No. 2025-09 in title only.

Councilwoman Robinson made a motion to approve and discuss Resolution Bill No. 2025-09; Councilman Workman seconded.

Fire Chief Houk addressed the city council stating that the purpose of this item is to seek approval for the MOU with Camp Crowder and the Neosho Fire Department.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Resolution Bill No. 2025-10: Destruction of Records

A RESOLUTION OF THE CITY OF NEOSHO, MISSOURI, NOTIFYING THE COUNCIL OF THE DESTRUCTION OF CITY RECORDS.

City Attorney Snyder read Resolution Bill No. 2025-10 in title only.

Councilwoman Robinson made a motion to approve and discuss Resolution Bill No. 2025-10; Councilman Cobb seconded.

City Clerk Wright addressed the city council stating that the purpose of this item is to seek approval for the destruction of records due to these records meeting the retention period set by the Secretary of State's Office.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

City of Neosho GoGov App

Public Information Officer, Jessica Johnson, addressed the city council regarding the use of the GoGov app. She stated that the city has been very responsive to using the Notify Me option on the city website.

April 1, 2025 Council Minutes

City Manager Kennedy addressed the city council stating that this app has never been utilized by many citizens and when the city went to CivicPlus website, this site has a Notify Me option embedded into it.

REPORT OF CITY OFFICERS

Development Services Director Leavens addressed the city council regarding the first quarter of the city and projects going on within the city.

ADJOURN

There being no further business to come before the city council, Mayor Davidson asked for a motion to adjourn.

Councilman Collinsworth made a motion to adjourn; Councilman Cobb seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

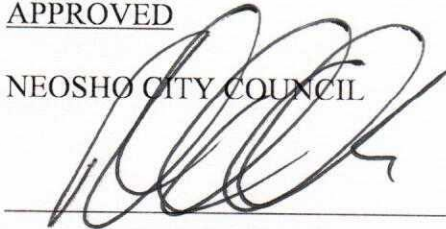
Abstain: None

Passed.

Mayor Davidson adjourned the April 1, 2025 Council Meeting at 7:43 p.m.

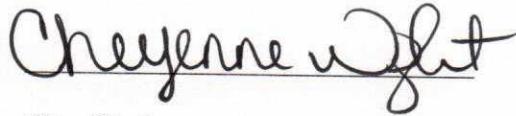
APPROVED

NEOSHO CITY COUNCIL



Mayor

ATTEST



City Clerk

