

**NOTICE OF OPEN MEETING**

Posted HH:MM MONTH DD, YYYY

Notice is hereby given that the Neosho Planning and Zoning Board will meet in regular session on DAY, MONTH DD, YYYY 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:**

[IGNORE\_INDENT]

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. August 12 2025 Minutes

**PUBLIC HEARING**

1.
  1. Public hearing for Vacation of Right-Of- Way on Brook St between Wood St and Washington St.

**NEW BUSINESS**

1.
  1. Consider the request for Vacation of Right-Of-Way on Brook St between Wood St and Washington St.

**ADJOURN**

**MINUTES  
REGULAR SESSION – PLANNING AND ZONING COMMISSION**

**CALL TO ORDER**

*The meeting was called to order by Julie Kruse at 6:00pm.*

**ROLL CALL**

*Present were Julie Kruse, Rick Mitchell, Sam Major, Dudley Zerbel, Bobbi Lee, Aaron Lewis and Phil Thompson.*

**APPROVAL OF MINUTES**

*A motion to accept the minutes of the regular session of August 12<sup>th</sup>, 2025, was made by Sam Major and seconded by Bobbi Lee.*

*Roll Call: Bobbi Lee: Yes, Aarron Lewis: Yes, Sam Major: Yes, Rick Michthell: Yes, Dudley Zerbel: Yes., Julie Kruse: Abstain*

**NEW BUSINESS**

1. Public hearing for rezone of property at 15318 Kentucky Rd from R-1 First Dwelling single family residential to M-2 Heavy Industrial.

*Adam Worster presented the application and supporting materials to the committee and described the surrounding circumstances. There were no members of the public present for this item.*

2. Consider the request for rezone of 15318 Kentucky Rd from R-1 First Dwelling single family residential to M-2 Heavy Industrial.

*The committee held a brief general discussion on the request. A motion to accept the request was made by Sam Major and seconded by Julie Kruse.*

*Roll Call: Aaron Lewis: Yes, Sam Major: Yes, Rick Mitchell: Yes, Phil Thompson: Yes, Dudley Zerbel: Yes, Julie Kruse: Yes, Bobbi Lee: Yes.*

3. Public hearing for rezone of property located near 15111 Kodiak Rd from R-1 First dwelling single family residential to R-2 Second Dwelling house district.

*Adam Worster presented the application and supporting materials to the committee and described the surrounding circumstances. The potential developer of the property, Evan Talley, was present and answered questions from the committee about the quality of homes he would be building. There were other members of the public in attendance but did not address the committee.*

4. Consider the request for rezone of property located near 15111 Kodiak Rd from R-1 First dwelling single family residential to R-2 Second Dwelling house district.

*The committee held a brief general discussion on the request. A motion to accept the request was made by Sam Major and seconded by Dudley Zerbel.*

*Roll Call: Sam Major: Yes, Rick Mitchell: Yes, Phil Thompson: Yes, Dudley Zerbel: Yes, Julie Kruse: Yes, Bobbi Lee: Yes, Aaron Lewis: Yes.*

**OLD BUSINESS**

None

**ADJOURN:**

**The meeting was adjourned by Julie Kruse at 6:12 pm.**

Notice of Public Hearing

Planning and Zoning Public Hearing

December 9<sup>th</sup>, 2025 @ 6:00pm

City Council Chambers

203 East Main Street

City Council Public Hearing

December 16<sup>th</sup>, 2025 @ 7:00pm (Vacation of Right-of-way hearing)

City Council Chambers

203 East Main Street

Regarding the Vacation of the Right-of-Way on Brook Street between Wood Street and Washington Street.

Inquiries please contact:

Adam Worster

City of Neosho

Development Services

(417) 451-8050

Traffic Commission Meeting \_\_\_\_\_

Date: \_\_\_\_\_ 25-Aug-25 \_\_\_\_\_

Call To Order Time: \_\_\_\_\_ 17:00 \_\_\_\_\_

Meeting Adjourn: \_\_\_\_\_ 17:46 \_\_\_\_\_

Roll Call:	Attendance	
	Y	N
Mike Whitehead	x	
Aaron Houk	x	
Jeff Barratt	x	
Nathan Moudy	x	
Bill Carlston		x
	Y	N
David Kennedy		x
Derek Snyder		x
Tom Workman		x

Approval of Agenda

	Y	N
Aaron Houk	x	
Jeff Barratt	x	
Nathan Moudy	x	
Bill Carlston		
Mike Whitehead	x	

Motion	Second
x	
	x

Approval of Minutes

	Y	N
Nathan Moudy	x	
Bill Carlston		
Mike Whitehead	x	
Aaron Houk	x	
Jeff Barratt	x	

Motion	Second
x	
	x

New Business #1 Closure of Brook Street From Wood to Washington for Public Safety Ctr. \_\_\_\_\_

Discussion \_\_\_\_\_ Closing Brook street is a good idea and we all support it. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





	Y	N
Bill Carlston		
Mike Whitehead	x	
Aaron Houk	x	
Jeff Barratt	x	
Nathan Moudy	x	

Motion	Second
	x
x	

Motion Outcome: \_\_\_ Motion pass 4-0 \_\_\_\_\_

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Motion to Ajourn	Y	N
Bill Carlston		
Mike Whitehead	x	
Aaron Houk	x	
Jeff Barratt	x	
Nathan Moudy	x	

Motion	Second
	x
x	

Outcome	Pass 4-0	
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Minutes taken by \_\_\_ Aaron Houk

Meeting Adjourn Time \_\_\_ 17:46

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**REQUESTED COUNCIL MEETING DATE:** December 9, 2025

**ITEM:**

- 1. Consider the request for Vacation of Right-Of-Way on Brook St between Wood St and Washington St.**

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**ORIGINATING DEPARTMENT:** Development Services Department

**ATTACHMENT:** None

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**PURPOSE:**

To vacate the right-of-way in order to make usable space for future development.

**BACKGROUND:**

This is the site where the new Public Safety Center is planned to be built. There are no residences located between Wood Street and Washington St on Brook Street. All the property that abuts the street in the designated area is property owned by the city.

**RECOMMENDATION:**

Staff recommends approval of the request to vacate the right-of-way between Wood St and Washington St.