

**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 AGENDA**

**APPROVAL OF MINUTES**

1. APPROVAL OF MINUTES DECEMBER 9, 2026

**PUBLIC HEARING**

1. Regarding the annexation of property near Highway 86 and Gateway Drive as M-1, Light Industrial district.

**NEW BUSINESS**

1. Appointment of Chairman
2. Appointment of Vice Chair
3. Appointment of Secretary
4. Regarding the annexation of property near Highway 86 near Gateway Drive as M-1 Light Industrial district.

**ADJOURN**

**MINUTES**  
**NEOSHO PLANNING AND ZONING BOARD**  
**December 9, 2025 - 6:00 PM**  
**Neosho Council Chambers**  
**203 E. Main St., Neosho, MO**

**CALL TO ORDER**

Chairman Major called the to order at 6 p.m.

**ROLL CALL**

COMMISSION PRESENT:

Bobbi Lee, Rick Mitchell, Dudley Zerbel, Phillip Thompson, Aaron Lewis, Sam Major

COMMISSION ABSENT:

None were absent.

CITY OFFICERS PRESENT:

Richard Leavens, Development Services Director; Adam Worster, Code Enforcement, Minutes taken; Cheyenne Wright, City Clerk

**APPROVAL OF MINUTES**

Planning and Zoning Commission Lee made a motion to approve the minutes; Planning and Zoning Commission Lewis seconded.

Roll call vote:

Yes: Bobbi Lee, Rick Mitchell, Dudley Zerbel, Phillip Thompson, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

**PUBLIC HEARING**

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

Chairman Major opened the public hearing for the vacation of right of way on Brook Street between Wood Street and Washington Street at 6:04 p.m.

There was nobody present to speak.

Chairman Major closed the public hearing at 6:04 p.m.

**NEW BUSINESS**

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

The committee held a brief general discussion on the request. The motion passed unanimously.

December 9, 2025 Planning and Zoning Minutes

Planning and Zoning Commissioner Major made a motion to consider the request; Planning and Zoning Commissioner Thompson seconded.

Roll call vote:

Yes: Bobbi Lee, Rick Mitchell, Dudley Zerbel, Phillip Thompson, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

**ADJOURN**

There being no further business to come before the Planning and Zoning Commission, Chairman Major asked for a motion to adjourn.

Planning and Zoning Commission Major made a motion to adjourn; Planning and Zoning Commission Lee seconded.

Roll call vote:

Yes: Bobbi Lee, Rick Mitchell, Dudley Zerbel, Phillip Thompson, Aaron Lewis, Sam Major

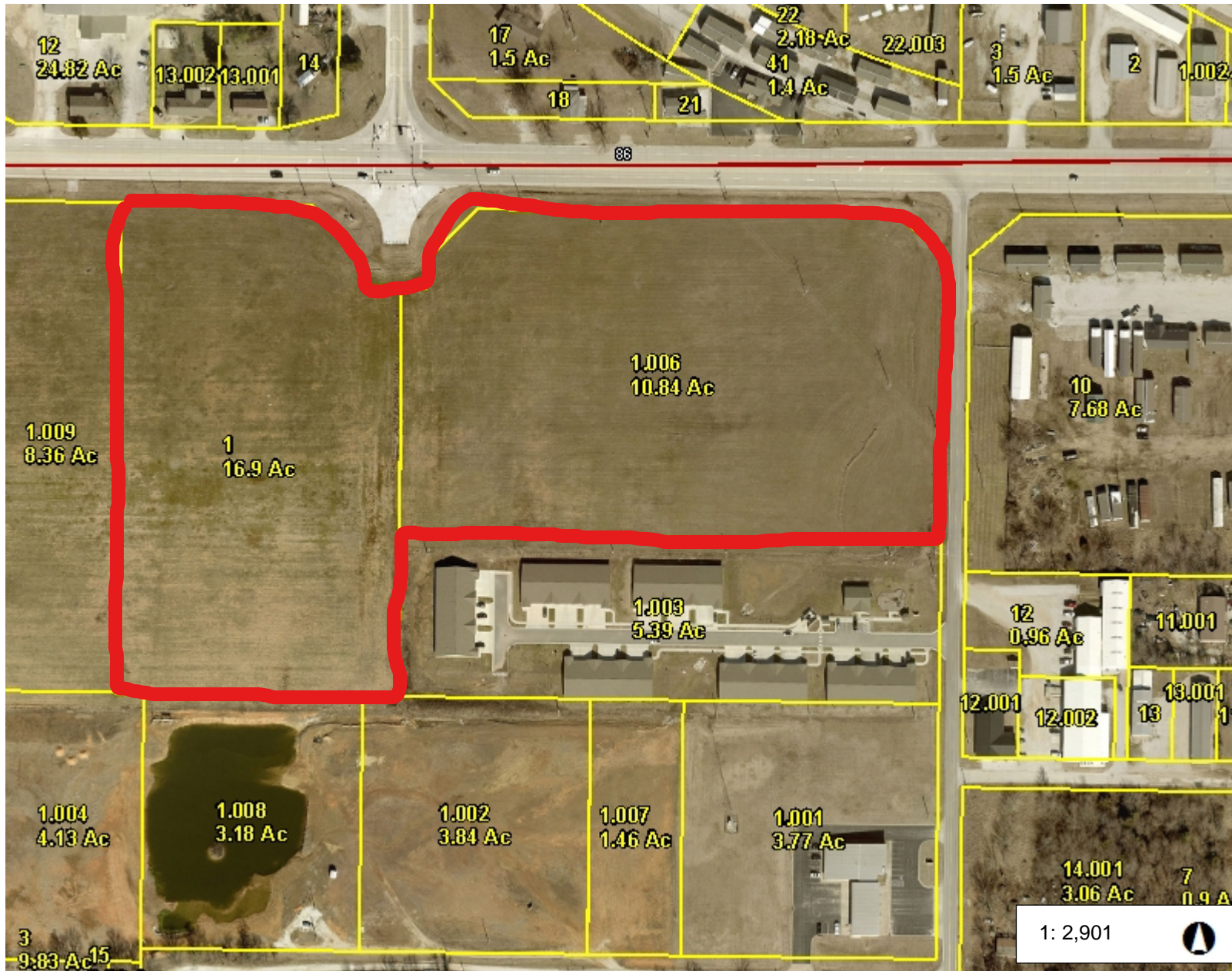
No: None

Abstain: None

Passed.

Chairman Major adjourned the December 9, 2025 Meeting at 6:11 p.m.

# 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

## Notes

483.5 0 241.76 483.5 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

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**REQUESTED COUNCIL MEETING DATE:** January 13, 2026

**ITEM:** Appointment of Chairman

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**ORIGINATING DEPARTMENT:** Development Services Department

**ATTACHMENT:** None

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**PURPOSE:**

Appointment of the chair of the Planning and Zoning Commission.

**BACKGROUND:**

Appointment of the chair of the Planning and Zoning Commission.

**RECOMMENDATION:**

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**REQUESTED COUNCIL MEETING DATE:** January 13, 2026

**ITEM:** Appointment of Vice Chair

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**ORIGINATING DEPARTMENT:** Development Services Department

**ATTACHMENT:** None

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**PURPOSE:**

Appointment of the Vice Chair of the Planning and Zoning Commission.

**BACKGROUND:**

Appointment of the Vice Chair of the Planning and Zoning Commission.

**RECOMMENDATION:**

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**REQUESTED COUNCIL MEETING DATE:** January 13, 2026

**ITEM:** Appointment of Secretary

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**ORIGINATING DEPARTMENT:** Development Services Department

**ATTACHMENT:** None

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**PURPOSE:**

Appointment of the Secretary of the Planning and Zoning Commission.

**BACKGROUND:**

Appointment of the Secretary of the Planning and Zoning Commission.

**RECOMMENDATION:**

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**REQUESTED COUNCIL MEETING DATE:** January 13, 2026

**ITEM:** Regarding the annexation of property near Highway 86 near Gateway Drive as M-1 Light Industrial district.

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**ORIGINATING DEPARTMENT:** Development Services Department

**ATTACHMENT:**

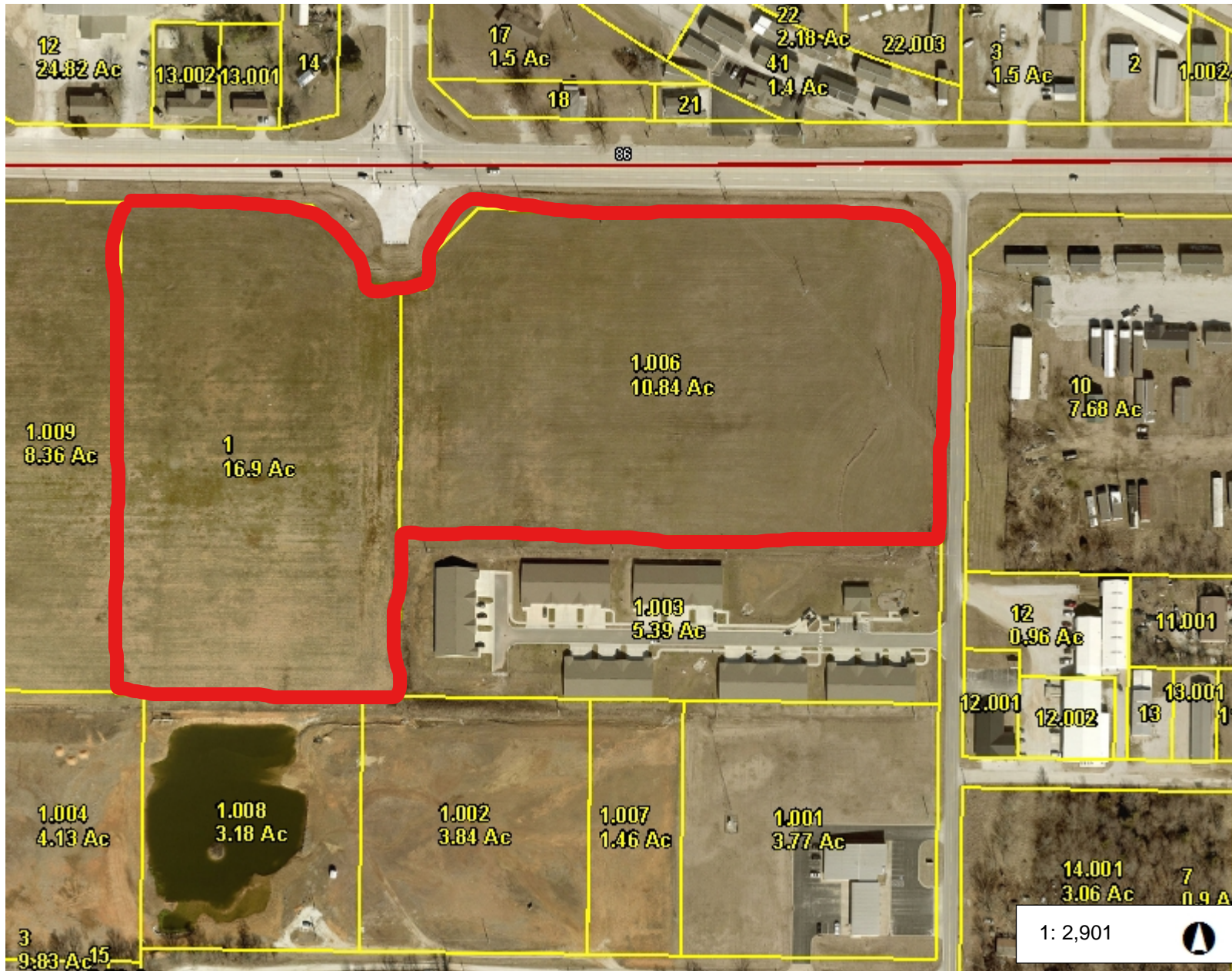
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**PURPOSE:**

**BACKGROUND:**

**RECOMMENDATION:**

# Neosho, MO



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