

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.

**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 JANUARY 13,2026

PUBLIC HEARING

1. Public hearing for a request for annexation of property near Highway 86 and Jay Drive as C-3, Commercial Business District

NEW BUSINESS

1. Consider the request for annexation of property near Highway 86 and Jay Drive as C-3, Commercial Business District

ADJOURN

MINUTES
NEOSHO PLANNING AND ZONING BOARD
January 13, 2026 - 6:00 PM

[IGNORE_INDENT]

CALL TO ORDER

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

ROLL CALL

COUNCIL PRESENT:

Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

COUNCIL ABSENT:

Rick Mitchell and Phil Thompson were absent.

CITY OFFICERS PRESENT:

Richard Leavens, Development Services Director; Adam Worster, Code Enforcement; Matt Brown, Building Inspector; Cheyenne Wright, City Clerk, minutes taken by clerk.

APPROVAL OF AGENDA

Bobbi Lee made a motion to approve the agenda; Aaron Lewis seconded.

Roll call vote:

Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

APPROVAL OF MINUTES

APPROVAL OF MINUTES DECEMBER 9, 2025

Bobbi Lee made a motion to approve the December 9, 2025 minutes; Chairman Major seconded.

Roll call vote:

Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

MINUTES
NEOSHO PLANNING AND ZONING BOARD
January 13, 2026 - 6:00 PM

[IGNORE_INDENT]
PUBLIC HEARING

Public Hearing for a request for annexation of property near Highway 86 and Gateway Drive as M-1, Light Industrial district.

Chairman Major opened the public hearing for the annexation request of property near Highway 86 and Gateway Drive at 6:01 p.m.

There is nobody present to speak.

Chairman Major closed the public hearing at 6:02 p.m.

NEW BUSINESS

Appointment of Chairman

Aaron Lewis nominated Sam Major for Chairman.
There were no further nominations for Chairman.

Planning and Zoning Commission Lewis made a motion to approve the appointment of Sam Major as the Chairman; Planning and Zoning Commission Zerbel seconded.

Roll call vote:
Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major
No: None
Abstain: None
Passed.

Appointment of Vice Chair

Sam Major nominated Aaron Lewis for Vice Chairman.
There were no further nominations.

Planning and Zoning Commission Major made a motion to approve the appointment of Aaron Lewis for Vice Chairman; Planning and Zoning Commission Zerbel seconded.

Roll call vote:

MINUTES
NEOSHO PLANNING AND ZONING BOARD
January 13, 2026 - 6:00 PM

[IGNORE_INDENT]

Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

Appointment of Secretary

Sam Major nominated Bobbi Lee for Secretary.

There were no further nominations.

Planning and Zoning Commission Major made a motion to approve the appointment of Bobbi Lee for Secretary; Planning and Zoning Commission Lewis seconded.

Roll call vote:

Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

Request for annexation of property near Highway 86 near Gateway Drive as M-1 Light Industrial district.

Development Services Director Leavens addressed the Planning and Zoning Commission.

Leavens stated that this is at the request of Skipmark, the owner of the property, and there is a possible sale of this property for a cold storage facility.

Lee asked if there would be noise issues.

Leavens stated that the only noise may be from semi-traffic.

Lewis asked if we knew how many possible new jobs that this would create.

Leavens stated that there would be around 50 new employees.

Lee asked about the housing addition being right there in that area and the noise issues.

Leavens stated that there would have to be a sound barrier placed there when the facility is built.

The reefers may have to run on the trucks but the city is unsure of what the hours of actual operation would be, since this property has not yet sold.

MINUTES
NEOSHO PLANNING AND ZONING BOARD
January 13, 2026 - 6:00 PM

[IGNORE_INDENT]

Planning and Zoning Commission Major made a motion to approve the annexation request for property near Hwy 86 and Gateway Drive; Planning and Zoning Commission Lewis seconded.

Roll call vote:

Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

ADJOURN

There being no further business to come before the council, Chairman Major made a motion to adjourn; seconded by Bobbi Lee.

Roll call vote:

Yes: Bobbi Lee, Dudley Zerbel, Aaron Lewis, Sam Major

No: None

Abstain: None

Passed.

Chairman Major adjourned the January 13, 2026 Planning and Zoning Commission meeting at 6:12 p.m.

APPROVED

ATTEST

NEOSHO CITY COUNCIL

Mayor

City Clerk

REQUESTED COUNCIL MEETING DATE: March 10, 2026

ITEM: Consider the request for annexation of property near Highway 86 and Jay Drive as C-3, Commercial Business District

ORIGINATING DEPARTMENT: Development Services Department

ATTACHMENT:

1. Built Tite Annexation and Rezone packet

PURPOSE:

The owner has requested to annex the property and requested a Commercial 3 zoning.

BACKGROUND:

The property is contiguous with city limits and the owner has already annexed and rezoned the adjacent property. They are bringing the rest of the property and the building into city limits for access to utilities.

RECOMMENDATION:

Staff recommends approval due to there already being established commercial properties in this area.

NEOSHO

DEVELOPMENT SERVICES

Annexation Procedure and Required Documentation

Annexation Procedure

Step 1: Submission of Required Materials

To initiate the annexation process, applicants must submit the following documents and materials to the City upon requesting annexation:

- Annexation Application
- Voluntary Petition for Annexation
- Copy of Deed (This document can be obtained at the County Assessor's Office)
- Parcel Map (This document can be obtained at the County Assessor's Office)
- Receipt for payment of all applicable fees, including publication costs

Step 2: City Council Presentation

Once the application is received, the City Clerk will schedule a presentation of the application to the City Council at the next available meeting. The City Council will then set a date for a Public Hearing regarding the proposed annexation.

Step 3: Public Hearing Notice

The City Clerk will ensure the "Notice of Public Hearing" is published in a local newspaper in accordance with RSMo 89.050. The notice will specify the date of the Public Hearing and must be published at least seven days before the hearing and at least sixty days after the Petition was filed.

Step 4: Public Hearing

The City Council will conduct the Public Hearing on the date established. During this hearing, the applicant and any interested parties are permitted to speak in favor of or against the proposed annexation.

Step 5: Council Decision and Ordinance Adoption

Following a fourteen-day waiting period after the Public Hearing, an ordinance for annexation approval will be presented at the next regularly scheduled City Council meeting for a first reading. If the Council votes in favor, the ordinance will proceed to a second and third reading at the subsequent regular meeting. Upon final approval, the ordinance will be signed by the appropriate city officials and become effective immediately. If the Council does not approve the annexation, no further action will be taken.

Step 6: Filing with County and State

The City Clerk is responsible for filing all necessary documentation with the Newton County Clerk and the Missouri State Director of Revenue, as required by RSMo 94.510.3.

NEOSHO

DEVELOPMENT SERVICES

ANNEXATION APPLICATION

LEGAL OWNER(S):

NAME(S): Built Rite Properties

STREET ADDRESS OWNER(S): 13228 Jay Drive

CITY, STATE, ZIP CODE: Neosho MO 64850

MAILING ADDRESS: same

PHONE: 479-287-9284

OWNER(S) REPRESENTATIVE (if applicable); Name, Address, Phone: Titus Sommers
479-287-9284

PROPERTY INFORMATION:

LOCATION (ADDRESS) OF PROPERTY: 13225 Jay Dr

ARE ANY RESIDENCES LOCATED ON PROPERTY: No

NAME, ADDRESS, CABLE CO., CELL PHONE PROVIDER & TAX ID NO. FOR BUSINESS(ES) ON PROPERTY:

REQUESTED ZONING: Commercial

ELECTRIC PROVIDER: Liberty

NATURAL GAS PROVIDER:

TELEPHONE PROVIDER (LANDLINE): At&t.

REQUIRED ENCLOSURES:

- 1. Voluntary Petition For Annexation
- 2. Copy of Deed
- 3. Parcel Map
- 4. Annexation fee of \$100 + Publication Cost

To the best of my knowledge and belief, data in this application and all attachments are true and correct.

OWNER SIGNATURE: [Signature] DATE: 2/5/26

OWNER NAME (print): Mark Byler

CO-OWNER SIGNATURE: _____ DATE: _____

CO-OWNER NAME (print): _____

Staff Use ONLY

Application Accepted By: _____ Date: _____ Time: _____ AM/PM

- Parcel Map Received
- Application Fee Received
- Deed Received
- Publication Fee Received

NEOSHO

DEVELOPMENT
SERVICES

VOLUNTARY PETITION FOR ANNEXATION TO THE CITY OF NEOSHO

We, the undersigned, hereinafter referred to as the Petitioners, for our petition to the City Council of the City of Neosho state and allege as follows:

- That we are the owner of all fee interests of record in the real estate in Newton County, Missouri, described as follows, to wit:

(LEGAL DESCRIPTION ATTACHED)

- That the said real estate is not now a part of any incorporated municipality.
- That the said real estate is contiguous to the existing corporate limits of the City of Neosho, Missouri.
- That we request that the said real estate be annexed to, and included within the corporate limits of, the City of Neosho, Missouri, as authorized by the provisions of Section 71.012, RSMo.
- That we request the City Council of the City of Neosho to cause the required notice to be published and to conduct the public hearing required by law and thereafter adopt an ordinance extending the limits of the City of Neosho to include the above described real estate.

Dated this ____ day of _____, 20__.

OWNER SIGNATURE: [Signature] DATE: 2/5/26

OWNER NAME (print): Mark Byler

CO-OWNER SIGNATURE: _____ DATE: _____

CO-OWNER NAME (print): _____

CO-OWNER SIGNATURE: _____ DATE: _____

CO-OWNER NAME (print): _____

Staff Use ONLY


Received By: _____ Date: _____

Time: _____

NEOSHO

DEVELOPMENT
SERVICES

AFFIDAVIT FOR A CORPORATION




President

Corporation

STATE OF MISSOURI)
) ss.
COUNTY OF NEWTON)

On this 5th day of February, 2026, before me personally appeared Mark Byler, to me personally known, who being duly sworn, did declare that he/she is President of Belt Line Properties LLC that the seal was affixed to this instrument on behalf of said corporation by authority of its Board of Directors and the said Mark Byler, President acknowledged said instrument to be the free act and deed of said corporation and that the statements therein contained are all true.

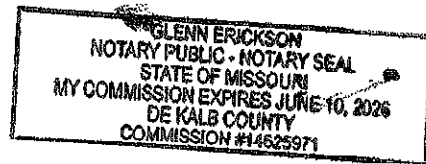
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Winston, MO, the day and year first above written.



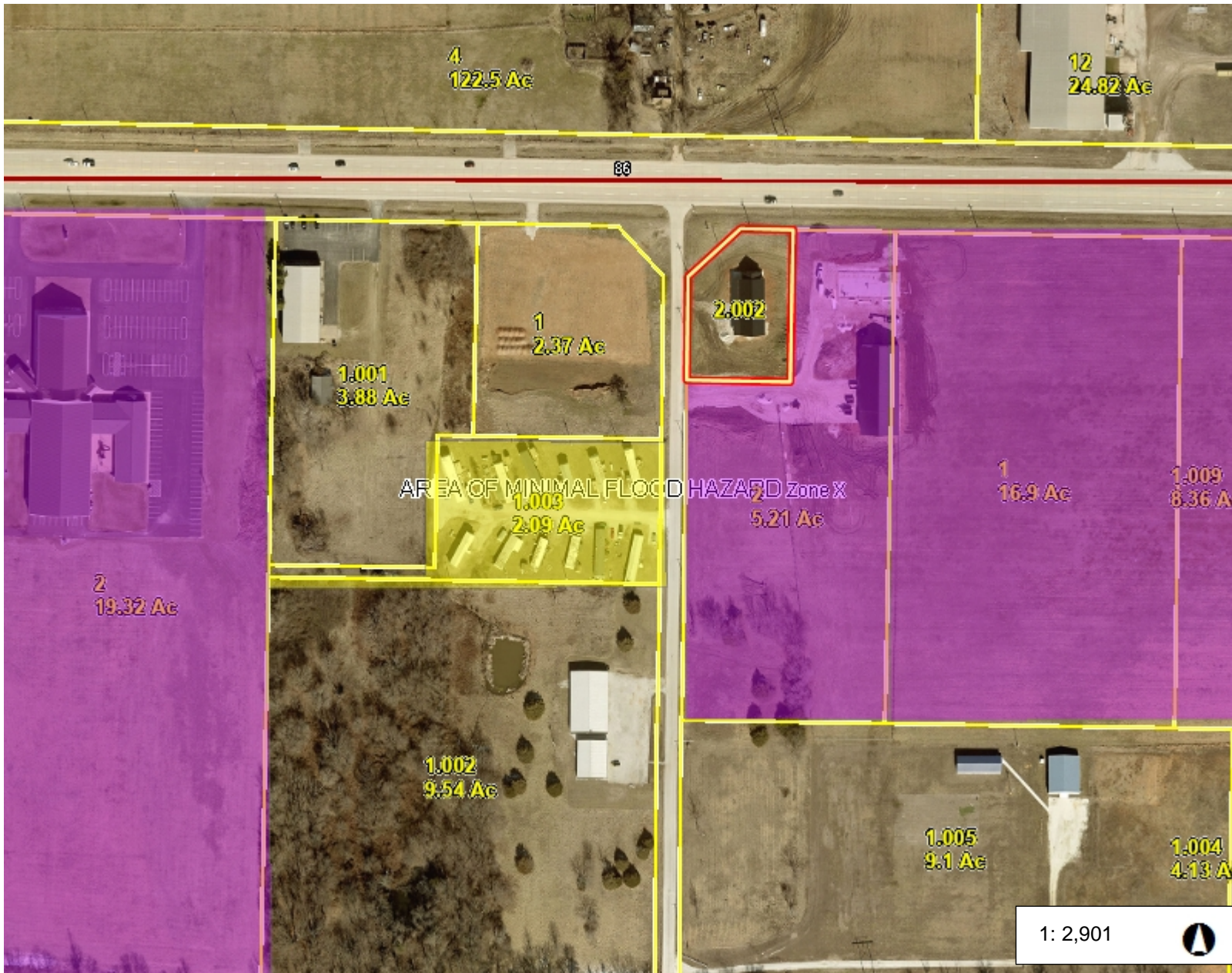
Notary Public
Glenn Erickson

My commission expires:

6/10/2026



Neosho, MO



Legend

- Neosho Streets**
- INTERSTATE
 - U.S. HIGHWAY
 - STATE HIGHWAY
 - ALLEY
 - CITY STREET
 - NAMED COUNTY ROAD
 - PLATTED/UNDEVELOPED
 - UNNAMED
 - VACATED STREET
 - <all other values>
- 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

Notice of Public Hearing

Planning and Zoning Public Hearing

March 10, 2026 @ 6:00pm

City Council Chambers

203 East Main Street

City Council Public Hearing

March 17, 2026 @ 7:00pm (annexation hearing)

City Council Chambers

203 East Main Street

Regarding the annexation of property on Highway 86 near Jay Drive as C-3, Third Commercial Business District described as:

ALL THAT PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22, TOWNSHIP 25, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE SOUTH 01°07'05" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 161.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 86 TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'09" EAST A DISTANCE OF 24.63 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01°04'51" EAST A DISTANCE OF 17.31 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 50°06'04" EAST A DISTANCE OF 118.62 FEET ALONG SAID-RIGHT-OF WAY; THENCE SOUTH 88°50'59" EAST A DISTANCE OF 75.13 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 88°51'10" EAST A DISTANCE OF 10.86 FEET ALONG SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°07'41" WEST A DISTANCE OF 248.93 FEET; THENCE NORTH 88°54'22" WEST A DISTANCE OF 200.07 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01°07'05" EAST ALONG SAID LINE A DISTANCE OF 153.91 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.

Inquiries please contact:

Adam Worster

City of Neosho

Development Services

(417) 451-8050

Recorded in Newton County, Missouri

Recording Date/Time: 08/11/2025 at 09:20:26 AM

Book: 374 Page: 5209

Instr #: 202505270
Type: WD
Pages: 2
Fee: \$27.00 S



Electronically Recorded

Jennifer A. Childers
Recorder of Deeds

General Warranty Deed (Individual)

This Deed, made and entered into on August 7, 2025, by and between **Grantor(s)**: Happy Tooth, LLC and **Grantee(s)**: Built Rite Properties, LLC. **Mailing Address of the Grantee(s)**: 3295 NE State Rte DWeatherby, MO 64497

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantee(s), the following described Real Estate, situated in the County of Newton and State of Missouri, to-wit:

ALL THAT PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 22, TOWNSHIP 25, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE SOUTH 01°07'05" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 161.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 86 TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'09" EAST A DISTANCE OF 24.63 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01°04'51" EAST A DISTANCE OF 17.31 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 50°06'04" EAST A DISTANCE OF 118.62 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 88°50'59" EAST A DISTANCE OF 75.13 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 88°51'10" EAST A DISTANCE OF 10.86 FEET ALONG SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°07'41" WEST A DISTANCE OF 248.93 FEET; THENCE NORTH 88°54'22" WEST A DISTANCE OF 200.07 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01°07'05" EAST ALONG SAID LINE A DISTANCE OF 153.91 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning-law or ordinance affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will **Warrant and Defend** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons

whomsoever, excepting, however, the general taxes for the calendar year 2025 and thereafter, and special taxes becoming a lien after the date of this deed.

In Witness Whereof, the Grantor(s) has or have hereunto set their hand or hands the day and year first above written.

Happy Tooth, LLC, a limited liability company

Matthew Hoskins

By: _____
Name: Matthew Hoskins
Title: Member

STATE OF Arizona }
 }
 } ss.
County of Maricopa }

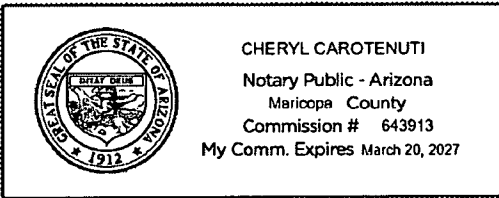
On August 7th, 2025, before me personally appeared Matthew Hoskins, Member of Happy Tooth, LLC limited liability company to me known to be the persons(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Cheryl Carotenuti

Cheryl Carotenuti
Notary Public

My term expires: 03/20/2027



Notarized remotely online using communication technology via Proof.