

**NOTICE OF OPEN MEETING**

Posted 10:00AM May 8th, 2026

Notice is hereby given that the Neosho Planning and Zoning Board will meet in regular session on 12, May, 2026 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 AGENDA**

**APPROVAL OF MINUTES**

1. Minutes of the meeting from April 14, 2026

**NEW BUSINESS**

1. Consider an application for a preliminary plat near Baxter St and Hickory Ave.

**ADJOURN**

**MINUTES**  
**REGULAR SESSION – PLANNING AND ZONING COMMISSION**  
**April 14, 2026**

**CALL TO ORDER**

*The meeting was called to order by Aaron Lewis at 6:00pm.*

**ROLL CALL**

*Present were Aaron Lewis, Dudley Zerbel, Bobbi Lee and Brett Smith*

**Approval of Agenda**

*A motion to approve the agenda was made by Bobbi Lee and seconded by Aaron Lewis. The motion passed unanimously.*

**APPROVAL OF MINUTES**

*A motion to accept the minutes of the regular session of January 13, 2026, was made by Bobbi Lee and seconded by Brett Smith. The motion passed unanimously.*

**NEW BUSINESS**

1. Public hearing for the annexation and rezoning of property near Highway 86 and Jay Dr as C-3 Commercial Business District.  
*Open at 6:05pm – Closed at 6:05pm. There was no one in attendance to speak.*
  
2. Consider the request for the annexation and rezoning of property near Highway 86 and Jay Dr as C-3 Commercial Business District.  
*The committee held a brief general discussion on the request. A motion to accept the request was made by Bobbi Lee and seconded by Arron Lewis. The motion passed unanimously.*

**OLD BUSINESS**

None

**ADJOURN:**

**The meeting was adjourned by Aaron Lewis at 6:10pm.**

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**REQUESTED COUNCIL MEETING DATE:** May 12, 2026

**ITEM:** Consider an application for a preliminary plat near Baxter St and Hickory Ave.

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**ORIGINATING DEPARTMENT:** Development Services Department

**ATTACHMENT:**

1. Scan\_20260428\_160308
  2. baxteraddition
  3. hickorybaxterst (1)
  4. Baxter Addition GIS map
- 

**PURPOSE:**

An application for preliminary plat approval has been submitted to staff. The plat is for land at the corner of Baxter St and Hickory Ave.

**BACKGROUND:**

Mr. Abraham Laughlin has submitted a plat for review and is requesting approval. The plat is for land located at Baxter St and Hickory Ave. It contains 5 lots that will be in a Residential 1 zone. The lots are of legal size and meet the required width and depth. All utility lines will be private lines that are extended off the mains. Each home will have its own driveway and there will be no public roads in this development. There is also an engineered stormwater plan that shows the plan of dealing with runoff from the development.

**RECOMMENDATION:**

Staff recommends approving the plat as requested.

# NEOSHO

## DEVELOPMENT SERVICES

### PLANNING AND ZONING APPLICATION

#### PROJECT TITLE & TYPE

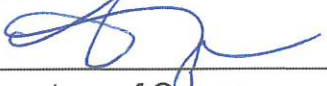
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Preliminary Plat/ Site Plan | <input type="checkbox"/> Vacation of Right-of-Way |
| <input type="checkbox"/> Special Use Permit                     | <input type="checkbox"/> Board of Adjustments     |
| <input type="checkbox"/> Rezoning                               | <input type="checkbox"/> Vacation of Easement     |
| <input type="checkbox"/> Final Plat/ Site Plan                  | <input type="checkbox"/> Other _____              |

#### INFORMATION

APPLICANT		PROJECT	
Name: <u>Abraham Laughlin</u>	Project Location: <u>648 Baxter St</u>		
Address: <u>27984 Masada Ln Stark City, Mo</u>	Existing Use: <u>land only</u>		
Phone: <u>417-592-9982</u>	Proposed Use: <u>residential housing</u>		
Contact Person Name: <u>Abraham Laughlin</u>	Existing Zone: _____		
Contact Person Phone: <u>417-592-9982</u>	Proposed Zone: _____		

#### SIGNATURE OF OWNERS & DATE

The above information and the attached list of property owners and the area map are true and accurate to the best of my knowledge.

 \_\_\_\_\_  
 Signature of Owner Date 4/24/26

\_\_\_\_\_  
 Signature of Co-Owner Date

#### Staff Use ONLY

Application Accepted

Date: 4/24/26

Time: \_\_\_\_\_

By: \_\_\_\_\_

- Application Fee Received
- Deed Attached
- Parcel Map Attached
- Property Owners Within 200 ft Attached
- Publication Fee Received

# PRELIMINARY PLAT OF BAXTER ADDITION PARTIAL RE-PLAT OF BLOCK 2 & 37 IN NEOSHO CITY CITY OF NEOSHO, NEWTON COUNTY, MISSOURI

## DESCRIPTION

ALL THAT PART OF THE SOUTHWEST (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 13, TOWNSHIP 25, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.  
 THENCE S89°12'15"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 436.11 FEET.  
 THENCE LEAVING SAID SOUTH LINE N01°00'51"E A DISTANCE OF 40.73 FEET TO THE NORTH RIGHT OF WAY LINE OF BAXTER STREET AND THE EAST RIGHT OF WAY LINE OF HICKORY STREET THE POINT OF BEGINNING.  
 THENCE CONTINUING ALONG EAST RIGHT OF WAY LINE OF HICKORY STREET N01°00'51"E A DISTANCE OF 238.87 FEET TO THE SOUTHWEST CORNER OF LOT 1 BLOCK 2.  
 THENCE S88°56'01"E ALONG THE SOUTH LINE OF LOTS 1 & 2 BLOCK 2 A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 3.  
 THENCE N01°11'30"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF LOT 3 BLOCK 2.  
 THENCE S88°51'38"E ALONG SAID NORTH LINE OF LOT 3 AND LOT 4 BLOCK 2 A DISTANCE OF 120.04 FEET TO THE NORTHEAST CORNER OF LOT 4 BLOCK 2.  
 THENCE S01°04'21"W ALONG THE EAST LINE OF SAID LOT 4 BLOCK 2 A DISTANCE OF 219.46 FEET TO THE SOUTH LINE OF VACATED GRANT STREET.  
 THENCE ALONG THE SOUTH LINE VACATED GRANT STREET S88°45'19"E A DISTANCE OF 5.12 FEET.  
 THENCE S01°00'51"W A DISTANCE OF 110.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BAXTER STREET.  
 THENCE S01°00'51"W A DISTANCE OF 110.00 FEET TO THE NORTH CORNER OF LOT 1 BLOCK 37.  
 THENCE N88°45'19"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 245.33 FEET TO THE POINT OF BEGINNING.

## BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.  
 URBAN  
 CLASS OF PROPERTY  
 TYPE OF SURVEY  
 ORIGINAL  
 SOURCE DOCUMENTS  
 BOOK 2701 PAGE 51

## SUBDIVISION INFORMATION

TOTAL ACRES: 1.6  
 TOTAL NUMBER OF LOTS: 5  
 MAXIMUM LOT SIZE: 15613 S.F.  
 MINIMUM LOT SIZE: 11000 S.F.  
 AVERAGE LOT SIZE: 13213 S.F.

## FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 229145C0169E, WHICH BEARS AN EFFECTIVE DATE OF 11/26/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## NOTES

NO UTILITIES SHOWN AS A PART OF THIS SURVEY.  
 ALL PROPERTY PINS TO BE SET WITHIN ONE YEAR OF THE FILING OF THIS PLAT.  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

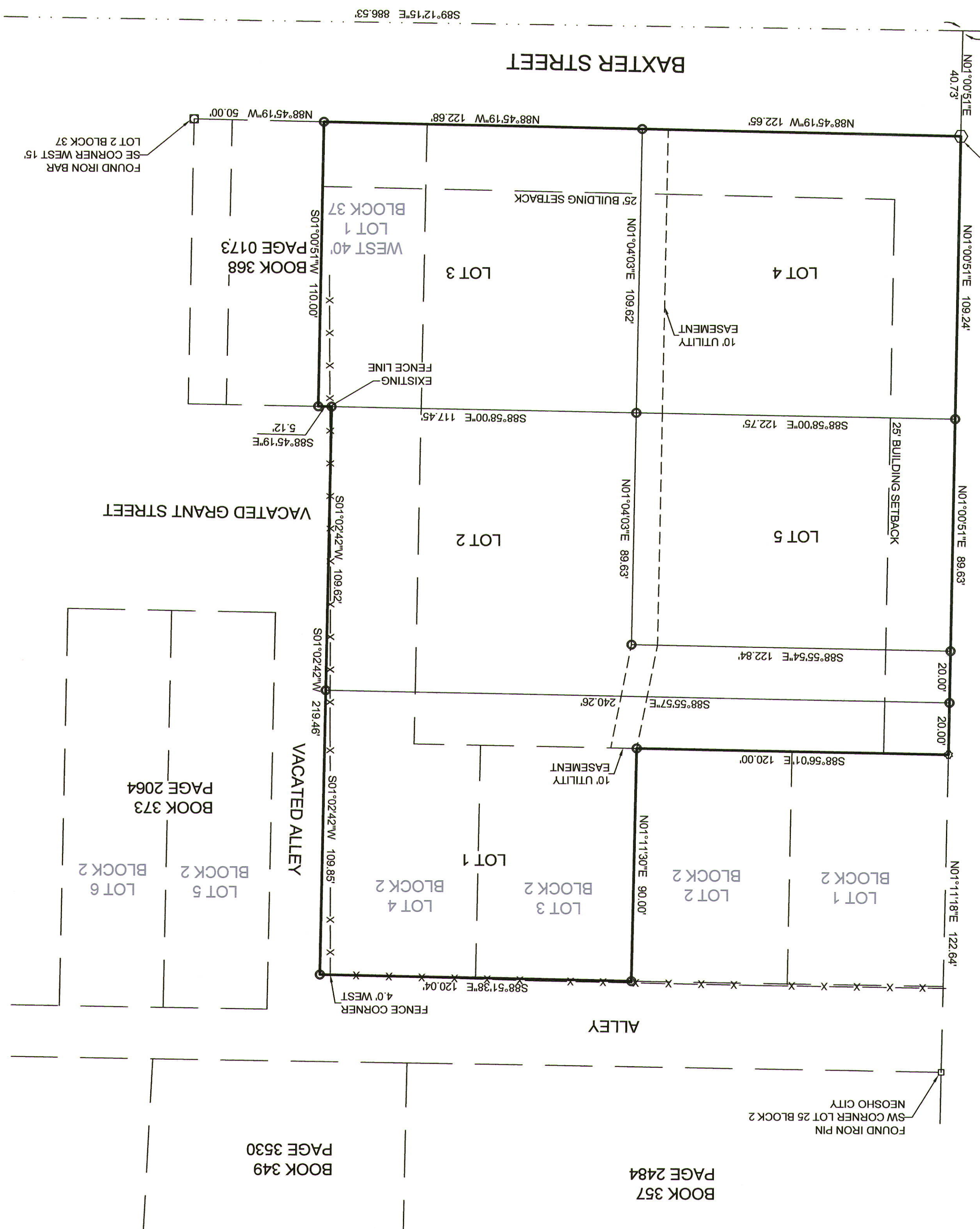
THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2026  
 PH 417.623.2525  
 2224 S. MAIN ST.  
 JOPLIN, MO 64804  
 www.MSurveyingLLC.com

DATE	12/18/2025	DRAWN	JLM
PART OF SW 1/4 SE 1/4	ARRAHAM LAVGHLIN		
SEC. 13, T25, R32	CITY OF NEOSHO		
DATE	12/18/2025	APPROVED	BAA
SHEET	1 OF 1	SCALE	1"=30'
PROJECT # 25521		NEWTON COUNTY, MO.	

1. BRIAN A. ATNIP, A REGISTERED LAND SURVEYOR OF JOPLIN, MISSOURI DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE WORK DONE IN THE FIELD FOR PLATTING AND STAKING.  
 IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL THIS 23<sup>RD</sup> DAY OF MARCH, 2026.  
 BRIAN A. ATNIP, LS 2008000658  
 SURVEYOR NOT VALID UNLESS SIGNED IN BLUE INK

FOUND MAG NAIL  
 SE CORNER  
 SW 1/4 SE 1/4  
 SEC. 13, T25, R32



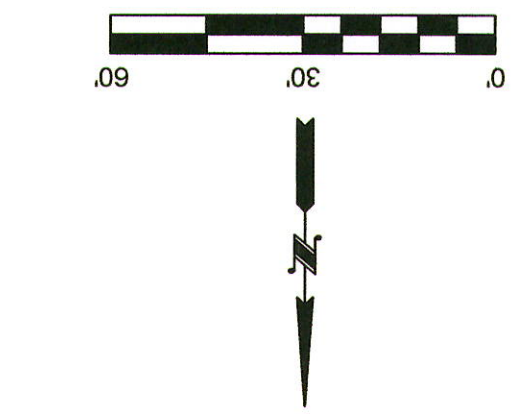
FOUND IRON PIN  
 SW CORNER  
 SW 1/4 SE 1/4  
 SEC. 13, T25, R32

HICKORY STREET

BAXTER STREET

VACATED GRANT STREET

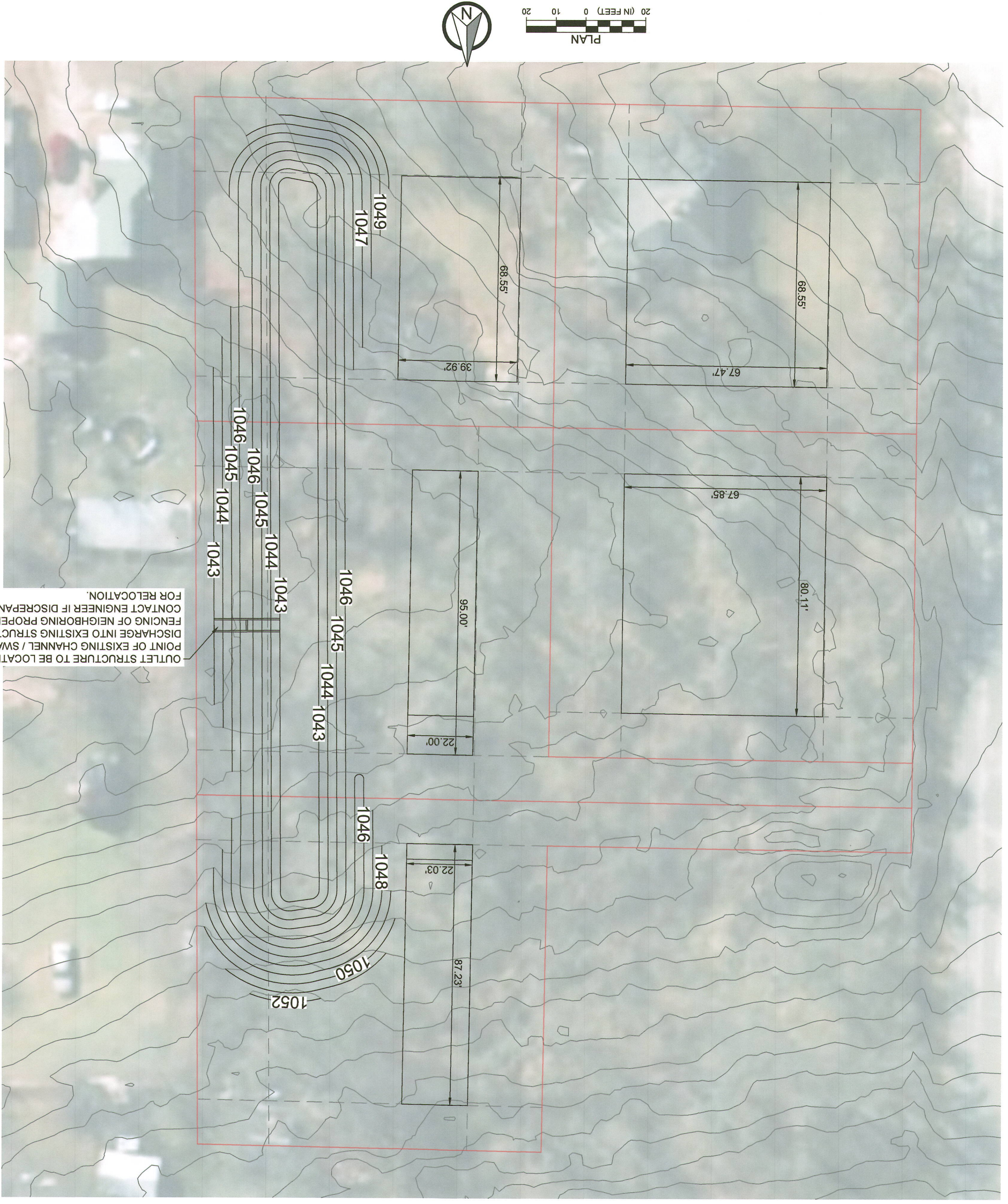
VACATED ALLEY



- LEGEND
- FOUND BOLT
  - FOUND AXLE
  - FOUND IRON BAR
  - SET IRON PIN
  - FOUND IRON PIN

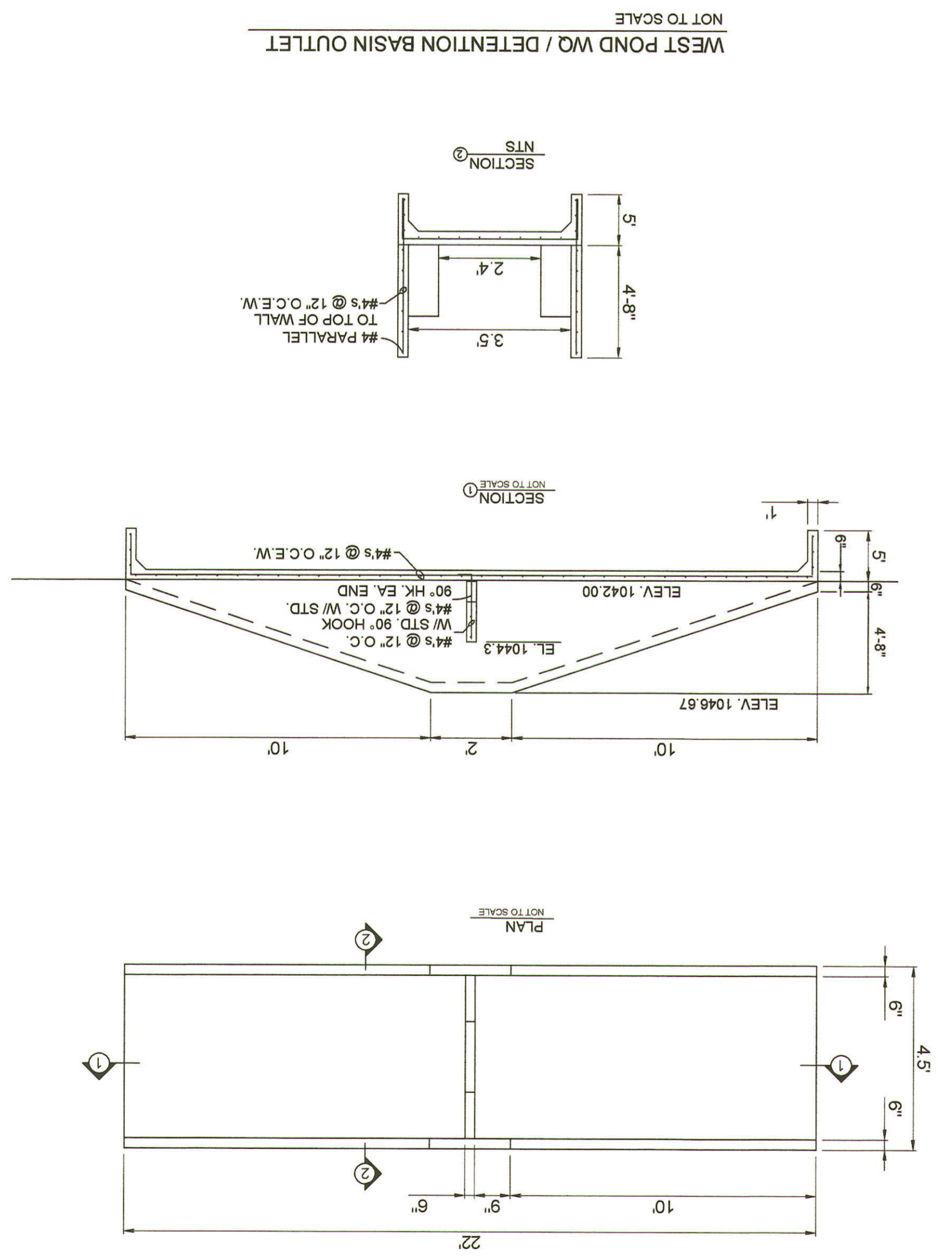
PLANNING & ZONING APPROVAL  
 APPROVED BY THE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_ 2026.

CHAIRMAN



OUTLET STRUCTURE TO BE LOCATED AT LOW POINT OF EXISTING CHANNEL / SWALE TO AVOID DISCHARGE INTO EXISTING STRUCTURES / FENCING OF NEIGHBORING PROPERTIES. CONTACT ENGINEER IF DISCREPANCY OCCURS FOR RELOCATION.

**NOTES:**  
 DETENTION POND LOCATION AND OUTFALL IS ESTIMATED BASED ON SUBBASIN CONTOURS ONLY AND DOES NOT INCLUDE FINAL LOCATIONS OF PROPOSED PROPERTY LINES OR RESIDENTIAL HOMES. POND LOCATION AND SIZING SHOULD BE COORDINATED WITH PROPOSED HOMES BEFORE BEGINNING CONSTRUCTION. CONTACT ENGINEER IF DISCREPANCY OCCURS.  
 ESTIMATED BASED ON INFORMATION PROVIDED BY DEVELOPER AND SHOULD BE VERIFIED BEFORE CONSTRUCTION TO ENSURE THERE IS NO ENCROACHMENT ONTO NEIGHBORING PROPERTIES.



WEST POND WQ / DETENTION BASIN OUTLET  
 NOT TO SCALE



**EX-1**  
 DETENTION POND  
 LAYOUT  
 PROJECT NUMBER:  
 250106  
 DATE:  
 12/02/2025

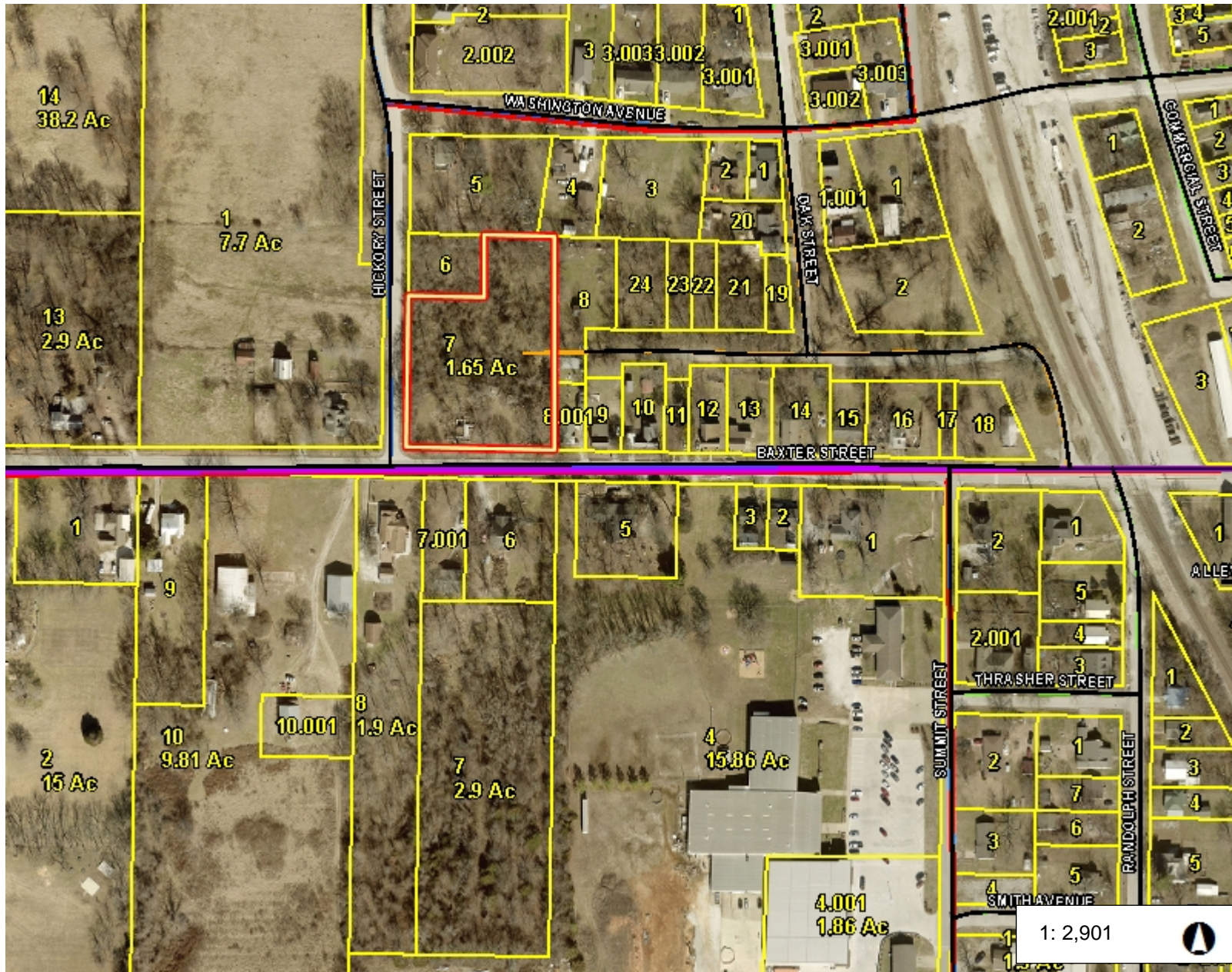
**5 LOT DETENTION POND**  
 ABRAHAM LAUGHLIN  
 HICKORY ST AND BAXTER ST  
 NEOSHO, NEWTON, MISSOURI

REVISIONS	
NO.	DESCRIPTION

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

MISSOURI DEPARTMENT OF TRANSPORTATION

# 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

1: 2,901

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

## Notes