

NOTICE OF OPEN MEETING

Posted 09:19 August 11th, 2026

Notice is hereby given that the Neosho Planning and Zoning Board will meet in regular session on Tuesday, August 11th, 2026 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:

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes of the meeting from June 9th, 2026

PUBLIC HEARING

1. Public Hearing for a request for annexation of property near Highway 86 and Interstate 49 as C-3, Commercial Business District.
2. Public Hearing on a proposed Ordinance of the City of Neosho amending Title IV Land Use, Chapter 410, Subdivision Regulations by repealing and replacing Section 410.070 Procedure, Paragraph A. Preliminary Plat, of the City Code of Ordinances to amend requirements for subdivision plan review and approval and require an application fee and deposit costs incurred by the City.

NEW BUSINESS

1. Consider the application for annexation and requested C-3 zoning of property near Highway 86 and Interstate 49.
2. Proposed amending of Title IV Land Use, Chapter 410, Subdivision Regulations by repealing and replacing Section 410.070 Procedure, Paragraph A. Preliminary Plat, of the City Code of Ordinances.

ADJOURN

MINUTES
REGULAR SESSION – PLANNING AND ZONING COMMISSION
June 9th, 2026

CALL TO ORDER

The meeting was called to order by Sam Major at 6:00pm.

ROLL CALL

Commissioners present were Sam Major, Bobbi Lee, Bret Smith, Richard Davidson, and Dudley Zerbel.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A motion to accept the minutes of the regular session of May 12th, 2026, was made by Bobbi Lee and seconded by Bret Smith. The motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. Consider an application for a final plat that would contain 5 lots near Baxter Street and Hickory Avenue.

Timothy Lewis presented the application and supporting materials to the committee, explaining that the 5 lots will be Residential 1 Zoning. All utility lines will be private, and each home will have private driveways. There will be no public roads in this development. An engineered stormwater plan was also presented. An updated plat showed the location of the driveways associated with each lot.

Commissioner Major made a motion to approve the plat as presented. Commissioner Dudley Zerbel seconded the motion, and it passed unanimously.

2. Consider an application for annexation and requested R-2 zoning of property near Industrial Drive and Lusk Drive.

Timothy Lewis presented the application and supporting materials to the committee, explaining the 5 acres to be annexed. The property if annexed would need to be zoned R-2 due to the developer wanting to build single family homes along with duplex units on the property.

Commissioner Sam Major made a motion to approve the annexation and zoning at R-2 as presented. Commissioner Bobbi Lee seconded the motion, and it passed unanimously.

3. Consider an application for re-zoning of property located at Washington Ave and Main Ave from R-2, Second Dwelling House District to R-3, Apartment House District.

Commissioner Bobbi Lee had questions about an abandoned foundation on the property. It was determined that the foundation in question was not located on the

property up for discussion. Commissioner Sam Major made a motion to approve the re-zoning from R-2 to R-3 as presented. Commissioner Smith seconded the motion, and it passed unanimously.

ADJOURN:

A motion to adjourn was made by Commissioner Sam Major and Seconded by Commissioner Bobbi Lee, and the meeting was adjourned at 6:13 p.m. by a unanimous vote.

REQUESTED COUNCIL MEETING DATE: August 11, 2026

ITEM: Consider the application for annexation and requested C-3 zoning of property near Highway 86 and Interstate 49.

ORIGINATING DEPARTMENT: Development Services Department

ATTACHMENT:

1. Ward0003
 2. Ward0004
 3. Wardsurvey0001
 4. WARD Parcel Map
 5. Ward0001
 6. Ward0002
 7. Ward NOPH (1)
 8. Ward NOPH (1)
-

PURPOSE:

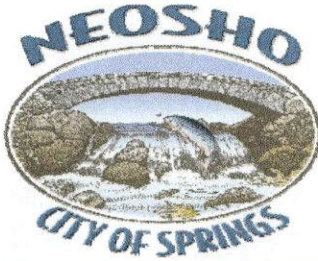
BCWC LLC, has requested to annex the property and requested C-3, Commercial Business District.

BACKGROUND:

BCWC LLC, has requested annexation of this property, which is contiguous with city limits. The request is for C-3, Commercial Business District with hopes for future commercial development.

RECOMMENDATION:

Staff recommends approval due to it being contiguous and there already being commercial development in the area. This would also benefit the city with future utility extensions for further development.



Planning and Zoning Department

City Hall 203 E. Main Neosho, MO 64850 Phone 451-8050

ANNEXATION APPLICATION

LEGAL OWNER(s):

NAME(S): BCW/C, LLC

STREET ADDRESS OWNER(s): P.O. Box 487 1

CITY, STATE, ZIP CODE: Neosho, MO 64850

MAILING ADDRESS: _____

PHONE: 417.389.1805

OWNER(s) REPRESENTATIVE (if applicable): Name, Address, Phone: _____

Brian Ward

PROPERTY INFORMATION:

LOCATION (ADDRESS) OF PROPERTY: IN THE AREA OF 11464 Hwy 86 / Tract B

ARE ANY RESIDENCES LOCATED ON PROPERTY: NO

NAME, ADDRESS, CABLE CO., CELL PHONE PROVIDER & TAX ID NO. FOR

BUSINESS(ES) ON PROPERTY: NA

REQUESTED ZONING: C-3

ELECTRIC PROVIDER: _____

NATURAL GAS PROVIDER: _____

TELEPHONE PROVIDER (LANDLINE): _____

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: 6-29-26

OWNER NAME (print): _____

CO-OWNER SIGNATURE: _____ DATE: _____

CO-OWNER NAME (print): _____

Staff Use Only

Application Accepted. By: [Signature]

Date: 06/29/2026

Time: 3pm

☒ Parcel Map Received

☒ Application Fee Received

☒ Deed Received

☒ Publication Fee Received



Planning and Zoning Department

City Hall 203 E. Main Neosho, MO 64850 Phone 451-8050

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 29th day of June, 2026.

OWNER SIGNATURE: [Signature] DATE: 6-29-26

OWNER NAME (print): Brian Ward

CO-OWNER SIGNATURE: _____ DATE: _____

CO-OWNER NAME (print): _____

CO-OWNER SIGNATURE: _____ DATE: _____

CO-OWNER NAME (print): _____

Staff Use Only

Received By: [Signature]

Date: 06/29/2026

Time: 3pm

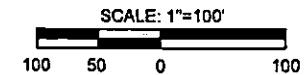
NOTES

SOURCE DEED: BOOK 373, PAGE 2822

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE, AS A PART OF THIS SURVEY, TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE RURAL PROPERTY (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)



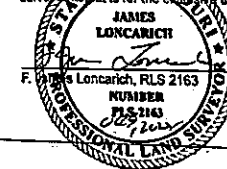
BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

LEGEND

- = SET 1/2" IRON PIN WITH CAP
- = FOUND IRON PIN
- = FOUND ALUM. MON.
- = FOUND STONE
- x — x — = FENCE, BARBED WIRE
- o — o — = PIPE FENCE
- o — o — = WOOD FENCE
- - - - - = RIGHT-OF-WAY
- — — — — = CENTER LINE

SURVEYOR'S DECLARATION:

The herein plat and described survey was made under my supervision in accordance with the current standards for Property Boundary Surveys. This plat represents my professional opinion and I do not make any guarantee or warranty, either expressed or implied. This survey is for the purpose of the party for which it was performed.



FD. MON.
SE COR.
S.16 T.25 R.32
(MLS 600-110313)

SURVEY DESCRIPTIONS

TRACT A

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 32 West, Newton County, Missouri, described as commencing at the Southeast corner of said Section 16, thence N89°14'50"W along the South line of Section 16 1922.12 feet; thence N0°45'10"E 119.33 feet to the center of Memory Lane (Service Road), the point of beginning; thence along Memory Lane N20°41'31"E 274.98 feet; thence N30°29'18"E 19.01 feet; thence leaving Memory Lane S89°05'59"E 145.76 feet to a found iron pin on the East line of a tract described in Deed Book 340 at page 105; thence along said line S1°05'54"W 319.31 feet to a found iron pin; thence N89°05'53"W 160.17 feet to a found iron pin; thence N82°15'03"W 97.49 feet to the point of beginning; containing 1.46 acres, more or less; Subject to the right of way of Memory Lane and any existing easements.

TRACT B

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 32 West, Newton County, Missouri, described as commencing at the Southeast corner of said Section 16, thence N89°14'50"W along the South line of Section 16 1922.12 feet; thence N0°45'10"E 119.33 feet to the center of Memory Lane (Service Road), the point of beginning; thence N82°15'03"W 40.72 feet to a found copperweld on the North right of way line of Rte. 86; thence along Rte. 86, S53°16'30"W 102.37 feet to a found copperweld; thence N89°05'37"W 96.78 feet; thence leaving Rte. 86, N16°30'47"E 326.55 feet to the Southwest corner of a tract described in Deed Book 373 at page 1537; thence S89°11'22"E 184.17 feet to a found iron pin; thence N22°02'43"E 4.91 feet to a found right of way post; thence S89°05'59"E 42.86 feet to the center of Memory Lane (Service Road); thence along Memory Lane S30°29'18"W 19.01 feet; thence S20°41'31"W 274.98 feet to the point of beginning; containing 1.43 acres, more or less.

LONCARICH SURVEYING LLC

12745 Sorrel Road
Goodman, MO 64843
Mobile 417-262-2350

COA 2023033720

BCWC, LLC SURVEY

Part of the SW-1/4 SE-1/4
Sec. 16, Twp. 25, Rng. 32

DRAWN BY: PL
CHECKED BY: JL

DATE:
Oct. 8, 2025

JOB NUMBER:
23-0433

Neosho, MO



Legend

Neosho Streets

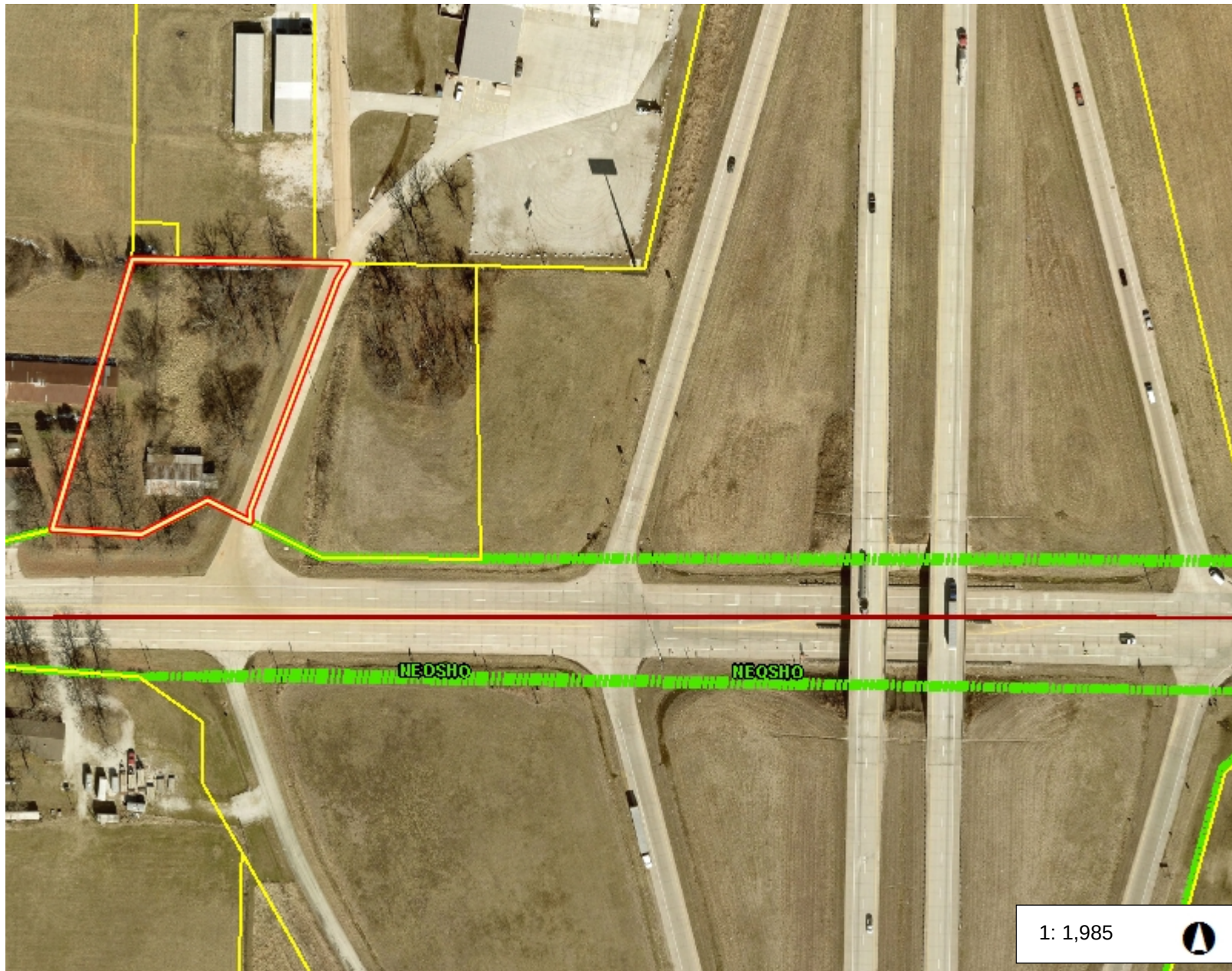
- INTERSTATE
- U.S. HIGHWAY
- STATE HIGHWAY
- ALLEY
- CITY STREET
- NAMED COUNTY ROAD
- PLATTED/UNDEVELOPED
- UNNAMED
- VACATED STREET
- <all other values>

Parcel

Corporate Limit Line

Land Hook

- DASHED LAND HOOK
- SOLID LAND HOOK



1: 1,985



330.8 0 165.41 330.8 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

Tract B

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 32 West, Newton County, Missouri, described as commencing at the Southeast corner of said Section 16; thence N89°14'50"W along the South line of Section 16, 1922.12 feet; thence N0°45'10"E 119.33 feet to the center of Memory Lane (Service Road), the **Point of Beginning**; thence N62°15'03"W 40.72 feet to a found copperweld on the North right-of-way line of Route 86; thence along Route 86 S53°16'30"W 102.37 feet to a found copperweld; thence N89°05'37"W 96.78 feet; thence leaving Route 86 N16°30'47"E 326.55 feet to the Southwest corner of a tract described in Deed Book 373 at Page 1537; thence S89°11'22"E 184.17 feet to a found iron pin; thence N22°02'43"E 4.91 feet to a found right-of-way post; thence S89°05'59"E 42.86 feet to the center of Memory Lane (Service Road); thence along Memory Lane S30°29'18"W 19.01 feet; thence S20°41'31"W 274.98 feet to the Point of Beginning, containing **1.43 acres, more or less**.



Planning and Zoning Department

City Hall 203 E. Main Neosho, MO 64850 Phone 451-8050

AFFIDAVIT FOR A CORPORATE PARTNERSHIP

BW

Partner

Partner

Partner

Partner

BCWC

LLC

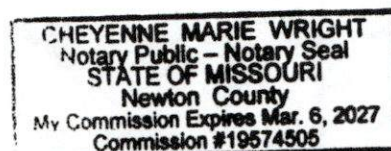
STATE OF MISSOURI)
) ss.
COUNTY OF NEWTON)

On this 29th day of June, 2026 before me personally appeared
Bryan Ward
_____, to me personally
known, who being duly sworn, declared that they are Partners of _____
_____, that the seal affixed to this instrument was signed and sealed on
behalf of said City of Neosho by authority of its Partners and the said
_____ acknowledged said instrument to be the free
act and deed of said _____ 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 City of Neosho, the day and year first above written.

Cheyenne Marie Wright
Notary Public

My commission expires: 3/6/2027



Notice of Public Hearing

Planning and Zoning Public Hearing

August 11th, 2026 @ 6:00pm

City Council Chambers

203 East Main Street

City Council Public Hearing

August 18th, 2026 @ 7:00pm (Public hearing)

City Council Chambers

203 East Main Street

Regarding the annexation and zoning of property on Hwy 86 and Interstate 49 as C-3 Commercial Business District described as:

Tract B

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 32 West, Newton County, Missouri, described as commencing at the Southeast corner of said Section 16; thence N89°14'50"W along the South line of Section 16, 1922.12 feet; thence N0°45'10"E 119.33 feet to the center of Memory Lane (Service Road), the Point of Beginning; thence N62°15'03"W 40.72 feet to a found copperweld on the North right-of-way line of Route 86; thence along Route 86 S53°16'30"W 102.37 feet to a found copperweld; thence N89°05'37"W 96.78 feet; thence leaving Route 86 N16°30'47"E 326.55 feet to the Southwest corner of a tract described in Deed Book 373 at Page 1537; thence S89°11'22"E 184.17 feet to a found iron pin; thence N22°02'43"E 4.91 feet to a found right-of-way post; thence S89°05'59"E 42.86 feet to the center of Memory Lane (Service Road); thence along Memory Lane S30°29'18"W 19.01 feet; thence S20°41'31"W 274.98 feet to the Point of Beginning, containing 1.43 acres, more or less.

Inquiries please contact:

Tim Lewis

City of Neosho

Development Services Department

(417) 451-8050

Notice of Public Hearing

Planning and Zoning Public Hearing

August 11th, 2026 @ 6:00pm

City Council Chambers

203 East Main Street

City Council Public Hearing

August 18th, 2026 @ 7:00pm (Public hearing)

City Council Chambers

203 East Main Street

Regarding the annexation and zoning of property on Hwy 86 and Interstate 49 as C-3 Commercial Business District described as:

Tract B

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 32 West, Newton County, Missouri, described as commencing at the Southeast corner of said Section 16; thence N89°14'50"W along the South line of Section 16, 1922.12 feet; thence N0°45'10"E 119.33 feet to the center of Memory Lane (Service Road), the Point of Beginning; thence N62°15'03"W 40.72 feet to a found copperweld on the North right-of-way line of Route 86; thence along Route 86 S53°16'30"W 102.37 feet to a found copperweld; thence N89°05'37"W 96.78 feet; thence leaving Route 86 N16°30'47"E 326.55 feet to the Southwest corner of a tract described in Deed Book 373 at Page 1537; thence S89°11'22"E 184.17 feet to a found iron pin; thence N22°02'43"E 4.91 feet to a found right-of-way post; thence S89°05'59"E 42.86 feet to the center of Memory Lane (Service Road); thence along Memory Lane S30°29'18"W 19.01 feet; thence S20°41'31"W 274.98 feet to the Point of Beginning, containing 1.43 acres, more or less.

Inquiries please contact:

Tim Lewis

City of Neosho

Development Services Department

(417) 451-8050

REQUESTED COUNCIL MEETING DATE: August 11, 2026

ITEM:

Proposed amending of Title IV Land Use, Chapter 410, Subdivision Regulations by repealing and replacing Section 410.070 Procedure, Paragraph A. Preliminary Plat, of the City Code of Ordinances.

ORIGINATING DEPARTMENT: Development Services Department

ATTACHMENT:

1. Ordinance - Neosho - amend Ch 410 Subdivision Regulations for Section 410.070 Procedure

PURPOSE:

Seeking guidance on the proposed amendment to Title IV Land Use, Chapter 410, Subdivision Regulations by repealing and replacing Section 410.070.

BACKGROUND:

The Neosho City Attorney has proposed a change to an Ordinance of the City of Neosho amending Title IV Land Use, Chapter 410, Subdivision Regulations by repealing and replacing Section 410.070 Procedure, Paragraph A. Preliminary Plat, of the City Code of Ordinances to amend requirements for subdivision plan review and approval and require an application fee and deposit costs incurred by the City.

The current code requirements for the procedure of reviewing and approving subdivision plans does not allow sufficient time by City staff, commission and the council for review and does not provide that costs for professional review on behalf of the City be paid by the applicant.

RECOMMENDATION:

City staff is seeking guidance on this change.

AN ORDINANCE of the City of Neosho amending Title IV Land Use, Chapter 410, Subdivision Regulations by repealing and replacing Section 410.070 Procedure, Paragraph A. Preliminary Plat, of the City Code of Ordinances to amend requirements for subdivision plan review and approval and require an application fee and deposit costs incurred by the City.

WHEREAS, the current code requirements for the procedure of reviewing and approving subdivision plans does not allow sufficient time by City staff, commission and the council for review and does not provide that costs for professional review on behalf of the City be paid by the applicant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, as follows:

Section 1. That Title IV Land Use, Chapter 410, Subdivision Regulations of the City Code of Ordinances be amended by repealing and replacing Section 410.070 Procedure, Paragraph A. Preliminary Plat, to amend requirements for subdivision plan review and approval and require an application fee and deposit costs incurred by the City, to read as follows:

“Chapter 410 Subdivision Regulations”

“Section 410. 070 Procedure”

“A. Preliminary Plat.

1. *Application and Fee.* There shall be paid to City the at the time of submission of the preliminary plat a fee in the following amount: Twenty-five dollars (\$100.00), plus one dollar (\$1.00) per lot for the first (1st) fifty (50) lots, plus fifty cents (\$.50) per lot thereafter, plus a deposit of ten thousand dollars (\$10,000.00) to be utilized for the City's actual out-of-pocket costs of inspection, engineering review, legal review of the plat submitted, and for review of additional documents as required by this Code, including review and inspection of infrastructure plans and improvements. The City shall submit periodic accounts to the developer and may require an additional deposit as funds are depleted. Any funds remaining in the deposit shall be refunded. No action of the Planning Department, Planning and Zoning Commission or City Council shall be valid until the fee has been paid to the City. This fee will be charged on all plats, regardless of the action taken, whether the plat is approved or disapproved. Notwithstanding the above, if upon the advice of the engineer for the City, a lesser amount is required for review and inspection, then that lesser amount of deposit may be accepted in lieu of the deposit herein stated.

2. *Contents.* The preliminary plat shall show, on a map, all the facts needed to enable the City to determine whether the proposed layout of the land in a subdivision is satisfactory from the standpoint of public interest.
3. *Preparation.* The preliminary plat shall be prepared by a registered engineer or surveyor. The design of all streets, stormwater retention, sewer and water shall be designed by a registered engineer and plans shall contain a registered engineer's stamp.
4. *Notice of Meeting for Review.* Fifteen (15) days prior to the Planning and Zoning Commission meeting for consideration the City shall notify the subdivider that the application for preliminary approval will be submitted and the subdivider shall submit at least fifteen (15) copies of the preliminary plat according to the standards and other provisions of these regulations as review by City staff.
5. *Approval*
 - a. *Time requirement.* The City Planning and Zoning Commission shall act on the preliminary plat within sixty (60) days after filing unless such time is extended by agreement. If no action is taken by the City Planning and Zoning Commission within said sixty (60) days after filing or such longer period as may have been agreed upon, the preliminary plat as filed shall be deemed approved and it shall be the duty of the Chairman of the Planning and Zoning Commission to comply with (b)(1) below.
 - b. *Notice of action taken.* The Planning and Zoning Commission shall determine whether the preliminary plat shall be approved, approved with modifications or disapproved and shall give notice to the subdivider in the following manner:
 - (1) If approved, the Chairman of the Planning and Zoning Commission shall affix his/her signature to the plat and attach thereto a notation that it has received preliminary approval and return it to the subdivider for compliance with final approval requirements.
 - (2) If approved with modifications or disapproved, the Chairman of the Planning and Zoning Commission shall attach to the plat a statement of the reasons for such action and return it to the subdivider. In any case, a notation of the action taken, and requisite reasons therefore, shall be entered in the records of the Planning and Zoning Commission.
 - c. *Effect of approval.* Approval of the preliminary plat by the Commission shall not constitute final acceptance of the subdivision by the City.
 - d. *Right of subdivider after approval.* Preliminary approval shall confer upon the subdivider the right for a one (1) year period from the date of approval that the general terms and conditions under which the preliminary approval was granted will not be changed.”

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed, but shall otherwise remain in full force and effect.

Section 3. That this ordinance shall be in full force and effect from and after its passage.

PASSED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, this _____ day of July, 2026, by a vote of _____.

CITY OF NEOSHO, CITY COUNCIL

Tom Workman, Mayor

ATTEST:

Cheyenne Wright, City Clerk

SEAL

APPROVED AS TO FORM:

Derek A. Snyder, City Attorney