

**AN ORDINANCE GRANTING APPROVAL FOR A CONDITIONAL USE PERMIT
TO KEEP POULTRY AT 1605 HISTORIC ROUTE 66 WEST, WAYNESVILLE, MISSOURI;
FIXING AN EFFECTIVE DATE**

WHEREAS, a petition requesting a conditional use of property located within the City of Waynesville, Missouri has been filed with the City Clerk; and

WHEREAS, the petition has been referred to and considered by Public Hearing of the Planning and Zoning Commission of the City of Waynesville; and

WHEREAS, notice of the Public Hearing (including a description of the property involved and of the conditional use being requested) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County and the City of Waynesville, Missouri, which legal notice was published at least fifteen (15) days prior to the date of the public hearing; and

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council, after complete and total review of the Planning & Zoning Commissions recommendation, determines that it is the best interest of the City for the requested conditional use not to be approved.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:

Section 1. Edward and Carolyn Tee have requested a conditional use for the keeping of poultry on their R1 property. The application regarding this request is attached as "Exhibit A".

Section 2. The City Council of the City of Waynesville hereby denies the request of the Conditional Use Permit for this location for the use specified in the application.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL ON THIS 21st DAY OF JULY, 2022.

Dr. Jerry Brown, Mayor

ATTEST:

Michele Brown, City Clerk

Ordinance approved by City Council:

Councilman Farnham Yes	Councilman Davis Yes	Councilman Wilson Yes
Councilman Rice Yes	Councilman Liberty Yes	Councilman Conley Yes
Councilman Koren Yes		

Ordinance not signed by Mayor Brown within specified time period per Section 110.090 of the Waynesville Municipal Code.

Ordinance in full force and effect as of August 18th, 2022 without Mayor's signature.



THE CITY OF WAYNESVILLE

Utilities & Public Works Department

100 Tremont Center
Waynesville, MO. 65583
Phone: (573) 774-6171

CONDITIONAL USE PERMIT APPLICATION

All zoning applications submitted for consideration and approval *must* include the completed summary information outlined in Section 3 and two (2) copies of the sealed/signed engineered plans that support the application which is being submitted.
No action will be taken on the application if the application is incomplete or the required additional documents are not provided.
Processing times for applications could take 7 to 10 days.

OFFICE USE ONLY

Date Received _____ Permit No. _____
PERMIT FEE COST \$ _____

PROPERTY LOCATION:

1. APPLICANT INFORMATION

Name: EDWARD TEE Title: Mr. Date: 11 MAY 2022

Address - City, State, Zip Code:
1605 Historic 66 W Waynesville MO 65583

Applicant's Signature: Edward Tee Phone: 304 961-0407

2. OWNER INFORMATION (if different from applicant)

Name: EDWARD & CAROLYN TEE Phone No. 607 382 9780

Address:

Owner's Signature: Edward Tee Carolyn V. Tee Date: 11 May 2022

3. DEVELOPMENT SUMMARY

Zoning Summary

Current project site zoning district classification:

Proposed use for development: House Chickens

Adjoining property owners address list provided? Yes No

Is proposed development permitted in current zoning district? Yes No

Will any variances be required to accommodate project development? Yes No

Has adjoining property owners address list been provided? Yes No

Has preliminary plat been submitted and approved? Yes No

Has final plat been submitted, approved and recorded? Yes No

Will development be constructed in separate phases, section or tracts? Yes No

Has the Master Plan been submitted and approved? Yes No N/A

Development timeline submitted? Yes No N/A

Land Use Summary

Gross land area of project site: SqFt _____ Acres .25

Net land area to be developed: SqFt _____ Acres .25

Number of lots or tracts to be developed: _____

Smallest lot size to be developed: SqFt _____ Acres _____

Total commercial structures to be constructed: _____

Total leasable space within the commercial structure: _____

Total dwelling units (DU) per structure: _____

Number of DU per structure: _____

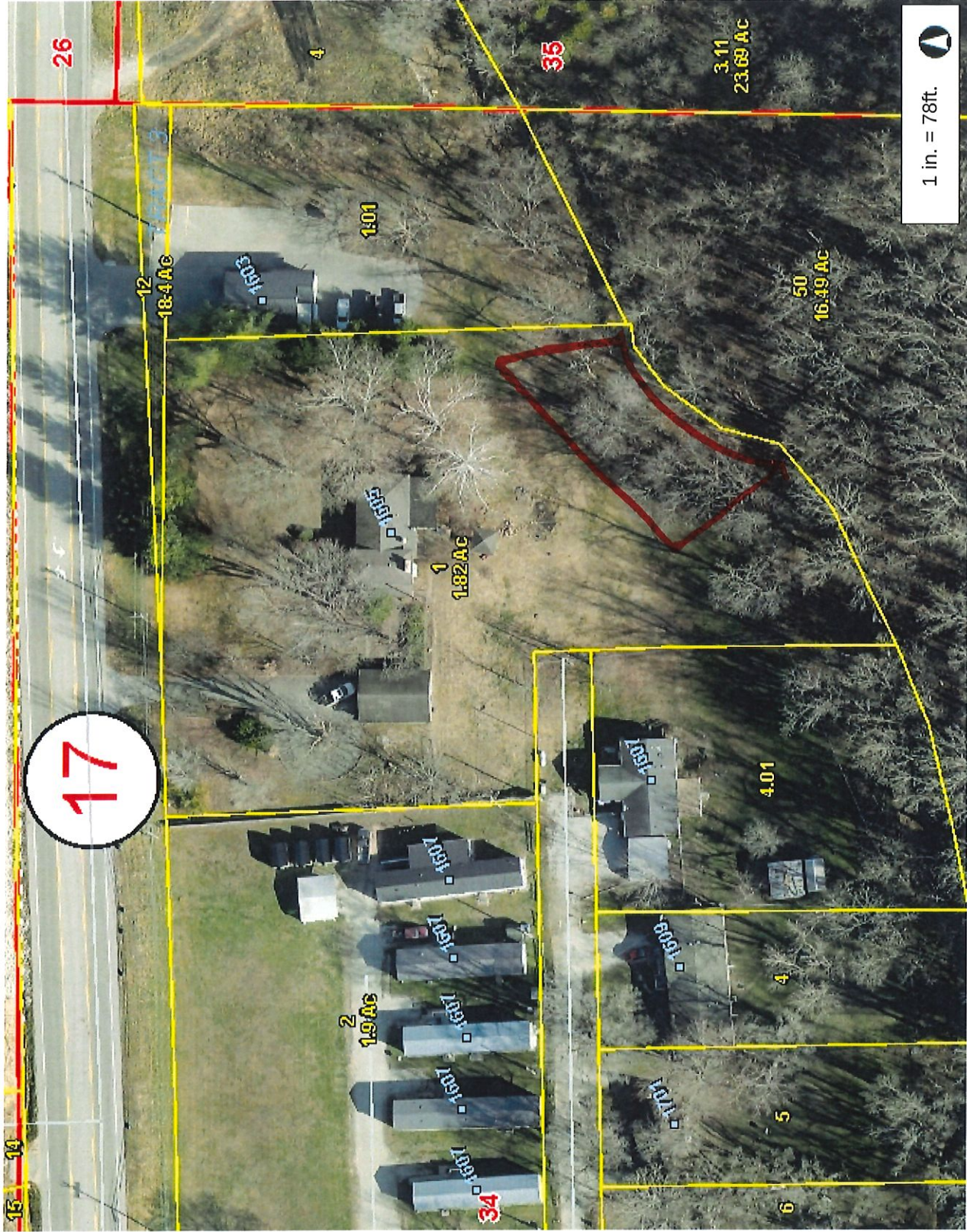
Called 5-16-22- informed Mr Tee that he has to supply a list of people 185' surrounding property.
1:24 pm

Land Use Summary cont.			
Gross floor area per structure:		SqFt	
Net floor area per DU or leasable space:		SqFt	
Number of stories per structure:			
Total height of each structure:			
Will any accessory structures be built?	2 Chicken Coops	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Number of accessory structures to be built:			2
Type of accessory structure to be built:	2 Wooden Chicken Coops		
Gross floor area of all accessory structures to be built:		SqFt	200
Is development site floodplain regulated?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Community FIRM Panel No:		Date of FIRM:	
Has a floodplain development permit been applied for?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is elevation certificate provided if project site is floodplain regulated?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have Missouri DNR storm water permits been approved and issued?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have Missouri DNR general operating permits been approved and issued?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has a local land disturbance permits been applied for?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Development Plan Summary			
Has the project site plan been submitted?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has grading plans been submitted?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are property/lot lines shown?	See attached	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are minimum lot size requirements met?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are building setbacks shown and acceptable?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are fire separation distances between structures shown?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
What is the fire separation distances between structures?			
Are existing utility easements shown?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are the location of existing buildings/structures on the property shown?	See attached	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are the location of proposed building/structures shown?	See attached	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are existing streets that adjoin the property shown?	See attached	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are new street right-of-ways shown and named?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are off-street parking areas shown with minimum requirements met?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Water Service Infrastructure Summary			
Is existing utility easements sufficient to support development?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Will new utility easements be required?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has recorded grant of easement been provided?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is existing water service available and shown on site plan?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
What is the size of the existing service main?		Inch	
Is existing service adequate to support development?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are new service mains to be installed by the developer?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
What is the size of the new service main?		Inch	
How many individual water meters are required for the project?			
What size meters are required or specified?		Inch	
Are meter locations indicated on the site plan?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are existing fire hydrant locations shown on the stie plan?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Are new fire hydrants needed?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Water Service Infrastructure Summary cont.			
Have Missouri DNR approved permits been issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Pending
Sanitary Sewer Service Infrastructure			
Existing utility easements sufficient to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing sanitary sewer service available and shown on site plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
What is the size of the existing service main?	Inch _____		
Is existing service adequate to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Are new service mains to be installed by developer?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
What is the size of the new service main?	Inch _____		
Will new sanitary sewer be a "pressure" or "gravity" system?	_____		
Will lift stations be installed and/or upgraded?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Will grinder pumps be installed and/or upgraded?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Are proposed sanitary sewer line and manholes shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have Missouri DNR approved permits been issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Pending
Electrical Service Infrastructure			
Existing utility easements sufficient to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing electrical service available and shown on the site plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is existing service adequate to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Do new service lines need to be extended to the development site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
What are the estimated maximum load requirements?	Amp service _____		
Number of individual meters required for project:	_____		
Are transformer pad locations shown?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
What size transformer is required to support project?	_____		
Are street light locations shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are parking lot area lights shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Natural Gas Service Infrastructure			
Existing utility easements sufficient to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing natural gas service available and shown on the site plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
What is the size of the existing service main?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is existing service adequate to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
What is the size of the new service main?	Inch _____		
Do new service lines need to be extended to development site?	_____		
Approximate length of required line extension?	Feet _____		
What are the estimated BTU load requirements?	BTU's _____		
No building permit applications, specifications or plans will be accepted by the Building Department until this application has been before the Planning & Zoning Commission and forwarded to the City Council and has been approved. Approval of a Conditional Use Permit does not authorize or constitute the approval of a building permit or the approval of the construction plans and documents for said development.			

Pulaski County, MO

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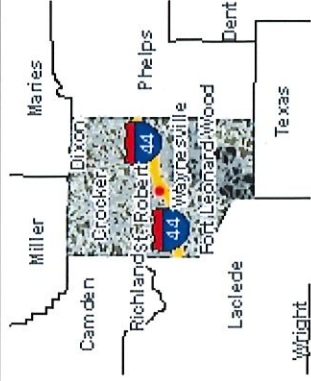


1 in. = 78ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Interstate
 - Road
 - Address Point
 - Corporate Limit
 - Parcel
 - Parcel Number/Acres
 - Lot
 - Stream
 - Water Boundary
 - Section
 - County Boundary

Notes

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003004001

Account Number: 0508544001

Owner Name: KEELING TAMMY R

Property Address: 1607 PEARSON STREET

Owner Address: 1607 PEARSON ST

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.38

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 202003252

Date Acquire: 6/1/2020 12:00:00 AM

Legal Description: PT NE NE4

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003050000

Account Number: 0508581000

Owner Name: EASTLAWN DIVISION LLC

Property Address:

Owner Address: PO BOX 1162

Owner City: ST ROBERT

Owner State/Zip: MO 65584-0000

Acres: 16.49

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 20043875

Date Acquire: 5/1/2004 12:00:00 AM

Legal Description: PT N2 NE4

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003002000

Account Number: 0508543000

Owner Name: TAGGE LINDA

Property Address:

Owner Address: 5300 N WAYNE

Owner City: KANSAS CITY

Owner State/Zip: MO 64118-0000

Acres: 1.90

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 200608105

Date Acquire: 10/10/2006 12:00:00 AM

Legal Description: LOTS 1 & 2 PT NE NE 4BOLLINGERS ADD

Pulaski County, MO

Property Report Card

Parcel Number: 118027000000012000

Account Number: 0508330000

Owner Name: LIBERTY RIDGE APARTMENTS LLC

Property Address:

Owner Address: PO BOX 4893

Owner City: SPRINGFIELD

Owner State/Zip: MO 65808-0000

Acres: 18.40

Section: 27

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 201804266

Date Acquire: 9/20/2018 12:00:00 AM

Legal Description: PT E2 SE SE4 EXCEPT 1 ACRE

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003001001

Account Number: 0508542001

Owner Name: HEALTHY PET WELLNESS CENTER LLC

Property Address: 1603 HISTORIC RT 66

Owner Address: 1603 HISTORIC 66 WEST

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.28

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 202002113

Date Acquire: 5/5/2020 12:00:00 AM

Legal Description: PT NE NE4

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003001000

Account Number: 0508542000

Owner Name: TEE EDWARD & CAROLYN

Property Address: 1605 HISTORIC RT 66 WEST

Owner Address: 1605 HISTORIC RT 66 WEST

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 1.82

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 202106496

Date Acquire: 9/27/2021 12:00:00 AM

Legal Description: PT NE NE4

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING before the Planning and Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30pm, Tuesday, June 14, 2022, in the Council Chambers at City Hall, 100 Tremont Center.

The purpose of this hearing is to consider a request for a Conditional Use Permit to allow chickens on property located at 1605 Historic 66 West, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Council.

Nathan Carmon
City of Waynesville
Building Official
Building2@waynesvillemo.org

#21-21c

2x3

#21 & #22

5-25-22

6-1-22

Cost: \$30.00 per week
\$60.00 total

Needs affidavit of
publication.

Will mail to:

City of Waynesville
100 Tremont Center
Waynesville MO 65583