



## Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 5158)**

Meeting: 04/06/20 09:55 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Paula Brumfield

Initiator: Paula Brumfield

Sponsors:

DOC ID: 5158

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# Meeting Attachments

### ATTACHMENTS:

- 040620 MAINTENANCE - 1st QUARTER REPORT (PDF)
- 040620 Rezoning Case 2020-0033 JOLLEY STEVE (PDF)
- 040620 ORDER NO. 04-06-2020-01 - JOLLEY CASE 2020-0031 (PDF)
- 040620 Rezoning Case 2020-0031 BEHRENS MARY (PDF)
- 040620 ORDER NO. 04-06-2020-02 - BEHRENS CASE 2020-0033 (PDF)

Richard Teague

Maintenance director

Quarterly Report

April /5/2020.

Plans for Building Maintenance have changed due to the current climate.

I have Postponed two restroom remodels and replaced them with painting jobs.

I am taking advantage of the public being shut out of the county buildings and using this time to do some long-overdue painting. So far we have painted the court secretaries area on the first floor of the justice center. We are currently waiting on estimates to paint Barbie's area and both public waiting areas located on the first and second floor. We are also making plans to change out the vegetation around the historic courthouse and change out the vegetation in front of the Christian County Justice Center. I am working with Paramount roofing to mitigate any future water issues concerning the downspouts on the historic courthouse. Some issues have been identified and when weather is permitting we will address them accordingly. We are currently working with Gilbert's stainless as they install the remaining showers in the Christian County Jail, so far C- pod, D pod, and F -pod are completed. E-Pod has been started. Gilbert's is due back this Tuesday to finish the pod and address some issues the jail captain has.

(Coronavirus as it pertains to the building maintenance department.)

I'm sure everyone is aware of the troubles that our Department is having obtaining Lysol Clorox wipes and other disinfectant. Much of my time has been spent over the last three weeks trying to obtain disinfectants rated to kill this virus. I have purchased two backpack sprayers like the hospitals and the school system's are using. These sprayers are due in the second week of April.

These machines will sanitize nearly every square foot of the buildings if used properly. In the meantime I have found two different types of disinfectants that are rated to kill coronavirus. We are passing these out to each and every office this includes spray bottles with bleach water mix as recommended by the CDC and the disinfectant Q -64. I have a current order in for Nixall disinfectant made here in Christian County. We currently have a 55 gallon drum of hand sanitizer to refill bottles with which I am passing out to all officers including The police department as needed. This means I'm refilling their bottles. C1 and C2 Road departments have been unable to acquire any disinfectants so I have supplied them with four bottles each of Q 64. We are keeping all records of purchase directly related to the coronavirus and will be passing this information on to EMA.

New personnel.

I have hired a personal assistant as you may be aware and we have hired a new full-time custodian that starts Monday, April 6. Lindale Cummings has been filling in the custodial position during this transition and once the custodial staff is trained he will be rejoining me in the building maintenance department.

We have had some heating and air issues this spring this includes replacing the mini split unit for the historic courthouse IT room which I have completed at a cost of about \$2900. Estimates for this excited 6000 using an outside company. We still have a unit on the Christian County resource building that is ordered and will be installed soon. We have replaced the main circuit board on the 110 ton unit that supplies heating and air to the justice center building at a cost of \$2600.00. The custodial room in the historic Courthouse is now located on the second floor and we are making plans to expand Kelly Hall's office into the old custodial room. I am working on plans to remove three jail cells from the courthouse building. Danny Gray is working

with his budget to make this a usable space for his office and will fund the remodel out of his budget. We are currently working with Cintas to replace some fire extinguisher heads and rebuild a backflow preventer that has failed inspection in the Christian county jail this will be addressed ASAP. I have also worked with the sheriff and Jail captain to replace the refrigeration unit in the walk-in cooler for the Jail kitchen. This job has been completed. I have been working with Jay Key Service and I have fixed the issues with the justice center key card reader entry and exit doors. The new circuit court building will start having the lightning protection work installed in approximately 30 days. Davis electric was awarded this bid. They are working us into their schedule.

Quarterly maintenance.

Quarterly maintenance -pest control and sewage lift pump in the justice center have been completed. Quarterly maintenance for the elevators has been completed. Quarterly maintenance for the HVAC systems (changing out the air filters and cleaning coils) will start in the next two weeks. Yearly jail lock maintenance will start soon after.

## CONCLUSION

The building maintenance department continues to work with all county offices to address issues as they come up. The coronavirus has caused issues with our department much like every other department more and more of our time has been spent sanitizing doorknobs restrooms etc. multiple times throughout the day. My staff is taking every possible precaution we can think of to keep our employees and our citizens safe. Please note that we appreciate all the county offices doing their part to help us sanitize these areas throughout the day.

Building maintenance director

Richard Teague

April 5 2020



**PLANNING & DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

1106 W. Jackson St., Ozark, MO 65721  
(417) 581-7242

**REZONING REQUEST**

**HEARING DATE: April 6, 2020**

**CASE NUMBER: 2020-0031**

**APPLICANT: Steven Jolley**

**CURRENT ZONING: A-1 (Agriculture District)**



**LOCATION:** East side of Forgey Rd, near Billings, MO



**SURROUNDING LAND USES:** Dispersed residences and larger agricultural parcels

# Current Zoning in the Area





### **BACKGROUND AND SITE HISTORY:**

The Planning and Zoning Commission is also reviewing an appeal request related to an administrative decision to deny this applicant's administrative subdivision associated with this 8.21 +/- acre parcel.

The applicant wishes to rezone this property to A-R in order be able to create two sub 5 acre parcels.

### **ZONING DISTRICT BEING CONSIDERED:**

The applicant is requesting a change in zoning to A-R Agriculture Residence which is detailed in Article 32 of the County Zoning Regulations.

If this change in zoning is approved, the subject parcel can be subdivided into parcels as small as 3 acres.

## **PLANNING/LAND USE ANALYSIS:**

### *Land Use Plan:*

The Christian County Comprehensive Plan looks at this area as one of continued dispersed residential development.

### *Compatibility:*

The parcel to be re-zoned as A-R is currently surrounded by other tracts which are being used for dispersed residential.

### *Connectivity:*

The site has frontage along Forgey Rd. which is a well maintained County road. This zoning change would not have any significant effect on vehicular or pedestrian connectivity.

### *Public Benefits:*

The rezoning of this parcel creates the possibility of additional residential development in the area.

## **PROJECT / SITE ANALYSIS:**

The site is 8.21 +/- acres in size and is currently vacant.

### *Landscaping and Buffering:*

No provisions for landscaping or buffering have been offered or will be required at this time. If and when the site is developed, the prescribed residential setbacks found in Article 32 would be applied.

### *Building Design:*

Any future buildings would be subject to the codes administered by the Building Inspections Department.

### *Access:*

The site has approximately 280' of frontage along Forgey Rd. and contains one established point of access. There is adequate frontage remaining to locate an additional driveway if the parcel is split. In this case the east side of Forgey Rd. falls within the Common Two road district.

### *Utility Services:*

No utilities currently serve the site. Any new wells would require the approval of MoDNR and any new septic systems would have to be approved by the County Health Department.

## **ENVIRONMENTAL ANALYSIS:**

### *Stormwater Impact:*

If and when the site is further developed, it would be done on parcels which are at least 3 acres in size. The amount of pervious area which would remain after any residential development should be more than adequate to allow for continued normal absorption of rainwater.

### *Groundwater Impact:*

None is anticipated.

### *Floodplain/Sinkhole Impacts:*

There are no mapped sinkholes or areas of floodplain located on this parcel.

## **RECOMMENDATIONS:**

On March 16, 2020 the Planning and Zoning Commission reviewed this application and provided an opportunity for public discussion. There was no one present other than the applicant to make comment.

The Planning and Zoning Commission voted unanimously to recommend approval to the County Commission.



**ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI**

**DATE ISSUED:** April 6, 2020  
**SUBJECT:** CASE NUMBER 2020-0031  
**TEXT:**

Steven Jolley petitions the Christian County Commission to rezone a 8.21 acre tract of land from A-1 (Agriculture District) to A-R (Agriculture Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at Forgey Road near Billings, Missouri, located within Parcel 09-0.4-17-0-0-12.005 which is legally described as follows:

*A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 17, THENCE S02°04'34"W, ALONG THE WEST LINE OF SAID SECTION 17, 1329.91 FEET; THENCE S87°59'05"E, 49.71 FEET; THENCE S01°53'48"W, 8.20 FEET; THENCE S88°03'18"E, 5.84 FEET TO THE POINT OF BEGINNING; THENCE S88°03'18"E, 411.24 FEET; THENCE S69°49'55"E, 14.42 FEET; THENCE S88°01'29"E, 213.24 FEET; THENCE S02°28'36"W, 559.95 FEET; THENCE N87°52'57"W, 635.04 FEET; THENCE N02°09'15"E, 562.64 FEET TO THE POINT OF BEGINNING.*

The Christian County Planning and Zoning Commission did, during public hearing on March 16, 2020 review this request and hear public comment. A motion to recommend approval of this change passed by a unanimous vote.

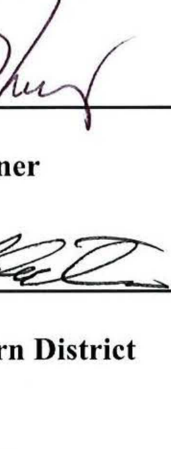
Now, therefore, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Bilyeu, seconded by Commissioner Robertson, by a unanimous vote to approve this request.

Done this 6th day of April, 2020, at 10:15 a.m.


**CHRISTIAN COUNTY COMMISSION**

  
\_\_\_\_\_  
**Ralph Phillips**  
Presiding Commissioner

Yes X  
Dated: 4/6/2020


  
\_\_\_\_\_  
**Mike Robertson**  
Commissioner, Eastern District

Yes ✓  
Dated: 04.06.2020

  
\_\_\_\_\_  
**Hosea Bilyeu**  
Commissioner, Western District

Yes X  
Dated: 4-6-2020

**ATTEST:**

  
\_\_\_\_\_  
**Kay Brown**  
County Clerk

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# PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

## Request for Zoning Change

HEARING DATE: April 6, 2020

CASE NUMBER: ~~2019-0155~~ 2020-0033

APPLICANT: Mary Behrens

CURRENT ZONING: A-1 Agriculture

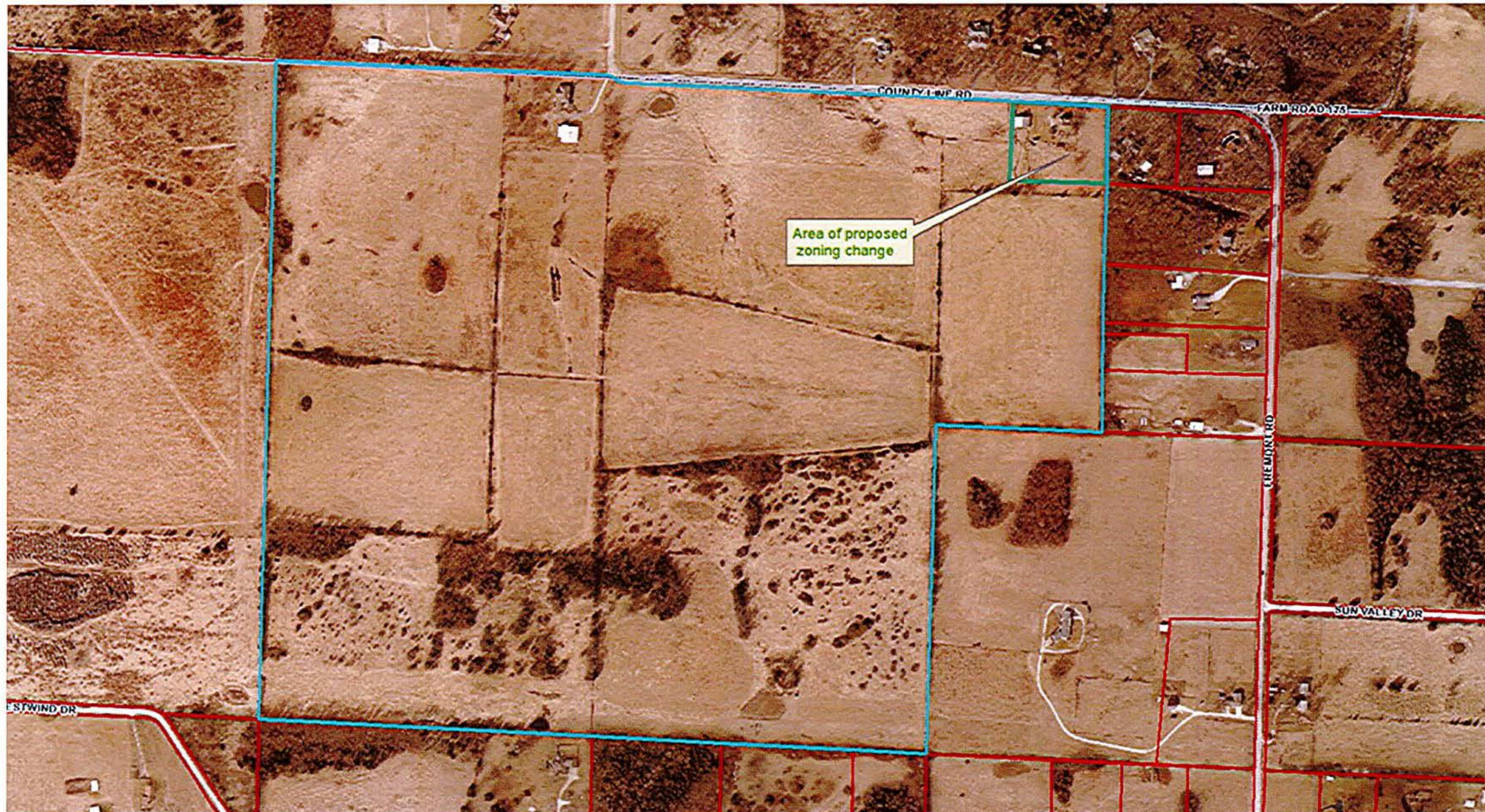


1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242





**LOCATION: 1064 W. County Line Rd., Ozark, MO**



Low density residential, and larger undeveloped agricultural parcels surround this property.

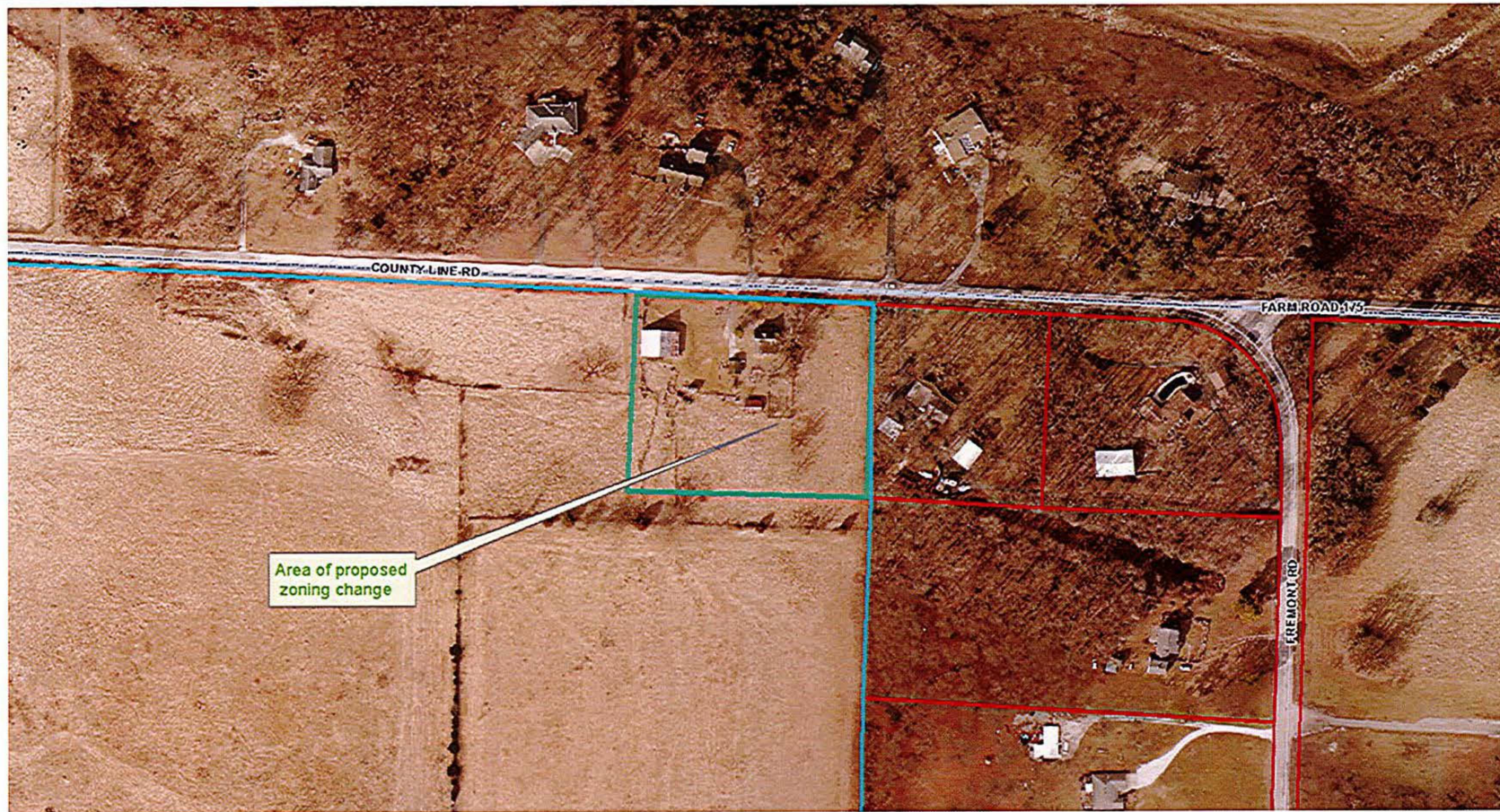


Zoning in the area:



## PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 3 +/- acre parcel to A-R in order that it can be lawfully subdivided from the greater 179.65 acre parcel.



## PLANNING / LAND USE ANALYSIS:

### *Land Use Plan:*

This property is located on the south side of County Line Rd. north of Ozark. Our future land use plan endorses location dispersed residential and agricultural uses in areas such as this.

### *Compatibility:*

Agricultural parcels and smaller residential parcels with direct access to the road(s) are typical of the surrounding area.

### *Connectivity:*

This change would not significantly impact any vehicular or pedestrian connectivity.



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## **PROJECT/SITE ANALYSIS:**

### *Landscaping and Buffering:*

No provisions for landscaping or buffering have been offered or will be required at this time.

### *Building Design:*

The 3 acre parcel to be created already contains a small house and a barn.

### *Access:*

The property has existing access to County Line Rd.

### *Utility Services:*

Existing on site.



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## ENVIRONMENTAL ANALYSIS:

### *Stormwater Impact:*

None is anticipated as a result of this change. The amount of undeveloped acreage allows for normal infiltration of rainwater.

### *Groundwater Impact:*

None is anticipated.

### *Floodplain/Sinkhole Impacts:*

No known floodplain or sinkhole features are located on the property.



## **STAFF COMMENTS:**

Approval of this application will allow for the applicant to achieve her goal of separating this 3 acre parcel from the larger farm.

## **RECOMMENDATIONS:**

On March 16, 2020 the Planning and Zoning Commission reviewed this application and provided an opportunity for public discussion. There was no one present other than the applicant to make comment.

The Planning and Zoning Commission voted unanimously to recommend approval to the County Commission.



ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI

DATE ISSUED: April 6, 2020  
SUBJECT: CASE NUMBER 2020-0033

TEXT:

Mary Behrens petitions the Christian County Commission to rezone a 3 acre tract of land from A-1 (Agriculture District) to A-R (Agriculture Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at 1604 W. County Line Rd. near Ozark, Missouri, located within Parcel 04-0.9-32-0-03.001 which is legally described as follows:

PROPERTY DESCRIPTION:

*A PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 21 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF THE SAID NE1/4 OF THE NE1/4 OF SECTION 32, THENCE N86°50'03"W, ALONG THE NORTH LINE OF SAID NE1/4, 1052.60 FEET; THENCE S01°31'39"W, 32.51 FEET TO THE POINT OF BEGINNING; THENCE S86°50'03"E, 388.04 FEET TO THE EAST LINE OF SAID W1/2 OF THE NE1/4 OF THE NE1/4; THENCE S01°31'39"W, ALONG SAID EAST LINE OF THE W1/2 OF THE NE1/4 OF THE NE1/4, 304.39 FEET; THENCE N86°50'03"W, 388.04 FEET; THENCE N01°31'39"E, 304.39 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE WEST 10.00 FEET OF THE NORTH 50.50 FEET THEREOF.*

The Christian County Planning and Zoning Commission did, during public hearing on March 16, 2020 review this request and hear public comment. A motion to recommend approval of this change passed by a unanimous vote.

Now, therefore, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Robertson, seconded by Commissioner Bilyeu, by a unanimous vote to approve this request.




Done this 6th day of April, 2020, at 10:10 a.m.


CHRISTIAN COUNTY COMMISSION

  
\_\_\_\_\_  
Ralph Phillips  
Presiding Commissioner

Yes   
Dated: 4/6/2020

  
\_\_\_\_\_  
Mike Robertson  
Commissioner, Eastern District

Yes   
Dated: 04-06-2020

  
\_\_\_\_\_  
Hosea Bilyeu  
Commissioner, Western District

Yes   
Dated: 4-6-2020

ATTEST:

  
\_\_\_\_\_  
Kay Brown  
County Clerk

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