

MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF AIRPORT DRIVE, MISSOURI

A Regular Meeting of the Board of Trustees of the Village of Airport Drive, Missouri was held on Thursday, April 25, 2024, at the Village Municipal Building. The meeting was open to the public.

Chairman Terry Myers called the Board of Trustees to order at 7:00 p.m. The members present were Mark Rains, Ray Bryant, Claren Holmes, and Denise Winans. Village Clerk Sue Hirshey was present to take the minutes. Village Attorney Derek Snyder, Village Engineer Clayton Cristy, and Deputy Clerk Sharon Clark attended. In the audience were Residents Marvin and Debie Heckart, Stuart and Clara Houston, Debbie Bryant, and Krist Payton. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

MOMENT OF SILENCE

Chairman Terry Myers asked for a moment of silence in honor of the passing of **Howard House, Jr.**, a former member of the Board of Adjustment and a longtime resident.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on March 28, 2024, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Winans seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for April 2024. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Payroll Calculation Report, Accounts Payable Check Register, Accounts Payable Control Report, Current Statements of Revenues and Expenditures, worksheets for Recap of Sales Tax Revenue, Sewer Maintenance Charges Paid to Carl Junction, and Certificates of Deposits for Airport Drive. Trustee Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Holmes seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Property owner **Matt Paige** appeared before the Board to **request rezoning** of the property he owned on the south side of Northeast Street, east of 24968 Northeast Street: from A-1, Agricultural, to R-1, Single Family Residential. A Public Hearing was held at 6:00 pm that evening. Chairman Myers asked Mr. Paige if he had any comments. Mr. Paige did not. Trustee Rains motioned to approve the request to rezone the south side of Northeast Street on the east end of Northeast Street from A-1, Agricultural, to R-1, Single Family Residential. Trustee Winans seconded the motion. Motion passed unanimously. A council bill would be adopted later in the meeting.

Jason Stidman, owner of the **Let's Go Carwash at 5958 North Main Street Road**, appeared before the Board to request to extend the temporary Certificate of Occupancy. Mr. Stidman reported the screening around the vacuums has been completed with gates. The inlet drain was not done, the ground needed to dry out. There was a fiber line limiting vertical room of the drain to go up or down, Mr. Stidman suggested running the drain under the line. Engineer Cristy agreed that would be the easiest solution. Mr. Stidman asked for an extension of 30 days for the temporary Certificate of Occupancy. Trustee Bryant motioned to extend the deadline of the temporary Certificate of Occupancy until the May 23, 2024 Board of Trustees meeting. Trustee Rains seconded the motion. Motion passed unanimously. Mr. Stidman thanked the Board of Trustees.

Resident Krist Payton appeared before the Board. Ms. Payton lived on Evergreen Road. She filed a complaint on her neighbor, also on Evergreen Road. Ms. Payton complained that code enforcement was not what it used to be. Her neighbor had straw, a gate, and a doghouse in the street. Ms. Payton was concerned the trash in the street and the actions of her neighbor were driving down property values. She questioned why Airport Drive paid for services from the Jasper County Sheriff's Office and the officers were not doing anything. She truly appreciated the officers, but questioned whether they were doing their jobs. Trustee Rains asked how long the debris had been in the street. Ms. Payton responded over a week. Code Violation letters had been mailed to the neighbor on April 23, 2024, giving the property owner ten days to remedy the situation. Chairman Myers asked what the Board could do to expedite the clean up? Attorney Snyder discussed options. The owner could be mailed a ticket, the Village could clean up the debris and invoice the property owner. It would be best for law enforcement to contact the owner, issuing a citation was the most likely option. Ms. Payton commented that the debris was in the roadway. Attorney said if it the debris was in the roadway, the Village could remove it. Chairman Myers instructed Clerk Hirshey to contact Deputy Henry to remove the debris. Resident Debbie Bryant praised Deputies Crossley and Henry for taking care of a neighbor's overgrown bushes coming over her fence. She also reported a fence west of their property on the Fat & Happy lot, it was blown over during recent storms. Attorney Snyder stated the Code requires property owners to maintain fences, there should have been a permit to work on the fence. Resident Debie Heckart questioned purchasing a permit for repairs to a fence. Clerk Hirshey would ask Building Inspector Strickland to inspect the fence.

ENGINEER'S REPORT

Engineer Cristy reported Schuber Mitchell Homes' new subdivision on Prairie Flower Road required a sewer line to be installed across Fountain Road at Swede Lane. He asked the Trustees if he should investigate the Fountain Road Trailer Park hooking their sewer lines up to the Joplin line? The Board thought he should. Lift Station maintenance was discussed. Engineer Cristy noted grease in the lines was still a problem. Trustee Bryant asked Engineer Cristy if he could tell where the grease was coming from. Engineer Cristy said it would be hard to know for sure.

COUNCIL BILLS AND RESOLUTIONS

Council Bill 06-24, a council bill to amend the Zoning Code of the Village from District A-1, Agricultural, to District R-1, Single Family Residential District for property on the south side of Northeast Street, east of 24968 Northeast Street, was discussed. Trustee Rains motioned to have the first reading of Council Bill 06-24 by title only. Trustee Winans seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 06-24 by title only. Trustee Rains motioned to accept the first reading of Council Bill 06-24 by title only and have the second reading of Council Bill 06-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 06-24 by title only. Trustee Rains motioned to accept the second and final reading of Council Bill 06-24 by title only, and to adopt Ordinance 06-24. Trustee Holmes seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Ordinance 06-24 was adopted.

Council Bill 07-24, a council bill **to repeal and replace Section 400.050 (A) Building Permit - Fees – Deposit, Chapter 400, Planning Administration and Enforcement, Article I, General Provisions**, was discussed. Attorney Snyder clarified the changes were to A. #5 & #6. Trustee Rains motioned to have the first reading of Council Bill 07-24 by title only. Trustee Winans seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 07-24 by title only. Trustee Rains motioned to accept the first reading of Council Bill 07-24 by title only and have the second reading of Council Bill 07-24 by title only. Trustee Winans seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 07-24 by title only. Trustee Rains motioned to accept the second and final reading of Council Bill 07-24 by title only, and to adopt Ordinance 07-24. Trustee Holmes seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Ordinance 07-24 was adopted.

OTHER BUSINESS

Clerks Hirshey and Clark requested **vacation days** on Friday, **July 5, 2024**. This would mean the office would be closed for a four-day weekend. Trustee Rains motioned to allow Clerks Hirshey and Clark to both take vacation days on Friday, July 5, 2024. Trustee Bryant seconded the motion. Motion passed unanimously.

Chairman Myers discussed changes to the **update to the Comprehensive Plan**. He did not agree with the changes to the future land use map, properties currently zoned residential along Highway 171, with future uses as commercial. Attorney Snyder stated the Comprehensive Plan is just a foreseen use of land and zoning. For any rezoning request, the Board would look at what the impact the utilities, ingress, and egress, would have on the property. The Trustees ultimately control rezoning requests. Chairman Myers questioned the value of the Comprehensive Plan. Trustee Holmes wanted the Board to look at the plan from the current residents' views. Attorney Snyder reminded the Trustees, if properties are rezoned and owners do not make use of the property, the property would revert to its previous use. Chairman Myers said he wanted to protect the integrity of the Village. Trustees Rains, Holmes and Myers did not agree with the Zoning Commission's vision of the commercial areas of the future land map.

Marvin and Debie Heckart provide a list of the **unmarked intersections in Fountain Estates and Briarwood Subdivisions**. Should there be Yield and/or Stop signs? Trustee and Street Commissioner Ray Bryant agreed to review the subdivisions and make recommendations for signage at the May 23, 2024 Board of Trustees Meeting. Attorney Snyder stated an ordinance would need to be adopted for the new signage. Trustee Winans motioned to have Street Commissioner Ray Bryant review the streets in Fountain Estates and Briarwood Subdivisions for traffic control signage, and to make recommendations to Attorney Derek Snyder to prepare a council bill for traffic control signage to be taken up by the Board of Trustees. Trustee Holmes seconded the motion. Motion passed unanimously.

The Trustees discussed the Zoning Commission meeting Tuesday, April 23, 2024. Chairman Myers felt a sign permit request wasn't handled well. The Board discussed the definition of projecting signs, the number of signs allowed and who should be responsible to approve new signage.

Trustee Rains motioned to have Attorney Snyder prepare a council bill to add to the Code of Ordinances to schedule future Zoning Commission Meetings on the Tuesday immediately prior to the Trustees Meeting, normally held on the fourth Thursday of the month. Trustee Holmes seconded the motion. Motion passed unanimously. Engineer Cristy suggested the language in the Sign Code be

simplified. Because the owners of The Human Bean withdrew their sign permit application, they would need to resubmit their Sign Permit application. Clerk Hirshey would contact the Wrights.

ADJOURNMENT

With no other business to come before the Board, Trustee Rains motioned to adjourn the meeting. Trustee Bryant seconded the motion. Motion passed unanimously. The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk