

Bill No. 24-12

Ordinance No. 2646

AN ORDINANCE APPROVING THE FINAL PLAT FOR MILSTEAD'S ADDITION; DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THE SUBDIVISION PLAT; SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, AS FOLLOWS:

SECTION I

That Tony and Kim Ghisalberti presented to the Community Development Director of the City of Richmond on the 15th day of April 2024, a proposal for a Replat of Lots 2, 3, 12 and 13 of Milstead's Addition, a subdivision located in the corporate limits of the City of Richmond, Missouri, described as follows:

All of Lots 2, 3, 12 and 13 of Milstead's Addition, an addition to the City of Richmond, Ray County, Missouri, per the Recorded plat thereof.

SECTION II

After mature and deliberate consideration and review of the said proposal for a Replat of Milstead's Addition, the Community Development Director did recommend that said subdivision plat, consisting of one (1) page, is approved.

SECTION III

Upon mature and deliberate consideration, the City Council of the City of Richmond does hereby approve the Replat of Milstead's Addition. The Mayor and City Clerk are directed to execute said subdivision plat, consisting of one (1) page, for recording purposes and all appropriate documents in order to affect this ordinance.

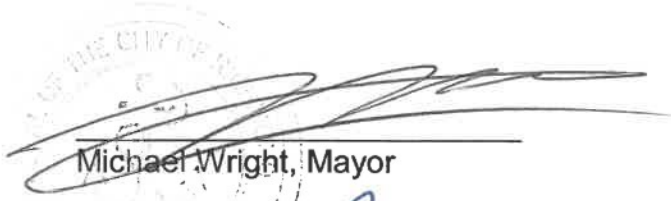
SECTION IV

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION V

This Ordinance shall take effect upon its passage by the City Council of Richmond, Missouri and signing by the Mayor.

PASSED THIS 23 DAY OF April 2024.



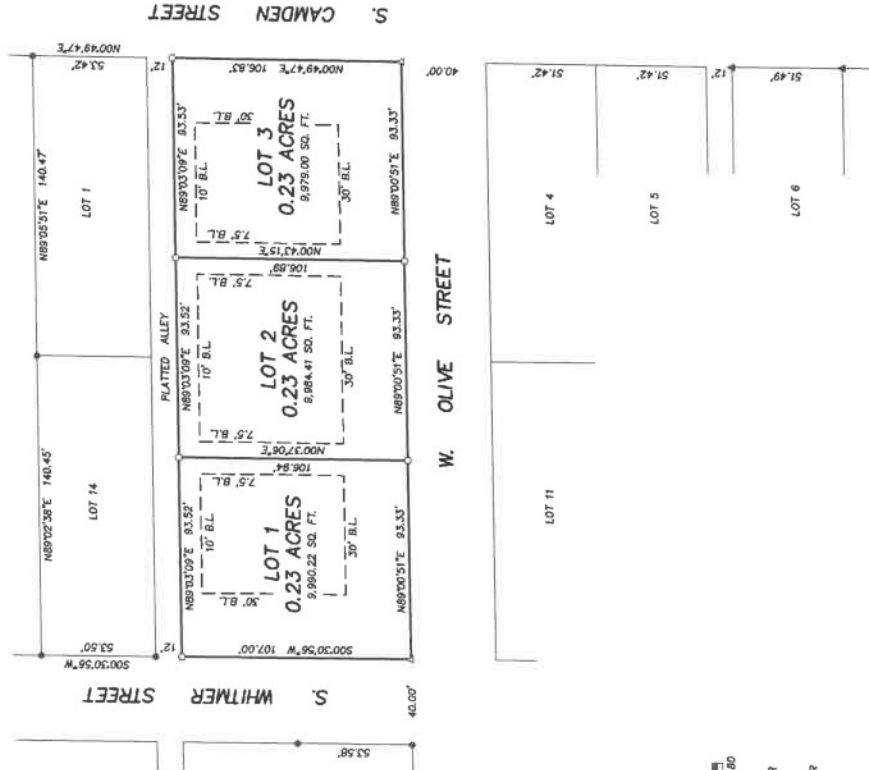
A handwritten signature in black ink, appearing to read "Michael Wright", is written over a horizontal line. To the left of the signature is a faint circular seal of the City of Richmond, Missouri, with the text "CITY OF RICHMOND, MISSOURI" and "CITY COUNCIL" visible.

Michael Wright, Mayor

ATTESTED: 
Tonya Willim, Acting City Clerk

GHISALBERTI ADDITION

FINAL PLAT
 A REPLAT OF LOTS 2, 3, 12, AND 13, MILSTEAD'S ADDITION
 TO THE CITY OF RICHMOND, RAY COUNTY, MISSOURI



- NOTES**
1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983. WEST ZONE. AS DEVELOPED FROM GPS OBSERVATIONS.
 2. RECORDED DEED INFORMATION FOR THE PARENT TRACT CAN BE FOUND IN BOOK 2187 PAGE 844, MISSOURI RECORDS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1892 AND 1904, AND THE MISSOURI PROFESSIONAL LAND SURVEYORS' REGULATIONS, RESTRICTIVE COVENANTS, NONDISCRIMINATION ACTS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS SET FORTH IN MISSOURI STATUTE CHAPTER 193, MISSOURI CODE ANNOTATED (MCA) 190.040.
 4. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN.
 5. THE WORDS "CERTIFY" OR "CERTIFICATION" AS SHOWN OR USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S BELIEF THAT THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 6. THIS DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

- = FOUND 1/2" IRON BAR
- = SET 1/2" IRON BAR
- ▲ = FOUND 3/8" IRON BAR
- △ = SET 5/8" IRON BAR

DESCRIPTION:
 ALL OF LOTS 2, 3, 12, AND 13, MILSTEAD'S ADDITION, AN ADDITION TO THE CITY OF RICHMOND, RAY COUNTY, MISSOURI, PER THE RECORDED PLAT THEREOF.

DEDICATION:
 STREETS, ROADS AND THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED. EASEMENTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR THEIR DESIGNATED USE ARE HEREBY SO DEDICATED.

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON, WHICH SUBDIVISION SHALL BE KNOWN AS "GHISALBERTI ADDITION" AND SHALL CONSIST OF THREE (3) LOTS. IN TESTIMONY WHEREOF, TONY GHISALBERTI AND KIM GHISALBERTI HAVE SUBSCRIBED THEIR NAMES

THIS _____ DAY OF _____, 2024.

TONY GHISALBERTI
 STATE OF MISSOURI }
 COUNTY OF RAY } SS

KIM GHISALBERTI

ON THIS _____ DAY OF _____, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TONY GHISALBERTI AND KIM GHISALBERTI, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES HEREIN STATED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

APPROVALS AND ACCEPTANCES

RICHMOND CITY COUNCIL: _____ APPROVED DATE: _____

MAYOR: _____ CITY CLERK: _____

RICHMOND PLANNING AND ZONING: _____ APPROVED DATE: _____

ADMINISTRATOR: _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1892 AND 1904, AND THE MISSOURI PROFESSIONAL LAND SURVEYORS' REGULATIONS, RESTRICTIVE COVENANTS, NONDISCRIMINATION ACTS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

WITH THE REQUIREMENTS OF THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16), ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, MISSOURI STATUTE CHAPTER 193, MISSOURI CODE ANNOTATED (MCA) 190.040. THIS SURVEY DOES NOT CONTAIN ANY UNAUTHORIZED ALTERATIONS.

SISCO LAND SURVEYING, LLC
 PO BOX 84
 LEXINGTON, MO 64067
 PHONE (660) 259-2800
 siscolandsurveying@gmail.com
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #2013006653

THOMAS G. SISCO
 MO P.L.S. 2003013180

RECORDER OF DEEDS

SURVEY FOR: TONY GHISALBERTI
 RICHMOND, MO 64085

DATE: MARCH 19, 2024

PROJECT #: SLS-24-35

THE CITY OF RICHMOND BOARD OF ZONING ADJUSTMENTS MINUTES OF THE REGULAR MEETING HELD ON MONDAY, APRIL 15, 2024

Board members present: Ernie Jones, Dale Minnick, Mark Guy, and Barb Hardwick.

City Staff Present: Lisa Hastings, Community Development Director.

Public Present: Ruby Cobb, David Paige, Tony Ghisalberti, Phil Powers, Norman Harrower.

Mark Guy called the meeting to order at 3:00 P.M. and called role. Four members present.

Guy questioned if there were any corrections of changes to the minutes of November 13, 2023. There being none Hardwick made a motion to approve minutes as written, second by Minnick. Hastings called roll. AYES: 4 NAYS: 0.

Guy introduced item A under New Business, Variance at 506 S. Second for Norman Harrower. Variance of front yard setback of 20' of the required 30' setback: Hastings advised this is a request for a variance of the front yard setback. The ordinance requires a 30' front yard setback. Mr. Harrower purchased the house and doing a renovation of the entire house and found out the porch was in to poor of condition to repair and had to be removed. He is asking to just go back with the same size of porch. He will have to obtain a variance to do that. The old porch and in this old part of town was not set back of the right of way. The variance would be for 20'. Mark Guy stated it looked like to him that all the houses on that street are about the same. Mr. Harrower stated that was correct. Ruby Cobb stated they just want to see the house fixed. David Paige stated they are all for it. Paige stated they are just glad that he is buying some of these old places and fixing them up.

Mark Guy questioned if there were any further comments or questions there being none Minnick made the motion to approve, second by Hardwick. Hastings called roll. AYES: 4 NAYS: 0

Guy introduced item B under New Business, Variance at W. Olive, S. Camden and S. Whitmer for Tony Ghisalberti, variance of the minimum lot depth of 3': Hastings advised this is for a lot split plat. There were four lots previously and believe there was two houses. Tony stated there may have been four. Hastings stated to make three lots useful, he is requesting to make the four small lots into three nice size lots. This will allow him to build three new single-family dwellings. The lots do not meet the minimum lot depth requirements of 110' per zoning. He is asking for a variance of roughly four feet to allow for three lots. Barb Hardwick questioned if the houses were going to face south. Tony advised one will face Camden, one will face Whitmer and one will face W. Olive.

Mark Guy questioned if there were any comments from the audience. Phillip Powers stated his only question was about the alley. He questioned if he will be using the alley to access the lots. Hastings advised the intention was to put driveways in from the street adjacent to the lot. The person that purchases the new home may want to use the alley for additional access. Guy questioned what the rules were on a plated alley. Hastings advised it does have to remain open for access and be maintained by adjoining property owners. If the adjoining property owners wish to vacate they can make application to request. There is a house that is being renovated on the alley. Powers advised he did not even want the alley there because it is just people cutting through the Church and the previous owner said he was going to build an apartment and need the alley for access. Hardwick questioned the location of the alley on the map. Hastings showed the location and stated it was still open and is the only access to the house that is being renovated because it is so steep going up to house. She was advised she cannot block the alley and she needed to install parking to the rear of the house.

Hastings advised if the Church and Tony decided to vacate a portion of the alley, they may get approval to vacate the west half. That has been done in the past where one end was vacated and the other was open for access to a house. Hardwick questioned Powers if that back drive was used very much by the Church. Powers stated they are wanting to put the day care back in the Church and they would like to close that drive off. There are a lot of cars that cut through that and they do not want to leave it open. Hardwick stated she went by there before the meeting and there is an eighteen wheeler parked there. Powers stated he does not have any concerns if they want to vacate the alley.

Mark Guy questioned if there were any further comments or questions there being none Jones made the motion to approve, second by Minnick. Hastings called roll. AYES: 4 NAYS: 0

With no further business introduced, Hardwick made the motion to adjourn, second by Jones. Meeting adjourned at 3:11 P.M.

Chairman Mark Guy