

# Agenda

## PLANNING AND ZONING MEETING NOTICE

Notice is hereby given that the Planning and Zoning Commission of the City of Seligman, Missouri, will conduct a Regular meeting beginning at 7:00 P.M. on August 18th, 2025, at City Hall, 29144 Main Street, Seligman, MO 65745.

***\*\*Discussion will be held on agenda items only\*\****

### **AGENDA**

Public Hearing - Zoning district change

Minutes - Approve Minutes from July 21st, 2025

RV Park – (Ron Corn Park)

Conditions or regulations required (to include but not limited to facilities, lot sizes, equipment, amenities, lighting, solid waste location, vehicles, parking)

Sidewall height - Definitions in code discussion

No feedback from Board of Aldermen - code changes to be drafted.

Permit required when discussion

No feedback from the Board of Aldermen, waiting for email from City Attorney yet.

Billboard advertisement permitted use

Public Hearing - Notice published as required.

No feedback from the Board of Aldermen, waiting for email from City Attorney yet.

Audience – (3 minutes permitted)

None

*News Media may obtain copies of this notice by contacting the City clerk at Seligman City Hall, 29144 Main St., Seligman, MO 65745, 417-662-3600 phone, 833-277-7002 fax*

***Posted August 14th, 2025 at City Hall (\_\_\_ 4:30pm \_\_\_)by\_\_\_\_\_***

<https://www.dropbox.com/scl/fi/lgyogopnkrbtzdquna629/August18-2025.pdf?rlkey=lixim6dr6hqay0b1adgpb7lsg&st=8uzo8hq6&raw=1>

# 7/21/25 MEETING MINUTES



Call to Order        7:02pm

Present            Brown, McKinney, Bermingham, Tabor (Late 7:16pm), Smith, Henson

Absent            Bloodmoon, Tanis, Avers, Tabor (until 7:16pm)

Minutes Approval   Minutes reviewed, Motion to approve the minutes. McKinney, Second Smith, Aye All Nay None Absent Tabor

## Regular Agenda (Tentative)

- Member Attendance
  - Discussion with members about being absent, or at least stating in the group meeting notification chat that they won't be present.
- RV Park - Proposed by Ron Corn
  - Conditions or regulations required
  - Motion to postpone definitely until the August 18 meeting. McKinney, Second Bermingham, Aye All Nay None
- Definitions in code discussion
  - Sidewall definition, how measured
  - Motion to recommend adding "Sidewall Height - measured from the bottom of the bottom plate to the top of the top plate." to Section 405.120 (B) of the City Code. Motion Bermingham, Second Henson, Aye All Nay None
- Permit required when discussion
  - Before permanent foundation or footing is constructed, concrete poured.
  - Discussion about three recent permits situation where foundation or slab construction began before the permit was requested, two permits were halted due to foundation issues.
  - Motion to recommend building permits be required before concrete is poured or foundation work begins, exact language to be recommended by the City attorney. Brown, Second Bermingham, Aye All Nay None
- Billboard advertisement permitted use, zoning district change
  - Property owner (Industrial Development Group) wants to change the zoning of a R-1 property to C-2 and install a double sided digital billboard to advertise.
  - Noted comments: Close to Seligman Sign, so SW corner of lot, final height yet to be determined.
  - Permitted use will need to be added to C-2, and request the Board of Alderman opinion on special use condition.
  - Motion to recommend adding billboards to the C-2 permitted uses, a special use permit is required along with an agreement of the conditions and regulations the City requires in order to operate, exact language to be recommended by the City attorney. Motion Smith, Second Henson, Aye All Nay None

## Audience

- None

## Next Month items

- RV Park Discussion (Special Use requirements, City Agreement, Park Rules)

Adjourn - Motion to Adjourn at 7:55pm - Motion McKinney, Second Bermingham, Aye All Nay None

# Permit requirements

## SECTION 405.570: BUILDING PERMIT

- A. Prior to the erection or external alteration of any structure, including structures for agricultural uses, an application for a building permit shall be prepared on forms provided and shall be submitted to the Zoning Administrator accompanied by a plot plan in duplicate, drawn to shape and location of the building to be erected, required setbacks, points of ingress and egress, driveways, circulation aisles, parking lots, individual parking spaces, service areas, and other information as may be necessary to provide for the enforcement of this Chapter.

It shall be unlawful for any person to commence erection or external alteration of any structure prior to approval of the application for a building permit by the Zoning Administrator.

1. Every application for a building permit shall be subject to a filing fee of Seventy Five dollars (\$75.00), filing fees shall not be accepted until all the requested documentation received in this Chapter.
2. A record of the application, plans, and permits shall be valid for a period of one hundred eighty (180) days, in accordance with the permit.
3. Expiration of the permit, thirty (30) days prior to the expiration of the permit, the Zoning Administrator shall mail a notice of expiration and extension request form to the applicant.
4. Extension of the building permit shall be requested in writing prior to permit expiration, if a written extension request is sent to the Zoning Administrator showing that circumstances beyond the control of the permittee have prevented work from progressing, only one (1) extension, not to exceed ninety (90) days, may be granted provided no changes have been made or will be made in the original plans. No filing fee is required
5. Permits shall expire after two hundred and seventy (270) days, no extensions shall be granted.
6. Permit application is complete once the structure is enclosed and protected from the elements with exterior fixtures and exterior finish complete.

# Digital Billboard

To Whom It May Concern,

On behalf of the Cassville Industrial Development Committee, I would like to extend our sincere thanks for including us on the agenda for the upcoming Planning and Zoning meeting scheduled for July 21st.

We appreciate the opportunity to present and discuss our proposed project.

Attached to this email, you will find a document outlining a mock-up of the project in question. This visual serves to provide additional context regarding our plans for the property. We believe this change will benefit both the development of the area and the broader community, and we look forward to the chance to explain our vision in further detail during the meeting.

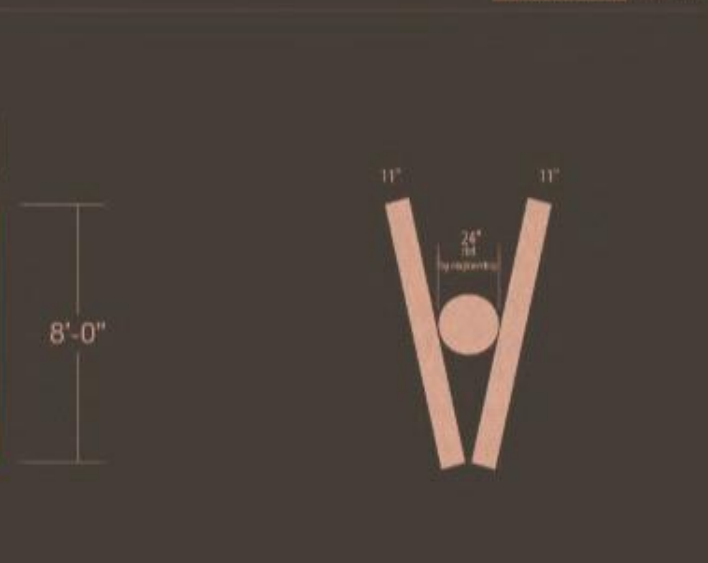
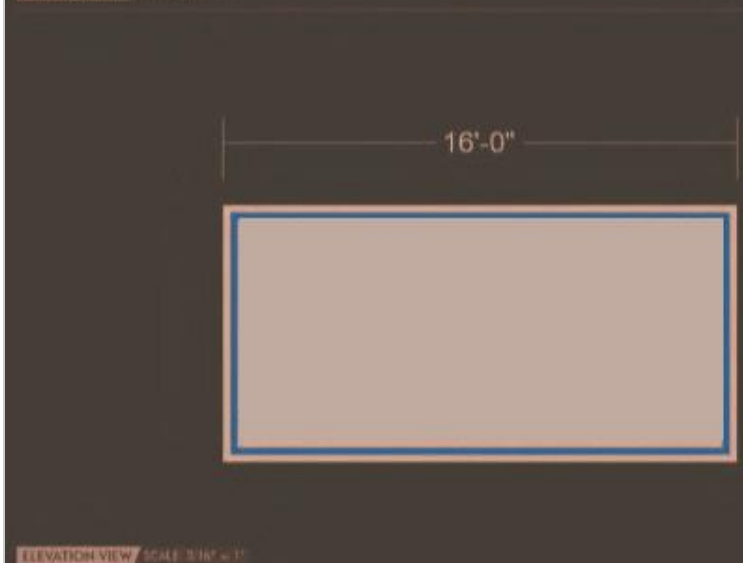
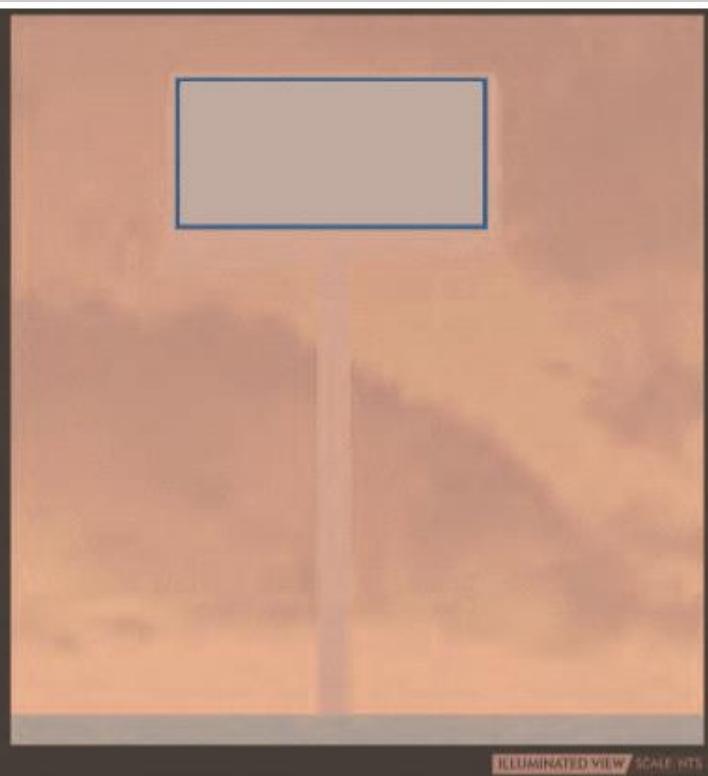
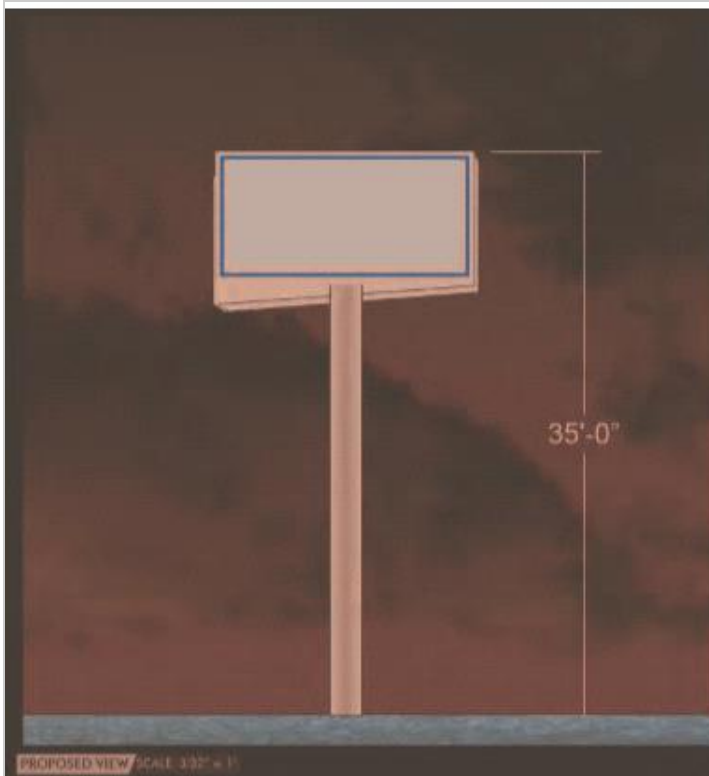
Please do not hesitate to reach out if any further information or documentation is needed ahead of the meeting.

Thank you once again for your time and consideration.

Sincerely,

Dr. Chad Johnson,

President - Cassville IDC



CLIENT: CASSVILLE IDC  
PROJECT MANAGER: BILL ADAMS

DESIGNER: MATT WEAVER

DRAWING NUMBER: 0407-25-PYLO-3  
LOCATION: CASSVILLE, MO

DATE REVISED: 04.07.25  
ELEVATION: AS SHOWN



Hearing Notice

### **Notice – Public Hearing**

Notice is hereby given that the Planning and Zoning Commission of the City of Seligman of Barry County will hold a public hearing to discuss zoning changes requested. The meeting will be held at City Hall, 29144 Main Street at 7:00 pm on August 18, 2025.

### **City of Seligman – Zoning District Change – Request Statement**

Property Owner: Cassville Industrial Development Company

Parcel 27-7.0-26-000-000-001.000

Legal Description: HERITAGE HEIGHTS TO SELIGMAN: PT. LOT 26; SEC:26 TWN:21 RNG:28

All that part of Lots 25 and 26 of Heritage Heights Subdivision, Barry County, Missouri described as follows: Commencing at the Northwest corner of Lot 12 of said Heritage Heights Subdivision, thence South 02 degrees 41 minutes 50 seconds West, along the West line of said Lot 12, 273.94 feet to the Northeast corner of Lot 28 of said Heritage Heights Subdivision, thence North 86 degrees 47 minutes 18 seconds West along the North line of Lot 28 278.50 feet, thence along the centerline of an existing gravel road the following course: South 15 degrees 15 minutes 19 seconds West 130.44 feet, South 19 degrees 00 minutes 36 seconds West 17.30 feet, South 24 degrees 19 minutes 37 seconds West 22.74 feet, South 22 degrees 46 minutes 47 seconds West 2.70 feet, thence leaving said road South 86 degrees 56 minutes 25 seconds West 584.21 feet to the point of beginning, thence South 29 degrees 08 minutes 00 West 333.71 feet, thence South 09 degrees 30 minutes 00 seconds West 90.00 feet to the Northerly right of way line of Heritage Road, thence with said right of way line North 57 degrees West 220 feet to the Easterly right of way line of Missouri Route 37, thence with said right of way line North 05 degrees 45 minutes 41 seconds East 28.93 feet, thence North 44 degrees 36 minutes 09 seconds West 119.69 feet, thence degrees 45 minutes 41 seconds East 28.93 feet, thence North 44 degrees 36 minutes 09 seconds West 119.69 feet, thence North 08 degrees 29 minutes 51 seconds West 123.30 feet, thence leaving the Easterly right of way line of Missouri route 37 North 86 degrees 56 minutes 25 seconds East 461.96 feet to the point of beginning.

Subject to an easement for ingress/egress, being a strip of land 20 feet of equal and uniform width, situated in Lot 25 and 26 of Heritage Heights Subdivision, Barry County, Missouri, described as follows: Commencing at the Northwest corner of Lot 12 of said Heritage Heights Subdivision, thence South 02 degrees 41 minutes 50 seconds West, along the West line of said Lot 12, 273.94 feet to the Northeast corner of Lot 28 of said Heritage Heights Subdivision, thence North 86 degrees 47 minutes 18 seconds West along the North line of said Lot 28 278.50 feet, thence along the centerline of existing gravel road the following courses, South 15 degrees 34 minutes 19 seconds West 130.44 feet, South 19 degrees 00 minutes 36 seconds West 17.30 feet, South 24 degrees 19 minutes 37 seconds West 22.74 feet South 22 degrees 46 minutes 47

seconds West 2.70 feet, thence leaving said road South 86 degrees 56 minutes 25 seconds West 584.21 feet thence South 29 degrees 08 minutes 00 seconds West 209.44 feet to the point of beginning, thence continuing South 29 degrees 08 minutes 00 seconds West 43.19 feet, thence South 56 degrees 43 minutes 18 seconds West 178.64 feet to the Northerly right of way of Heritage Road, thence with said right of way line North 57 degrees 03 minutes 09 seconds West 21.85 feet, thence leaving said right of way line North 56 degrees 43 minutes 18 seconds East 225.72 feet to the point of beginning.

Current Zoning District: R-1 (residential)

Proposed Zoning District: C-2 (General Commercial District)

Reason for Change: Commercial/Business Use



# Contact

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☐ Adult Signature Restricted Delivery \$

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PS Form 3800, January 2023 (PSN 7530-02-000-9041) See Reverse for Instructions

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Postage \$ 11.9

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5319 Hockett St  
Springdale AR 72762

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Sent To  
819 Heritage Heights  
Seligman MO 65755

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Send tracking number to 28777 (2025)  
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## PURCHASE DETAILS

Product	Qty	Unit Price	Price
First Class Mail® Letter	1		\$0.78
Seligman, MO 65755 Weight: 0 lb 0.70 oz Estimated Delivery Date Sat 08/02/2025 Certified Mail® Tracking #:			
Total	9589 0710 5270 1395 8947 69		\$6.00

First Class Mail® Letter	1		\$0.78
Springdale, AR 72762 Weight: 0 lb 0.60 oz Estimated Delivery Date Mon 08/04/2025 Certified Mail® Tracking #:			
Total	9589 0710 5270 1395 8947 76		\$6.00

First Class Mail® Letter	1		\$0.78
Cassville, MO 65625 Weight: 0 lb 0.60 oz Estimated Delivery Date Sat 08/02/2025 Certified Mail® Tracking #:			
Total	9589 0710 5270 1395 8947 69		\$6.00

Grand Total: \$18.24

Debit Card Remit \$18.24

Card Name: MasterCard  
Account #: XXXXXXXXXX5079  
Approval #: 415516  
Transaction #: 435  
Receipt #: 026148  
Debit Card Purchase: \$18.24  
ATD: A00000004231  
AL: US Debit  
PIN: Verified

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# 8/18/25 MEETING MINUTES - Draft



Call to Order          7:05pm

Present                Brown, Bermingham, Tabor, Smith, Bloodmoon

Absent                Bermingham, Tanis, Avers, Henson

Minutes Approval   Minutes reviewed, Motion to approve the minutes. Bloodmoon, Second Smith, Aye All Nay None

## Regular Agenda (Tentative)

- RV Park - Proposed by Ron Corn
  - Conditions or regulations required
  - Motion to postpone definitely until the September 15 meeting. Bloodmoon, Second Tabor, Aye All Nay None
- Definitions in code discussion - Sidewall definition
  - Discussion
  - Recommendation sent to Board of Aldermen, exact language to be recommended by the City attorney.
- Permit required when - Before foundation or footing is constructed, concrete poured.
  - Recommendation sent to Board of Aldermen, exact language to be recommended by the City attorney.
- Billboard advertisement permitted use, zoning district change
  - Property owner (Industrial Development Group) wants to change the zoning of a R-1 property to C-2 and install a double sided digital billboard to advertise.
  - Noted comments: Close to Seligman Sign, so SW corner of lot, final height yet to be determined.
  - Permitted to be added to C-2 permitted uses, Recommendation sent to Board of Aldermen, exact language to be recommended by the City attorney.
- Public Hearing
  - Discussion about the property and use
  - Motion to recommend the zoning district change of parcel 27-7.0-26-000-000-001.000 from R-1 to C-2. Motion Bermingham, Second Smith, Aye All Nay None
  - Special use permit still to be discussed after the permitted use change and zoning district change.

## Audience

- None

## Next Month items

- RV Park Discussion (Special Use requirements, City Agreement, Park Rules)

Adjourn - Motion to Adjourn at 7:21pm - Motion Bloodmoon, Second Tabor, Aye All Nay None