

PLANNING & ZONING

PACKET

AUGUST 3, 2023

City of Salem  
400 N. Iron St.  
Salem, MO 65560

Phone (573) 729-4811

Fax (573) 729-5371

**REQUEST FOR PUBLIC HEARING:  
SUBDIVISION PLAT APPROVAL**

Date: 6-8-23

**Petitioner Information**

Name: C.R. Fingar, Jr.

Mailing Address: 288 Hwy 111

City/St/Zip: Salem MO 65560

Phone: 247-8588 or 247-0258

**Owner Information (if different)**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/St/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Action requested:**

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to approve the below described real estate subdivision plat.

**Site Information:**

Location of Property (provide address and general vicinity)

West of 400 E Bergmeier Salem MO

**Legal Description of Property and copy of plat**

Current Zoning Industrial Adjoining Zoning E Ind S Ind W Ind N Ind

**Present Use of Property**

Vacant Lot

**Proposed Use of Property**

To Build New Home

Other Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
MARTIN J & P & KALEB	1506 S. McARTHUR	Dist 8/110
CUNNINGHAM Development CO LLC	1504 S. McARTHUR	
Lynn James E & Emily	400 Burgmen	
Green Darick Edward & Emily Susan	Resavelt	

I hereby certify that all the information is true and accurate.

Christy Adams  
Owner/s

CIR Financial  
Applicant/s

FOR OFFICE USE ONLY\*\*\*\*\*

Filed in the office of the City Clerk \_\_\_\_\_  
Submitted to the P & Z Commission \_\_\_\_\_  
P & Z Recommended to Council+ \_\_\_\_\_  
P & Z Adverse Reports \_\_\_\_\_  
Written Protest to City Clerk \_\_\_\_\_  
Commission Public Hearing set for \_\_\_\_\_  
(15-day notice required to be published before hearing)  
Public Hearing advertised on \_\_\_\_\_  
Property owners adjoining said premises notified by regular mail \_\_\_\_\_  
BILL NO \_\_\_\_\_ ORDINANCE NO \_\_\_\_\_  
Effective date of subdivision \_\_\_\_\_

\*\*\*\*\*

### Notice of Sudivision Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, \_\_\_\_\_, 2021, \_ : \_ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

The Subdivision of \_\_\_\_\_



Default

- ☒ CADASTRAL LAYERS
  - ☒ DIMENSIONS
  - ☒ LOT NUMBERS
  - ☒ BLOCK NUMBERS
  - ☒ PARCEL NUMBERS
  - ☒ ACREAGE
  - ☒ LEGAL NOTES
  - ☒ CULTURAL LABELS
  - ☒ DISTRICT LABELS
  - ☒ LEADERLINES
  - ☒ LANDHOOKS
  - ☒ LOT LINES
  - ☒ PARCELS
  - ☒ DISTRICT LINES
  - ☒ RAILROAD
  - ☒ TRANSMISSION
  - ☒ CITY BOUNDS
  - ☒ COUNTY BOUNDS
- ☒ MAP INDEX
  - ☒ MAP INDEX
- ☒ FLOODPLAIN 1934 - UNCERTIFIED
- ☒ UNCERTIFIED FLOODPLAIN
- ☒ NEIGHBORHOODS
- ☒ SUBDIVISION LABELS
- ☒ SUBDIVISION BOUNDS
- ☒ PUBLIC LAND SURVEY
- ☒ SECTION LABELS
- ☒ SECTIONS
- ☒ TOWNSHIP LABELS
- ☒ TOWNSHIPS
- ☒ DISTRICTS
- ☒ SCHOOL LABELS
- ☒ VOTING LABELS
- ☒ WATER LABELS



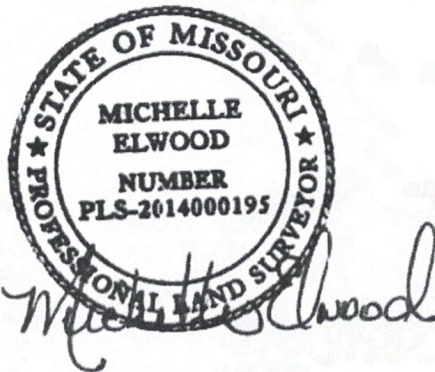


M-1832A

CR Financial LLC  
288 Hwy NN  
Salem, MO 65560

**Parcel Description:**

A Part of the NE 1/4 of the SE 1/4 of Section 24, Township 34 North, Range 6 West, of the 5th P.M., Dent County, Missouri, described as follows: Commencing at a spike at the NW corner of the NE 1/4 of the SE 1/4 of Section 24; Thence, S 00°48'05" W 218.77 feet, along the West line of the NE 1/4 of the SE 1/4 of Section 24; Thence, leaving the said West line, S 87°52'46" E 126.15 feet to an iron pin and the point of beginning; Thence, S 87°52'46" E 17.00 feet; Thence S 02°10'29" W 100.00 feet to the North Right of Way of Bergman Street; Thence, along the said North Right of Way, N 87°52'30" W 17.00 feet to an iron pin; Thence, leaving the said North Right of Way, N 02°10'29" E 100.00 feet to the point of beginning.



Michelle Elwood, PLS  
MO PLS No. 2014000195

City of Salem  
400 N. Iron St.  
Salem, MO 65560

Phone (573) 729-4811

Fax (573) 729-5371

## CONDITIONAL USE APPLICATION

Date: 6-23-23

### Owner Information

Name: Michael Florence  
Mailing Address: 1507 S Gertrude St  
City/St/Zip: Salem MO 65560  
Phone: 806 598 2310

### Applicant if different from owner

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/St/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

### Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to issue a Conditional Use Permit.

### Site Information:

Location of Property (provide address and general vicinity)

1509 S ~~Gertrude~~ Louise St

Legal Description of Property and copy of plat (can be obtained at the Dent County Recorder's Office)

Property Zoning R Adjoining Zoning E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_

### Present Use of Property

Same as below

### Proposed Use of Property

Detail Motorcycles change tires and oil

### Other Comments

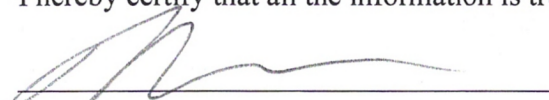
\_\_\_\_\_  
\_\_\_\_\_



Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #

I hereby certify that all the information is true and accurate.

  
Owner/s

Applicant/s

**FOR OFFICE USE ONLY\*\*\*\*\***

Filed in the office of the City Clerk \_\_\_\_\_  
Submitted to the P & Z Commission \_\_\_\_\_  
P & Z Recommended to Council+ \_\_\_\_\_  
P & Z Adverse Reports \_\_\_\_\_  
Written Protest to City Clerk \_\_\_\_\_  
Commission Public Hearing set for \_\_\_\_\_  
(15-day notice required to be published before hearing)  
Public Hearing advertised on \_\_\_\_\_  
Property owners adjoining said premises notified by regular mail \_\_\_\_\_  
BILL NO \_\_\_\_\_ ORDINANCE NO \_\_\_\_\_  
Effective date of permit \_\_\_\_\_

\*\*\*\*\*

**Notice of Rezoning Public Hearing**

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on \_\_\_\_\_ at \_\_\_\_\_ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

Conditional Use of \_\_\_\_\_  
on the property located at \_\_\_\_\_



Recording Date/Time: 09/14/2020 at 01:28:45 PM

Instr #: 20201868

Type: WD

Pages: 2

Fee: \$27.00 \$ 20200001602

Cindy Edwards Ard  
Recorder of Deeds

## Missouri Warranty Deed

This Indenture, made on the 14 day of SEPTEMBER, A. D. Two Thousand and Twenty by and between **BARBARA THOMPSON, a single person**, Grantor of the County of Dent, State of Missouri, party of the first part, and **MICHAEL FLORENCE, a married person**, Grantee of the County of Dent, State of Missouri, party of the second part, whose mailing address is :  
1507 S. Gertrude St., Salem, MO 65560

**WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART**, in consideration of the sum of Ten and No/100 DOLLARS and other valuable consideration to her paid by the said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, his heirs and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Dent, State of Missouri, to-wit:

The South 70 feet of Lots 21 and 22, in Block 2 of Hamilton's Subdivision, located on a part of the North Half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 34 North, Range 6 West.

(D.F.)

**\*This Deed is being prepared without the benefit of title examination or title opinion.**

**TO HAVE AND TO HOLD** said premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto his heirs and assigns forever; the said **BARBARA THOMPSON, a single person**, hereby covenanting that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by her or those under whom she claims; and that she will warrant and defend the title to the said premises unto the said party of the second part and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomever.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set her hand the day and year shown on her acknowledgment attached hereto.



  
BARBARA THOMPSON

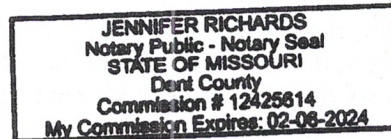
STATE OF MISSOURI           )  
  ) SS.  
COUNTY OF DENT           )

On this 14 day of SEPTEMBER, 2020, before me, a Notary Public, personally appeared **BARBARA THOMPSON, a single person**, known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Salem, Dent County, Missouri the day and year last above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/6/24



City of Salem  
400 N. Iron St.  
Salem, MO 65560

Phone (573) 729-4811 Fax (573) 729-5371

## REQUEST FOR PUBLIC HEARING: SUBDIVISION PLAT APPROVAL

Date: 6-8-23

### Petitioner Information

Name: Brandon Svider  
Mailing Address: 1404 W Rolla Rd  
City/St/Zip: Salem, MO 65560  
Phone: 573-453-8274

### Owner Information (if different)

Name: AMKB Investments  
Mailing Address: 1404 West Rolla Rd  
City/St/Zip: Salem, MO 65560  
Phone: 573-~~729~~ 453-8274

### Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to approve the below described real estate subdivision plat.

### Site Information:

Location of Property (provide address and general vicinity)

501 N Washington St. Salem  
Corner of Washington and 5th (Old Fidelity Building)

### Legal Description of Property and copy of plat

All of Lot 4 in block 24 west side of the Creek

Current Zoning \_\_\_\_\_ Adjoining Zoning E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_

### Present Use of Property

Vacant

### Proposed Use of Property

Rental



Other Comments We would like to keep some of the parking lot  
that is behind the L.N. Coffman building and sell or rent the  
building with the other half of the lot.

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
Salem Police Dept.		
Larry Robinson		

I hereby certify that all the information is true and accurate.

<u></u>	_____
Owner/s	Applicant/s

FOR OFFICE USE ONLY\*\*\*\*\*

Filed in the office of the City Clerk \_\_\_\_\_  
Submitted to the P & Z Commission \_\_\_\_\_  
P & Z Recommended to Council+ \_\_\_\_\_  
P & Z Adverse Reports \_\_\_\_\_  
Written Protest to City Clerk \_\_\_\_\_  
Commission Public Hearing set for \_\_\_\_\_  
(15-day notice required to be published before hearing)  
Public Hearing advertised on \_\_\_\_\_  
Property owners adjoining said premises notified by regular mail \_\_\_\_\_  
BILL NO \_\_\_\_\_ ORDINANCE NO \_\_\_\_\_  
Effective date of subdivision \_\_\_\_\_

\*\*\*\*\*

Notice of Sudivision Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, \_\_\_\_\_, 2021, \_\_:\_\_\_ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

The Subdivision of \_\_\_\_\_



Default

✓ CADASTRAL LAYERS

- ☑ DIMENSIONS
- ☑ LOT NUMBERS
- ☑ BLOCK NUMBERS
- ☑ PARCEL NUMBERS
- ☑ ACREAGE
- ☑ LEGAL NOTES
- ☑ CULTURAL LABELS
- ☑ DISTRICT LABELS
- ☑ LEADERLINES
- ☑ LANDMARKS
- ☑ LOT LINES
- ☑ PARCELS
- ☑ DISTRICT LINES
- ☑ RAILROAD
- ☑ TRANSMISSION
- ☑ CITY BOUNDS

COUNTY BOUNDS

✓ MAP INDEX

- ☑ MAP INDEX

✓ FLOODPLAIN 1984 - UNCERTIFIED

- ☑ UNCERTIFIED FLOODPLAIN

✓ NEIGHBORHOODS

- ☑ SUBDIVISION LABELS
- ☑ SUBDIVISION BOUNDARY

✓ PUBLIC LAND SURVEY

- ☑ SECTION LABELS
- ☑ SECTIONS
- ☑ TOWNSHIP LABELS

PLANNING

✓ DISTRICTS

- ☑ SCHOOL LABELS
- ☑ VOTING LABELS
- ☑ FIRE LABELS
- ☑ SCHOOL DISTRICTS
- ☑ VOTING DISTRICTS
- ☑ FIRE DISTRICTS

✓ ROADS

✓ WATER FEATURES

- ☑ WATER\_FEATURES\_AQUATIC
- ☑ WATERFEATURES
- ☑ PONDS

✓ 2021 AERIAL IMAGERY

✓ 2008 AERIAL IMAGERY

✓ 2011 AERIAL IMAGERY





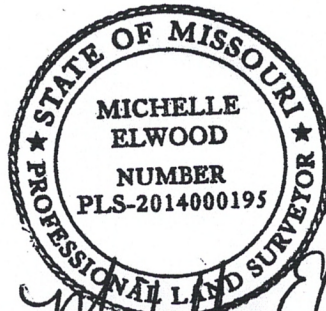
July 1, 2023

Brandon Snider

Parcel Description:

The East 50 feet of Lot 4, Block 24, West Side of Creek to the City of Salem, Dent County, Missouri. All in Section 13, Township 34 North, Range 6 West.

Michelle Elwood  
MO PLS No. 2014000195



*Michelle Elwood*

City of Salem  
400 N. Iron St.  
Salem, MO 65560  
Phone (573) 729-4811 Fax (573) 729-5371

## CONDITIONAL USE APPLICATION

Date: 6/8/2023

### Owner Information

Name: Christopher Hendrix  
Mailing Address: P.O. Box 45  
City/St/Zip: Salem MO. 65560  
Phone: 729-5555

### Applicant if different from owner

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/St/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

### Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to issue a Conditional Use Permit.

### Site Information:

Location of Property (provide address and general vicinity)

1000 W. Scenic Rivers Blvd  
Salem, Mo. 65560

Legal Description of Property and copy of plat (can be obtained at the Dent County Recorder's Office)

Property Zoning \_\_\_\_\_ Adjoining Zoning E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_

### Present Use of Property

Funeral Home

### Proposed Use of Property

Funeral Home + Crematory

### Other Comments



Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #

I hereby certify that all the information is true and accurate.

Christopher Hendrix  
Owner/s CH

Christopher Hendrix  
Applicant/s CH

**FOR OFFICE USE ONLY\*\*\*\*\***

Filed in the office of the City Clerk \_\_\_\_\_  
Submitted to the P & Z Commission \_\_\_\_\_  
P & Z Recommended to Council+ \_\_\_\_\_  
P & Z Adverse Reports \_\_\_\_\_  
Written Protest to City Clerk \_\_\_\_\_  
Commission Public Hearing set for \_\_\_\_\_  
(15-day notice required to be published before hearing)  
Public Hearing advertised on \_\_\_\_\_  
Property owners adjoining said premises notified by regular mail \_\_\_\_\_  
BILL NO \_\_\_\_\_ ORDINANCE NO \_\_\_\_\_  
Effective date of permit \_\_\_\_\_  
\*\*\*\*\*

### Notice of Rezoning Public Hearing

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All interested persons will be given the opportunity to be heard on the following zoning matter:

Conditional Use of \_\_\_\_\_  
on the property located at \_\_\_\_\_

City of Salem  
400 N. Iron St.  
Salem, MO 65560

Phone (573) 729-4811 Fax (573) 729-5371

## REZONING APPLICATION

Date: 5/23/2023

**Petitioner Information**

Name: Ben Campbell (Brewing Opps, LLC) *Campbell Properties Unlimited, LLC*  
Mailing Address: 3421 Indiana Ave.  
City/St/Zip: St. Charles, MO 63303  
Phone: (636) 577-7558

**Applicant if different from owner**

Name: Joanie Godsey  
Mailing Address: 1950 Craig Road; Suite 300  
City/St/Zip: St. Louis, MO 63146  
Phone: (336) 830-1111

**Action requested:**

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to rezone the below described real estate from its present status

From Residential To Commercial

**Site Information:**

Location of Property (provide address and general vicinity)

903 Scenic Rivers Blvd. (Intersection of West Scenic Rivers Blvd. and South Wines St.)

**Legal Description of Property and copy of plat**

Please see attached documents.

Adjoining Zoning E commercial S R1 W R1 N commercial

**Present Use of Property**

Most recently used for Annie's Grill.

**Proposed Use of Property**

Sreater's Coffee Drive-Through owned/operated by  
Brewing Opportunities, LLC



Other Comments \_\_\_\_\_

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
Michael Wolford	907 W. Scenic Rivers Blvd.	(573) 729-0014
James Schwartz	909 W. Scenic Rivers Blvd.	(573) 247-7789
SMD Holdings, LLC-Jose Perez	1103 S. Wines St.	(713) 899-1858
Tim O'Hara	803 W. Scenic Rivers Blvd.	(314) 813-3058

I hereby certify that all the information is true and accurate.

Owner/s

Applicant/s

FOR OFFICE USE ONLY\*\*\*\*\*

Filed in the office of the City Clerk \_\_\_\_\_  
Submitted to the P & Z Commission \_\_\_\_\_  
P & Z Recommended to Council+ \_\_\_\_\_  
P & Z Adverse Reports \_\_\_\_\_  
Written Protest to City Clerk \_\_\_\_\_  
Commission Public Hearing set for \_\_\_\_\_  
(15-day notice required to be published before hearing)  
Public Hearing advertised on \_\_\_\_\_  
Property owners adjoining said premises notified by regular mail \_\_\_\_\_  
BILL NO. \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_  
Effective date of rezoning \_\_\_\_\_

\*\*\*\*\*  
**Notice of Rezoning Public Hearing**

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, \_\_\_\_\_, 2021, at \_\_\_\_\_ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

The Re-Zoning of \_\_\_\_\_



## Salem, MO Site Legal Description

All that part of the West Half of the Northeast Quarter of Section Twenty-four (24), Township Thirty-four (34) North, Range Six (6) West of the 5th P.M., in the City of Salem, Dent County, Missouri, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 24, thence North 02 degrees 35 minutes 22 seconds West, along the West line of said Quarter section, 1343.79 feet to the intersection of the South right of way line of Missouri Highways No. 32 & 72; thence North 89 degrees 04 minutes 28 seconds East, along said right of way line 160.00 feet to a rebar pin for the point of beginning of the tract herein described; thence departing highway South 02 degrees 35 minutes 22 seconds East, along the East property line of the tract described in Book 96, Page 373 of the Dent County Deed Records, 226.00 feet to a rebar pin; thence North 83 degrees 34 minutes 14 seconds East, 124.60 feet to a rebar pin; thence North 01 degree 29 minutes 01 seconds West 213.92 feet to a rebar pin at the intersection of the South right of way line of said Highways 32 & 72; thence Westerly, along said right of way line 128.50 feet to the point of beginning, and subject to all easements, rights of way and restrictions of record.  
EXCEPTING THEREFROM, that part of the above described property conveyed to the Missouri Highway and Transportation Commission as recorded in Document No. 1999 2784, Dent County Deed Records.



**VICINITY MAP**  
NOT TO SCALE

0 20 40  
SCALE:  
1 inch = 20 ft





ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SIGNATURE OF THE ENGINEER AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF THE ABOVE NAMED PARTY HAS BEEN PREPARED FOR THE PURPOSES OF THE ABOVE SPECIFICATION.

06/6/23

*John W. S. Rogers*

MR. J. W. S. ROGERS, P.E., 707, 66th St.  
NEW YORK 19, N.Y.

[illegible]

**UTILITIES NOTE**

**811**

Know what's below.  
811 before you dig.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THESE ARE THE LOCUS OF THE COMPANIES' LIABILITY. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH NOT AVOID OR PLOTTED.

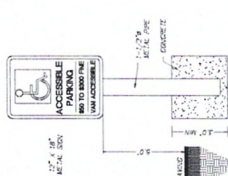
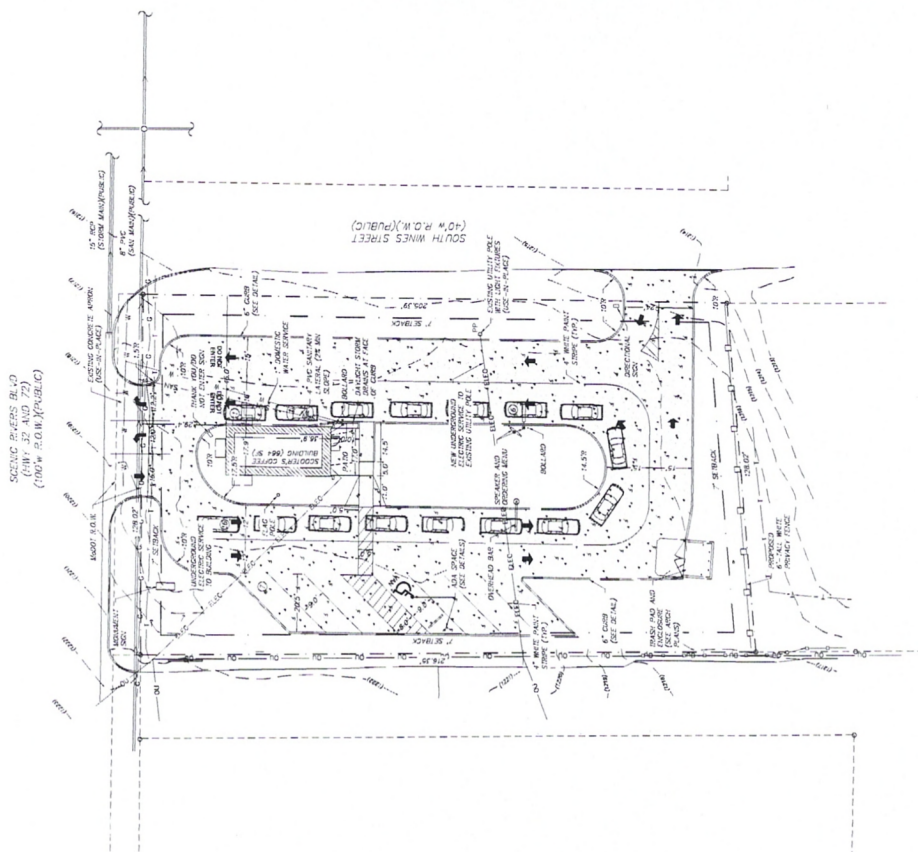
[illegible]

10 W WATERS EDGE DR  
BELLVILLE, IL 62221  
P: (618) 971-9270  
E: WILSON@WILSONCIVILDISEGN.COM

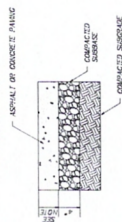
DESIGNING RESOURCEFULLY  
WILSON CIVIL DESIGN



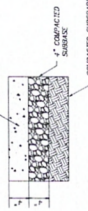
PROPOSED SITE PLAN  
3 SCENIC RIVERS BOULEVARD  
SALEM, MISSOURI 65560  
BREWING OPPORTUNITIES, LLC  
3421 INDIANA AVENUE  
SAINT CHARLES, MO 63303



ACCESSIBLE PARKING SIGN  
1501 TO 2000



PAVING SECTION  
NOT TO SCALE



CONCRETE SIDEWALK SECTION  
NOT TO SCALE