

AGENDA
CITY OF SALEM, MISSOURI
PLANNING & ZONING BOARD OF COMMISSIONERS
CITY HALL COUNCIL CHAMBERS
202 N. WASHINGTON
JUNE 8, 2021
6:00 P. M.

NOTE: MEETING WILL BE CALLED TO ORDER IMMEDIATELY FOLLOWING THE
PUBLIC HEARING HELD AT 6:00 P.M.

ITEM I CALL TO ORDER

ITEM II ROLL CALL

ITEM III NEW BUSINESS

REQUEST TO RE-ZONE 306 E. FRANKLIN FROM COMMERCIAL TO
INDUSTRIAL FOR USE AS A MECHANIC SHOP; OWNER JAMES
DARDEN.

REQUEST TO RE-ZONE 1203 S. BABB LANE FROM COMMERCIAL TO
INDUSTRIAL FOR STORAGE OF PROPANE TANKS AND BULK
STORAGE OF PROPANE-TWO 30 GALLON PROPANE TANKS; OWNER
SELLERS INVESTMENT PROPERTIES LLC.

ITEM IV ADJOURNMENT

Called by: Planning & Zoning Board Chairman Gary Brown

05/14/2021



400 N. Iron Street, Salem, Missouri 65560
(573) 729-4811 Fax (573) 729-5371
www.salemmo.com

NOTICE OF PUBLIC HEARING AND MEETING

City of Salem, Missouri, is hereby giving Public Notice that a Public Hearing will be held by the Planning & Zoning Board of Commissioners, Tuesday, June 8, 2021, at 6:00 P.M., in the City Hall Council Chamber, 202 N. Washington, for all interested parties to be given the opportunity to be heard on the following matter:

1. Request to re-zone 306 E. Franklin from Commercial to Industrial for use as a mechanic shop.

The City of Salem, Missouri, is hereby giving Public Notice that a Public Meeting will be held by the Planning & Zoning Board of Commissioners, Tuesday, June 8, 2021, immediately following the closing of the Public Hearing June 8, 2021, held at 6:00 P.M. in the City Hall Council Chamber, 202 N. Washington, for the consideration of the following:

1. Request to re-zone 306 E. Franklin from Commercial to Industrial for use as a mechanic shop; owner James Darden.

The Meeting is Open to the Public.

Meeting Called by: Gary Brown, Chairman
Planning & Zoning Board of Commissioners
City of Salem, Missouri

5/17/2021

MAYOR
Brad Nash
ALDERMEN
Kimberly Steelman Greg Parker
Shawn Bolerjack Kenny Nash

PARKS AND RECREATION: Melissa DuBois
POLICE DEPARTMENT: Joe Chase



PUBLIC WORKS: Mark Nash
UTILITIES: Jennifer Cochran

CITY ADMINISTRATOR
Ray Walden
TEMPORARY CITY CLERK
Tammy Koller
CITY ATTORNEY
James Weber

ECONOMIC DEVELOPMENT: Sally Burbridge
BUILDING INSPECTION: Jarred Brown

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

Phone (573) 729-4811

Fax (573) 729-5371

REZONING APPLICATION

Date: _____

Petitioner Information

Name: James Darden
Mailing Address: 561 CR 5220
City/St/Zip: Salem MO 65560
Phone: 573-247-4808

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 rezone the below described real estate from its present status

From Commercial To Industrial

Site Information:

Location of Property (provide address and general vicinity)

306 E. Franklin St Salem, MO 65560

Legal Description of Property and copy of plat

PT Lots 1 and 4 PT Vacated E Ellis St Block 22
Millsap

Adjoining Zoning E _____ S _____ W _____ N _____

Present Use of Property

HVAC repair and sales

Proposed Use of Property

Mechanic Shop

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
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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, _____, 2014, _ : _ 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 _____





400 N. Iron Street, Salem, Missouri 65560
(573) 729-4811 Fax (573) 729-5371
www.salemmo.com

NOTICE OF PUBLIC HEARING AND MEETING

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1. Request to re-zone 1203 S. Babb Lane from Commercial to Industrial for storage of propane tanks and bulk storage of propane-two 30,000 gallon propane tanks.

The City of Salem, Missouri, is hereby giving Public Notice that a Public Meeting will be held by the Planning & Zoning Board of Commissioners, Tuesday, June 8, 2021, immediately following the closing of the Public Hearing June 8, 2021, held at 6:00 P.M. in the City Hall Council Chamber, 202 N. Washington, for the consideration of the following:

1. Request to re-zone 1203 S. Babb Lane from Commercial to Industrial for storage of propane tanks and bulk storage of propane-two 30,000 gallon propane tanks; owner Sellers Investment Properties LLC.

The Meeting is Open to the Public.

Meeting Called by: Gary Brown, Chairman
Planning & Zoning Board of Commissioners
City of Salem, Missouri

5/14/2021

MAYOR
Brad Nash

ALDERMEN

Kimberly Steelman
Shawn Bolerjack

Greg Parker
Kenny Nash

PARKS AND RECREATION: Melissa DuBois
POLICE DEPARTMENT: Joe Chase



PUBLIC WORKS: Mark Nash
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CITY ATTORNEY
James Weber

ECONOMIC DEVELOPMENT: Sally Burbridge
BUILDING INSPECTION: Jarred Brown

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

REZONING APPLICATION

Date: 4/27/21

Petitioner Information

Name: Sellers Investment Properties LLC
Mailing Address: 801 S. McArthur
City/St/Zip: Salem, MO 65560
Phone: 573-729-6671

Applicant if different from owner

Name: - Same -
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 rezone the below described real estate from its present status

From Commercial To Industrial

Site Information:

Location of Property (provide address and general vicinity)

1.7 acre tract, immediately North and adjoining 1203 S. Babb Lane

Legal Description of Property and copy of plat

S 1/2 NE 1/4, Sec 19, T34N, R5W Salem, Dent County, Missouri

Adjoining Zoning E _____ S ✓ W _____ N _____

Present Use of Property Vacant and period storage of propane tanks

Proposed Use of Property

Storage of propane tanks and bulk
storage of propane - 2(ear) propane 30,000 gal tanks.

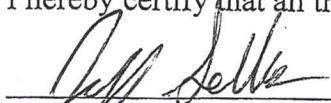
Other Comments


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

Name/s	Address	Phone #
* F&J Salem LLC	1349 Mo-Fz, Rolla, Mo	
* Salem Inv. Prop. LLC	801 S. MacArthur, Salem, Mo	573-729-6671
* Meramec Valley Inv. LLC		
* Stump	1204 Jennifer, Salem, Mo	573-729-7377

* Over *

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)
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Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of rezoning _____

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

The Re-Zoning of _____

• Tarrin (c/o Amber Vick, 88 Hwy U, Salem, MO)

573-729-7286

• Johns 1400 Jennifer, Salem, Mo

• BKC Properties (c/o Chris Ragains, 120 S. Mine La Motte St.
Fredricktown, Mo)

573-783-6256

