

CITY OF FARMINGTON

Public Hearing Minutes

May 20, 2013

6:40 p.m.

The City Council of the City of Farmington met on May 20, 2013, in the Council Chambers.

The hearing was called to order by Mayor Mit Landrum.

Councilmen present were: Lynn Crites, Darrel Holdman, Mark Kellogg, Garret Boatright, Dennis Smith, David Holman, John Robinson, and Larry Forsythe.

City Counselor, Scott Reid, was present.

Officials present were: Greg Beavers, Larry Lacy, Karen Roman, Floyd Massey, Todd Mecey, Michelle Daniel, Bud Norman, Tim Barnes, and Paula Cartee.

Mayor Landrum stated that a Public Hearing is being held to gain input regarding:

An application for Planned Unit Development (PUD) / Site Plan Approval (Case PZPUD-13-002). The owner of the property requests the City of Farmington grant a Planned Unit Development / Site Plan Approval for the Redevelopment of the Site located along the west side of the 600 Block of West Karsch Blvd., also known as the "Mineral Area Shopping Center". The property (A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri. Being part of United States Survey 2969, Township 36 North, Range 5 East of the Fifth Principal Meridian. Being all of Francois Field Plaza, a subdivision filed for record in Document 2008R-06262 of the Land records of St. Francois County, Missouri. Commencing at a found Aluminum Monument marking the Southeast corner of United States Survey 340 per Department of Natural Resources (DNR) Document 600-46850; thence South $13^{\circ}45'25''$ East 683.35 to a found No. 5 rebar on the new right-of-way of Highway 32 (Karsch Boulevard) and the East right-of-way of Walton Drive, the POINT OF BEGINNING of the tract herein described; thence along the new South right-of-way of Highway 32 (Karsch Boulevard) as follows South $54^{\circ}00'31''$ East 335.44' to a MODOT No. 5 rebar right-of-way marker; thence 167.17' along an arc of a curve to the right having a radius of 11399.19' thorough a central angle of $00^{\circ}50'25''$ whose chord bears South $53^{\circ}35'02''$ East 137.17' to a set No. 4 rebar; thence 37.42' along an arc of a curve to the right having a radius of 11399.19' through a central angle of $00^{\circ}11'17''$ whose chord bears South $53^{\circ}04'11''$ East 37.42' to a set No. 4 rebar; thence 124.31' along an arc of a curve to the right having a radius of 11399.19' through a central angle of $00^{\circ}37'29''$ whose chord bears South $52^{\circ}39'48''$ East 124.31' to a MODOT No. 5 rebar right-of-way marker; thence South $52^{\circ}20'57''$ East 218.75' to a MODOT No. 5 rebar right-of-way marker; thence 1.65' along an arc of a curve to the right having a radius of 1333.57' through a central angle of $00^{\circ}04'15''$ Whose chord bears South $52^{\circ}12'22''$ East 1.65' to a MODOT No. 5 rebar Right-of-way marker on the West right-of-way of Potosi Street; thence leaving the new South right-of-way of Highway 32 (Karsch Boulevard) along the West right-of-way of Potosi Street as Follows South $37^{\circ}46'32''$ West 41.92' to a found No. 4 rebar; thence South $37^{\circ}46'32''$ West 41.92' to a found cut X; thence 55.44' along an arc of a curve to the left having a radius of 215.00' through a central angle of $14^{\circ}46'26''$ whose chord bears South $15^{\circ}15'15''$

West 55.29' to a found No. 4 rebar; thence 14.59' along an arc of a curve to the left having a radius of 215.00' through a central angle of 03°53'15" whose chord bears South 06°14'07" West 14.59' to a found No. 4 rebar; thence South 17°43'01" East 163.29' to a found No. 4 rebar; thence North 79°09'34" East 3.76' to a found No. 4 rebar; thence South 17°35'47" East 95.50' to a set No. 4 rebar; thence leaving said West right-of-way of Potosi Street along the North boundary line of Deed Book 1549 at Page 1955 of the Land records of St. Francois County Missouri South 80°30'52" West 100.97' to a found No. 5 rebar; thence along the East boundary line of said Deed Book 1549 at Page 1955 North 17°50'15" West 74.35' to a set No. 4 rebar; thence along the North boundary line of said Deed Book 1549 at Page 1955 South 79°45'33" West 60.50' to a set No. 4 rebar marking the Northeast corner of Deed Book 1074 at Page 538 of the Land records of St. Francois County, Missouri; thence along the North boundary line of said Deed Book 1074 at Page 538 South 87°45'33" West 504.25' to a set No. 5 rebar on the East boundary line of Deed Book 1030 at Page 251 of the Land records of St. Francois County, Missouri; thence along said East boundary line of Deed Book 1030 at Page 251 North 09°08'15" West 115.98' to a found No. 4 rebar on the South boundary line of Document 2008R-07627 of the Land records of St. Francois County, Missouri; thence North 55°44'14" East 20.83' to a found No. 5 rebar marking the Southeast corner of said Document 2008R-07627; thence along the East boundary line of Document 2008R-07627 North 37°59'32" West 573.33' to a found No. 5 rebar; thence North 52°04'50" East 238.24' to a found No. 4 rebar marking the Southwest corner of Document 2011R-11145 of the Land records of St. Francois County, Missouri; thence along the South boundary line of said Document 2011R-11145 as follows North 84°39'05" West 116.74' to a found No. 5 rebar; thence North 54°00'26" West 77.55' to a MODOT No. 5 rebar; thence North 53°51'04" West 41.06' to a found No. 4 rebar on the East right-of-way of Walton Drive; thence along said East right-of-way of Walton Drive North 50°13'14" East 103.01' to the point of beginning. Containing 12.73 acres, more or less. Being part of Deed Book 1317 at Page 330, Deed Book 1642 at Page 484 and Document 2013R-07281.) is currently zoned "C-2" General Commercial Zoning District. Submitted by GVG Engineering and Taylor Engineering on behalf of Jones Farmington Properties, LLC.

Tim Barnes, City Planner, explained that this is the site commonly known as the "Mineral Area Shopping Center" and the request was given a favorable recommendation from the Planning and Zoning Commission.

The hearing was closed at 7:05 p.m.



Paula Cartee, City Clerk

June 13, 2013

Date Approved by Council



Mayor

JUNE 21, 2013

Date