



"Gateway to Opportunity"

City of Strafford

126 S Washington – PO Box 66 • Strafford, MO 65757

Phone 417-736-2154 • Fax 417-736-2390

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 13, 2025, 7:00 p.m.

(Regular Monday Meeting POSTPONED due to lack of quorum)

CALL TO ORDER

ROLL CALL

APPROVE MINUTES – March 10, 2025

OLD BUSINESS – None

NEW BUSINESS

1. Reed Manor Final Plat

2. John Deere Preliminary Plat

3. John Deere Final Plat

4. Election of Officers

FUTURE AGENDA ITEMS

ADJOURN



City of Strafford

"Gateway to Opportunity"

126 S Washington – PO Box 66 • Strafford, MO 65757
Phone 417-736-2154 • Fax 417-736-2390

PLANNING AND ZONING COMMISSION MINUTES March 10, 2025 6:30 P.M.

CALL TO ORDER — Chairman Dr. Erisman called the meeting to order at 6:31 p.m.

ROLL CALL — Present: Chairman Dr. Josh Erisman, Commissioners Jerre Bertus, Debbie Hill, Stephanie Flowers, and Aldermen Representative Johnson. Absent: Commissioner David Schnick

APPROVE MINUTES of Feb 10, 2025. Commissioner Hill moved to adopt the Minutes, seconded by Aldermen Representative Johnson. The motion passed 5-0. Voting aye: Chairman Dr. Erisman, Commissioners Bertus, Hill, Flowers, and Aldermen Representative Johnson. Nay: None.

NEW BUSINESS

1. Final Plat – Peach Tree Village

Commissioner Bertus moved to recommend to the Board of Aldermen approval of the Peach Tree Village Final Plat, seconded by Commissioner Hill. The motion passed 5-0. Voting aye: Chairman Dr. Erisman, Commissioners Bertus, Hill, Flowers, and Aldermen Representative Johnson. Nay: None.

2. Planned Unit Development (PUD) – FGE Trucking

Commissioner Flowers moved to recommend to the Board of Aldermen approval of the Planned Unit Development (PUD) for FGE Trucking located at 967 E Evergreen Street, seconded by Commissioner Bertus.

The motion passed 5-0. Voting aye: Chairman Dr. Erisman, Commissioners Bertus, Hill, Flowers, and Aldermen Representative Johnson. Nay: None

3. Rezoning – For property to be annexed at 3621N. State Highway 125 owned by John Deere Shared Services, LLC

Commissioner Hill moved to recommend to the Board of Aldermen approval of the rezoning of 3621 N. State Highway 125 contingent upon annexation of the property, seconded by Aldermen Representative Johnson. The motion passed 5-0. Voting aye: Chairman Dr. Erisman, Commissioners Bertus, Hill, Flowers, and Aldermen Representative Johnson. Nay: None.

UNFINISHED BUSINESS

NONE

FUTURE AGENDA ITEMS — The next Planning and Zoning Commission meeting is anticipated to be Monday, April 14th.

ADJOURN — At 7:20 p.m., Alderman Representative Johnson moved to adjourn, seconded by Commissioner Hill. The motion passed 5-0. Voting aye: Chairman Dr. Erisman, Commissioners Bertus, Hill, Flowers, and Aldermen Representative Johnson. Nay: None.

Dr. Josh Erisman, Chairman

ATTEST:

DeAnn Reynolds, City Clerk



Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757

(417) 736-2154 / Fax (417) 736-2390

Application Type: Check all that apply.

☐ Annexation	☐ Rezoning	☐ Replat (Combo/Split/Line Adjustmt)
☐ Preliminary Plat	☒ Final Plat	☐ Minor Subdivision
☐ Vacation of Street	☐ Vacation of Easement	☐ Vacation of Right-of-Way
☐ PUD Sketch	☐ PUD Preliminary Plat	☐ PUD Final Plat
☐ Conditional Use	☐ Appeals (Variance)	☐ Other: _____

*Add N/A if any of the following does not apply for your application.

Location of Property: Address: Airport Rd Strafford MO

Legal Description (or provide separately): 237' N 56' E cor SW 1/4 NE 1/4 14589.57
Ft 132.69 S 89.9 E W 132.63 Ft to beg

Property/Land Details:

Size of Property: Square Feet 78,000 Acreage 1.78

Existing Use(s): duplexes Existing Zoning: Muti Requested Zoning: _____

Proposed Use: ☐ Residential Subdivision ☐ Commercial Subdivision ☐ Other ☐ N/A

Additional details for your request:

Legal Owner Information:

Name: Reed Enterprises

Address: 1660 E Kearny City: Springfield State: MO Zip: 65803

Email: JC Reed 818@gmail.com Phone Number: 417-818-6990

Owner Representative Information:

Name & Company: Reed Rental Relation to Owner: _____

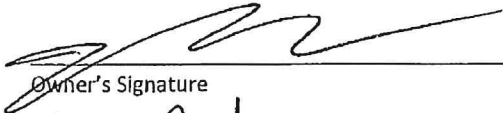
Address: 1660 E Kearny City: Springfield State: MO Zip: 65803

Email: ~~subina@reedenterprises.com~~ Sabrina@reedenterprises@gmail.com Phone Number: _____

*For a conditional use, the applicant shall be the person applying for a conditional use.

I hereby certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

By signing this agreement, I acknowledge and accept full responsibility for payment to the City of Strafford for all fees and charges incurred by 3rd party consultant review and any/all fees related to the review of drawings and specifications associated with this project.


Owner's Signature
Josh Reed
Printed Name

4-11-25
Date

Owner's Signature

4-11-25
Date

Printed Name

Applicant's Signature

4-11-25
Date

Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this ____ day of _____, 20____, before me personally appeared _____ and _____ to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in _____, the day and year first above written.

My commission expires: _____

NOTARY PUBLIC

Print Name:

Office Use Only

Staff complete all that apply.

Date Application Received: _____

Fees Paid On: _____

Amount Paid: _____

Public Notice Sent to Paper: _____

Mailings Sent to Property Owners within 185' (if required): _____

*Goes before Planning and Zoning Commission: _____

*Goes before Board of Alderman (1st Hearing): _____

*Goes before Board of Alderman (2nd Hearing): _____

Ordinance Number: _____

*Dates are subject to change based on the motions made at the meetings.

LANDSCAPING/PLANTING REQUIREMENTS

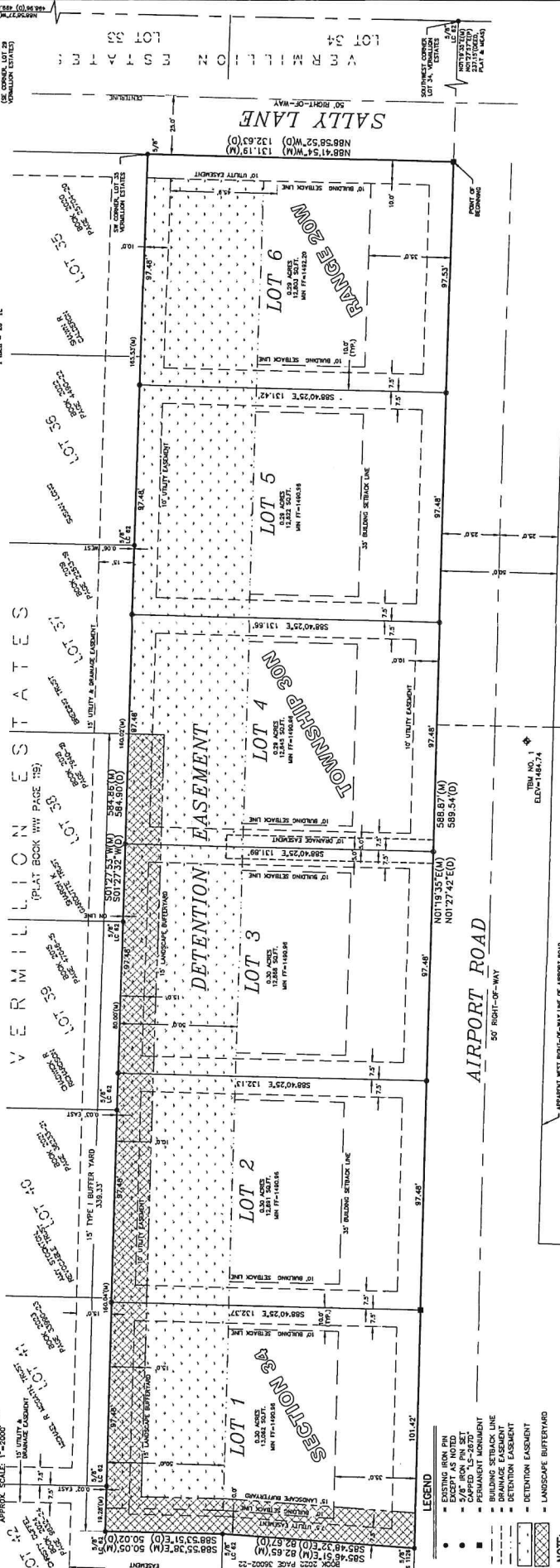
- MINIMUM WIDTH
15 FT.
- PLANTINGS PER 100 LINEAR FEET OR FRACTION THEREOF
- 1 CANOPY TREE
 - 1 STREET TREE
 - 6 EVERGREEN TREE
 - 6 SHRUBS
- TOTAL 47.0 LINEAR FEET
- PLANTINGS PROPOSED ON APPROVED PLANS
- 3 CANOPY TREE
 - 3 STREET TREE
 - 24 EVERGREEN TREE
 - 24 SHRUBS



SECTION 34
TOWNSHIP 24S
RANGE 20W
APPROX. SCALE: 1"=200'

FINAL PLAT OF REED MANOR A SUBDIVISION IN THE CITY OF STRAFFORD, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER
REED ENTERPRISES LLC
1000 E. MAIN ST.
STRAFFORD, MO 65604



NOTES:

- MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NO BUILDINGS, FENCES OR OTHER STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT OR DRAINAGE DETENTION AREAS.
- NO RENEWABLE ACCESS FROM LOT 6 ONTO SALLY LANE IS NOT ALLOWED.
- THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 2207700300E, EFFECTIVE OCTOBER 17, 2010.

OFFER OF DEDICATION

OWNER OF THE REAL ESTATE REFERRED HEREON AND AS OWNER, CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT AND SHOWN SHOWN HEREON TO BE DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT AND SHOWN HEREON. WE HEREBY OFFER THE LAND DESCRIBED ON THIS PLAT AND SHOWN HEREON TO THE PUBLIC AS SHOWN ON THIS PLAT AND SHOWN HEREON. WE HEREBY OFFER THE LAND DESCRIBED ON THIS PLAT AND SHOWN HEREON TO THE PUBLIC AS SHOWN ON THIS PLAT AND SHOWN HEREON.

ACKNOWLEDGMENT

JOSEF REED, REED ENTERPRISES LLC
STATE OF MISSOURI
COUNTY OF GREENE
ON THIS DAY OF 2024, BEFORE ME,
PERSONALLY APPEARED JOSEF REED OF REED ENTERPRISES LLC, KNOWN TO ME TO BE THE PERSONAL REPRESENTATIVE OF REED ENTERPRISES LLC, AND KNOWN TO ME THAT HE IS THE SAME FOR THE PURPOSES THEREIN STATED.

CERTIFICATE OF APPROVAL

BY THE PLANNING AND ZONING COMMISSION
PLANNING AND ZONING COMMISSION OF THE CITY OF STRAFFORD, MISSOURI.

CERTIFICATE OF TAXES PAID (CITY OF STRAFFORD)

APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF APPROVAL, ON ANY OF THE LANDS AND INTERESTS SHOWN HEREON HAVE BEEN PAID TO THE CITY OF STRAFFORD, MISSOURI. THE CITY OF STRAFFORD, MISSOURI, HEREBY CERTIFIES THAT THE LANDS AND INTERESTS SHOWN HEREON HAVE BEEN PAID TO THE CITY OF STRAFFORD, MISSOURI, HEREBY CERTIFIES THAT THE LANDS AND INTERESTS SHOWN HEREON HAVE BEEN PAID TO THE CITY OF STRAFFORD, MISSOURI.

PROPERTY DESCRIPTION

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SURVEYORS DECLARATION

THAT ALONG WITH THIS PLAT, I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI. I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND HEREIN DESCRIBED AND HAVE FOUND THAT THE SAME COMES IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI DEPARTMENT OF REVENUE. I HAVE ALSO FOUND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI DEPARTMENT OF REVENUE. I HAVE ALSO FOUND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI DEPARTMENT OF REVENUE.

WILSON SURVEYING CO., INC.
3003 S. 27TH ST., SUITE 112
Springfield, Missouri 65804
Phone: 417-881-1122
Fax: 417-881-1123
Email: info@wilsonsurveying.com
www.wilsonsurveying.com
DATE: MAY 08, 2025



WILSON SURVEYING CO., INC.
3003 S. 27TH ST., SUITE 112
Springfield, Missouri 65804
Phone: 417-881-1122
Fax: 417-881-1123
Email: info@wilsonsurveying.com
www.wilsonsurveying.com
DATE: MAY 08, 2025

BENCHMARKS

MISSOURI DEPARTMENT OF REVENUE, MONUMENT, WE-28 (MAY08)
9 DEMOGRAPHY LANE
ELEV. 1448.21
TEMPORARY BENCHMARK NO. 157 ROP PPE
WEST SIDE OF AIRPORT ROAD
ELEV. 1444.74

CITY ADMINISTRATOR

MARTHA E. SUAREZ
CITY ADMINISTRATOR

CITY CLERK

MARTHA E. SUAREZ
CITY CLERK

Section	Area	Area
Section 34	1.8 acres	1.8 acres
Section 35	1.8 acres	1.8 acres
Section 36	1.8 acres	1.8 acres
Section 37	1.8 acres	1.8 acres
Section 38	1.8 acres	1.8 acres
Section 39	1.8 acres	1.8 acres
Section 40	1.8 acres	1.8 acres
Section 41	1.8 acres	1.8 acres
Section 42	1.8 acres	1.8 acres
Section 43	1.8 acres	1.8 acres
Section 44	1.8 acres	1.8 acres
Section 45	1.8 acres	1.8 acres
Section 46	1.8 acres	1.8 acres
Section 47	1.8 acres	1.8 acres
Section 48	1.8 acres	1.8 acres
Section 49	1.8 acres	1.8 acres
Section 50	1.8 acres	1.8 acres

Planning Commission Staff Report
Final Plat of Reed Manor
May 12, 2025

Development name: Final Plat of Reed Manor

Location: Northeast corner of the Intersection of Sally Lane and Airport Road.

Property owner: Reed Enterprises, LLC

Zoning: R-2 (Urban Residential District).

Property Size: 1.8 Acres

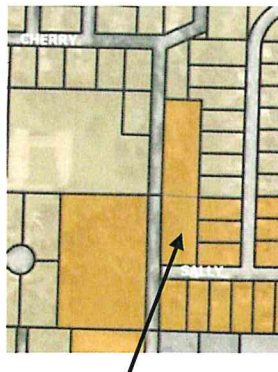
Existing Conditions: The 1.8-acre parcel is vacant and undeveloped but has been cleared for pending development following the approval of this plat. A 50' detention easement runs the full length of the east side of the property.

Utilities and Services: The City of Strafford will provide sanitary sewer, water, and public safety services. Fire protection services are provided by the Strafford Fire Protection District. Electric utilities are provided by Liberty Energy.

Access/ Right-of-Way: The lots will have frontage on Airport Road, including Lot 6- the corner lot on the corner of Airport Road and Sally Lane. Driveway access from Sally Lane is not permitted. Sidewalks currently span the west side of the property along Airport Road.

Floodplain: The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0261E , Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

Comprehensive Plan: The 2022 Future Land Use map below shows the subject property's location. The map indicates that the property is to be Mixed Residential, and the adjacent parcels are also to be Single Family Residential and Mixed Residential.



Subject Tract (from 2022 Future Land Use Map)

Final Plat of Reed Manor, Page 2**Staff Discussion**

The applicant is requesting approval of the final plat to create six new residential lots intended for the development of duplex homes. The proposed plat is consistent with the preliminary plat previously approved by the Planning Commission and conforms to applicable zoning and subdivision regulations. A 50-foot-wide detention easement is located along the eastern boundary of the property; no structures are permitted within this easement, and it has been appropriately noted on the plat.

The plat also shows a 15-foot wide landscape bufferyard, provided for screening purposes as required by the Landscape ordinance between adjacent multi-family and single-family zoned developments.

Staff has reviewed the submittal and finds it consistent with applicable subdivision and zoning requirements.

Staff Recommendation

Staff recommends approval of the final plat as submitted. The request meets all applicable subdivision and zoning requirements.



Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757
(417) 736-2154 / Fax (417) 736-2390

Application Type: Check all that apply.

☐ Annexation	☐ Rezoning	☐ Replat (Combo/Split/Line Adjustmt)
☒ Preliminary Plat	☒ Final Plat	☐ Minor Subdivision
☐ Vacation of Street	☐ Vacation of Easement	☐ Vacation of Right-of-Way
☐ PUD Sketch	☐ PUD Preliminary Plat	☐ PUD Final Plat
☐ Conditional Use	☐ Appeals (Variance)	☐ Other: _____

*Add N/A if any of the following does not apply for your application.

Location of Property: Address: 601 State Highway 125

Legal Description (or provide separately): see attached

Property/Land Details:

Size of Property: Square Feet 3,701,163 Acreage 84.967

Existing Use(s): 601 State Highway 125 Existing Zoning: M-2 Requested Zoning: N/A

Proposed Use: ☐ Residential Subdivision ☐ Commercial Subdivision ☒ Other ☐ N/A

Additional details for your request:

Legal Owner Information:

Name: John Deere Shared Services, LLC

Address: One John Deere Place City: Moline State: IL Zip: 61265

Email: _____ Phone Number: (309) 313-5434

Owner Representative Information:

Name & Company: Ricky Haase, Olsson Relation to Owner: Project Manager

Address: 550 St. Louis Street City: Springfield State: MO Zip: 65806

Email: rhaase@olsson.com Phone Number: _____

*For a conditional use, the applicant shall be the person applying for a conditional use.

I hereby certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

By signing this agreement, I acknowledge and accept full responsibility for payment to the City of Strafford for all fees and charges incurred by 3rd party consultant review and any/all fees related to the review of drawings and specifications associated with this project.

Kevin B. Schrag
Owner's Signature
Kevin B. Schrag
Printed Name

Feb 14, 2025
Date

Owner's Signature

Printed Name
Ricky Haase
Applicant's Signature
Ricky Haase
Printed Name

Date
2/14/2025
Date

STATE OF MISSOURI)
COUNTY OF GREENE)

On this 14th day of February, 2025, before me personally appeared Kevin Schrag and _____ to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in Springfield, MO, the day and year first above written.

My commission expires: June 6, 2025



NOTARY PUBLIC
Kristy R. Sweitzer
Kristy R. Sweitzer
Print Name:

Office Use Only

Staff complete all that apply.

Date Application Received: _____

Fees Paid On: _____

Amount Paid: _____

Public Notice Sent to Paper: _____

Mailings Sent to Property Owners within 185' (if required): _____

*Goes before Planning and Zoning Commission: _____

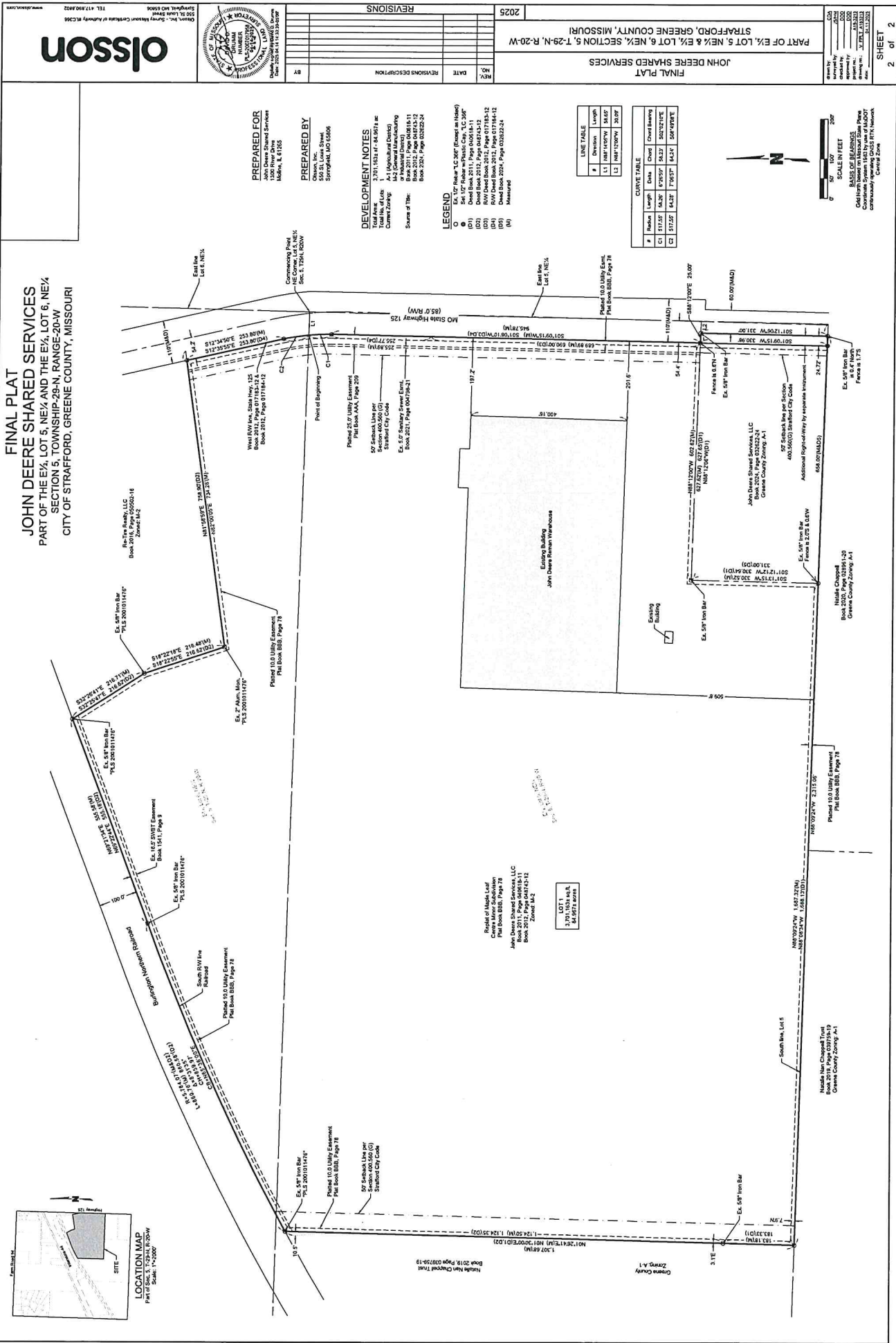
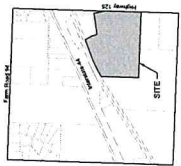
*Goes before Board of Alderman (1st Hearing): _____

*Goes before Board of Alderman (2nd Hearing): _____

Ordinance Number: _____

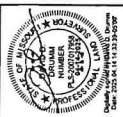
*Dates are subject to change based on the motions made at the meetings.

FINAL PLAT **JOHN DEERE SHARED SERVICES** PART OF THE E½, LOT 5, NE¼ AND THE E½, LOT 6, NE¼ SECTION 5, TOWNSHIP-29-N, RANGE-20-W CITY OF STAFFORD, GREENE COUNTY, MISSOURI



olsson

Olsson, Inc. - Survey Measurement Certificate of Authority No. C-256
 505 S. Lake Street, Suite 100
 Springfield, MO 65805
 TEL: 417.830.8822
 www.olsson.com



PREPARED FOR
 John Deere Shared Services
 1000 West Main Street
 Moline, IL 61201

PREPARED BY
 Olsson, Inc.
 505 S. Lake Street
 Springfield, MO 65805

DEVELOPMENT NOTES
 1. This plat is for the purpose of recording the plat of the land described herein.
 2. The land described herein is located in the City of Stafford, Greene County, Missouri.
 3. The land described herein is subject to the following easements:
 a. A 10-foot utility easement for the purpose of installing and maintaining utility lines.
 b. A 10-foot railroad easement for the purpose of installing and maintaining railroad tracks.
 4. The land described herein is subject to the following covenants:
 a. The land shall be used for agricultural purposes.
 b. The land shall not be used for any purpose that would be detrimental to the health, safety, or welfare of the community.

LEGEND
 (S) Solid Line - Survey Line
 (D) Dashed Line - Easement Line
 (R) Dotted Line - Railroad Line
 (H) Heavy Dotted Line - Highway Right-of-Way Line
 (M) Measured
 (C) Calculated
 (A) Assumed
 (N) Noted

LINE TABLE	Length	Chord	Chord Bearing
1	1187.1107' W	1187.1107'	S89°57'12" E
2	1187.1107' W	1187.1107'	S89°57'12" E
3	1187.1107' W	1187.1107'	S89°57'12" E

CURVE TABLE	Radius	Chord	Chord Bearing
1	1187.1107'	1187.1107'	S89°57'12" E
2	1187.1107'	1187.1107'	S89°57'12" E
3	1187.1107'	1187.1107'	S89°57'12" E



SCALE IN FEET
 0 50 100 200
 BASE OF BEARINGS
 CADASTRAL SYSTEM 1983 BY USE OF NAD83
 CONTINUEDLY OPERATING CASS RTK NETWORK
 10/20/2020

Planning Commission Staff Report
Preliminary and Final Plat of John Deere Shared Services
May 12, 2025

Development name: John Deere Shared Services

Location: SW corner of the Intersection of Highway 125 and Lillian Drive (3621 N STATE HIGHWAY 125)

Property owner: John Deere Shared Services, LLC

Zoning: M-2 (General Manufacturing or Industrial District).

Property Size: 84.97 Acres

Existing Conditions: The existing 5-acre parcel in the southeastern portion of the property is currently vacant/undeveloped. The remaining approximately 80 acres is comprised of a combination of vacant/undeveloped land and an existing manufacturing/warehouse facility.

Utilities and Services: The City of Strafford will provide sanitary sewer, water, and public safety services. Fire protection services are provided by the Strafford Fire Protection District. Electric utilities are provided by Liberty Energy.

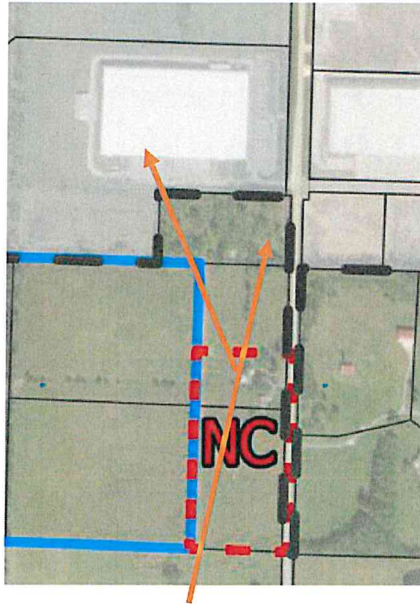
Access: The lot will have frontage on Highway 125. As this is a MoDot owned and maintained corridor, any additional driveway locations will be subject to MoDot review and approval.

Right-of-Way: To meet current City standards and ensure adequate public access and infrastructure alignment, there will be an approximately 25-foot wide right-of-way dedication to meet the City's minimum right-of-way requirements for this roadway classification.

Floodplain: The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0244E , Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

Comprehensive Plan: The 2022 Future Land Use map below shows the subject property's location. Its closest adjacent city parcels are designated as "Industrial/Manufacturing" to the north, east, and west. The future land use map indicates the property is to be residential, but since it is to be an appendix to an existing Industrial and Manufacturing lot, it poses no negative impacts on the growth along 125 HWY.

Preliminary and Final Plat of John Deere Shared Services, Page 2



Subject Tract (from 2022 Future Land Use Map)

Staff Discussion

The applicant is requesting approval of a combined preliminary and final plat to consolidate two parcels into a single lot. While one parcel is already platted, the other remains unplatted and must be formally subdivided in accordance with City regulations. The plat also includes dedication of the required right-of-way along Hwy 125 to bring the property into compliance with current development standards. As this additional ROW will be within a MoDot-maintained corridor, the plat shows that this 25-foot wide strip will be dedicated via separate instrument to MoDot following approval of the Final Plat

The preliminary and final plats for this property are proceeding simultaneously. This is because no additional public improvements are associated with the platting of these parcels.

Staff has reviewed the preliminary and final plats finds they are consistent with applicable subdivision and zoning requirements.

Staff Recommendation

Staff recommends approval of the preliminary plat and final plat as submitted. The request meets all applicable subdivision and zoning requirements and facilitates the appropriate consolidation and formal platting of the subject parcels, including the dedication of right-of-way in accordance with City standards.

Note that several adjustments to these plats were determined necessary following a final plat review by City staff as the P&Z information was being assembled. These adjustments are very minor and were viewed as not significant enough to merit holding these plats until the June 2025 P&Z meeting. While the plats provided in the Planning and Zoning Commission's packets do not reflect these minor changes, a corrected copy will be provided to P&Z members at their seats at the May 13, 2025 meeting.