



Planning & Zoning Commission Meeting Agenda

May 14, 2025, 6:00 pm

Council Chambers, City Hall, 201 S. Franklin St.

Online viewing location:

<https://www.youtube.com/user/KirksvilleCity>

Call Meeting to Order

Roll Call

Order of the Agenda:

Staff Report of additions or changes

Motion (and Second) to approve the order of the agenda

Vote – Ayes / Nays / Abstain

Minutes:

Minutes of the regular meeting on April 09, 2025

Motion (and Second) to approve minutes

Chair asks for corrections

Vote – Ayes / Nays / Abstain

Old Business:

None

New Business:

- 1. Public Hearing No 1.** – An application for a historic Landmark at 606 E. Washington St.
 - a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed

- d. Chair Declares Public Hearing Closed
- 2. Landmark Nomination** – A Nomination Form for a historic Landmark at 606 E. Washington St.
- a. Recommended Motion – To adopt a resolution recommending the home located at 606 E. Washington St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
 - b. Staff Report
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call
- 3. Public Hearing No. 2** – An application for a historic Landmark at 707 N. Centennial St.
- a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed
- 4. Landmark Nomination** – A Nomination Form for a historic Landmark at 707 N. Centennial St
- a. Recommended Motion – To adopt a resolution recommending the Willard School located at 707 N. Centennial St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
 - b. Staff Report
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call
- 5. Public Hearing No. 3** – An application for a historic Landmark at 408 E. Illinois St.
- a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed

6. Landmark Nomination – A Nomination Form for a historic Landmark at 408 E. Illinois St.

- a. Recommended Motion – To adopt a resolution recommending the home at 408 E. Illinois St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

7. Public Hearing No. 4 – An application for a historic Landmark at 101 W. Washington St.

- a. Chair Declares Public Hearing Open
- b. Staff Report
- c. Public Input
 - i. In Favor
 - ii. Opposed
- d. Chair Declares Public Hearing Closed

8. Landmark Nomination – A Nomination Form for a historic Landmark at 101 W. Washington St.

- a. Recommended Motion – To adopt a resolution recommending the Citizens National Bank building at 101 W. Washington St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

9. Public Hearing No. 5 – An application for a historic Landmark at 401 E. Missouri St.

- a. Chair Declares Public Hearing Open
- b. Staff Report
- c. Public Input
 - i. In Favor
 - ii. Opposed
- d. Chair Declares Public Hearing Closed

10. Landmark Nomination – A Nomination Form for a historic Landmark at 401 E. Missouri St.

- a. Recommended Motion – To adopt a resolution recommending the home at 401 E. Missouri St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

11. Public Hearing No. 6 – An application for a historic Landmark at 711 E. Harrison St.

- a. Chair Declares Public Hearing Open
- b.** Staff Report
- c.** Public Input
 - i. In Favor
 - ii. Opposed
- d.** Chair Declares Public Hearing Closed

12. Landmark Nomination – A Nomination Form for a historic Landmark at 711 E. Harrison St.

- a. Recommended Motion – To adopt a resolution recommending the home at 711 E. Harrison St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

13. Public Hearing No. 7 – An application for a historic Landmark at 500 S. Elson St.

- a. Chair Declares Public Hearing Open
- b.** Staff Report
- c.** Public Input
 - i. In Favor
 - ii. Opposed
- d.** Chair Declares Public Hearing Closed

14. Landmark Nomination – A Nomination Form for a historic Landmark at 500 S. Elson St.

- a. Recommended Motion – To adopt a resolution recommending the Rieger Armory at 500 S. Elson St. be designated a Landmark based on criteria for designation found in Sec. 2-259 (c)(1) of the Kirksville City Code and recommending City Council approval of the Landmark designation with Historic zoning, an overlay of the current zoning.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

15. Variance Request – A request for a variance from Sec. 44-622 (b)(5)(e)(2) – *Two wall signs or two marquee signs or two canopy signs or two projecting signs (or any combination of two of the foregoing signs), plus one detached sign.* at 1009 N. Osteopathy.

- a. Recommended Motion – To recommend City Council approve a variance from Sec. 44-622 (b)(5)(e)(2) – *Two wall signs or two marquee signs or two canopy signs or two projecting signs (or any combination of two of the foregoing signs), plus one detached sign.* to add an additional sign on the fuel canopy at 1009 N. Osteopathy.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

16. Variance Request – A request for a variance Sec. 44-622 (b)(5)(e)(2) – *Two wall signs or two marquee signs or two canopy signs or two projecting signs (or any combination of two of the foregoing signs), plus one detached sign.* at 1620 S. Baltimore St.

- a. Recommended Motion – To recommend City Council approve a variance from Sec. 44-622 (b)(5)(e)(2) – *Two wall signs or two marquee signs or two canopy signs or two projecting signs (or any combination of two of the foregoing signs), plus one detached sign.* to add an additional sign on the fuel canopy at 1620 S. Baltimore St.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

17. Variance Request – A request for a temporary variance from Sec. 44-132. – *Detached buildings generally.* at 901 W. Shepherd Ave.

- a. Recommended Motion – To recommend City Council approve a temporary variance for one year from Sec. 44-132. – *Detached buildings generally.* at 901 W. Shepherd Ave.

- a. Staff Report
- b. Commission Discussion
- c. Citizen Questions/Input
- d. Vote – Roll Call

18. Right-of-Way Vacation – A request for the vacation of a dead-end alley east of North New Street, between Illinois Street and Missouri Street of the City of Kirksville, Missouri.

- a. Recommended Motion – To recommend City Council approve a request for the vacation of a dead-end alley east of North New Street, between Illinois Street and Missouri Street of the City of Kirksville, Missouri.
- b. Staff Report
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

Staff Comments:

- a. None

Citizen Participation

(Time Limit of Five Minutes) Citizen participation is for suggestions and comments on items affecting the Planning & Zoning Commission and the City, but are not on the agenda. Action by the Commission other than acknowledgment is not expected at the same meeting. Citizens may address the Commission on topics which are part of the regular agenda when these items are discussed by the Commission. Citizens must add their signature to the Citizen Participation Sign-In Sheet and announce their name before they begin speaking. The Commission does like to follow up with citizens and request citizens willing to leave a form of contact.

Adjournment

Notice of Nondiscrimination:

All persons within the City of Kirksville are free and equal and shall be entitled to the following equal use and enjoyment within the city at any place of public accommodation without discrimination or segregation on account of age, ancestry, color, disability, gender, gender identity, marital status, national origin, race, religion, sexual orientation or on any other basis that would be in violation of any applicable federal, state, or local law.

Notice of Disability Accommodations:

Any person with a disability desiring reasonable accommodation to attend this meeting may contact the City Clerk at 660.627.1225 to make such arrangements.

PLANNING & ZONING COMMISSION

MINUTES OF April 9, 2025

PRESENT:

Dan Martin, Chair

Jeremy Hopkins, Vice Chair

Kabir Bansal, Council Representative

Jason Chrisman

Chuck Heckert

Betty McLane-Iles

Bruce Thompson

Sara Knipe, City Planner

Ashley Young, Assistant City Manager

ABSENT:

William Robb

Patricia Sexton

CALL TO ORDER

Chair Martin called the meeting of the Planning & Zoning Commission in the City Council Chambers to order at 6:01 p.m.

ORDER OF THE AGENDA

Chair Martin asked if there were any changes to the agenda. Mrs. Knipe stated there were none. Mr. Bansal made a motion to approve the agenda. Mr. Chrisman seconded the motion. The agenda was approved with the following vote: Aye: Bansal, Chrisman, Hopkins, McLane-Iles, Thompson, Martin. Nay: None. Abstain: none. Absent: Heckert, Robb, Sexton.

APPROVAL OF MINUTES

Vice Chair Hopkins asked for a motion to approve the minutes of March 12, 2025. Prof. Dr. McLane-Iles made a motion to approve the minutes. Mr. Hopkins seconded the motion. Chair Martin asked if there were any corrections to the minutes. With no changes, the minutes were approved with the following vote: Aye: Bansal, Chrisman, Hopkins, McLane-Iles, Thompson, Martin. Nay: None. Abstain: none. Absent: Heckert, Robb, Sexton.

OLD BUSINESS

None

NEW BUSINESS

1. Variance Request – *A request for a variance from Sec. 10-185. – Driveways. (a), (b), (c), and (d) at 1216 W. Missouri St.* Mr. Hopkins made a motion to recommend that the City Council approve a request for a variance from Sec. 10-185. – Driveways. (a), (b), (c), and (d) at 1216 W. Missouri St. Prof. Dr. McLane-Iles seconded the motion.

Mr. Heckert joined the meeting at 6:05 p.m. due to having to work until 6:00 p.m.

Mrs. Knipe stated the request was for a variance for the driveway. She noted the petitioner would hard surface 60 feet of their driveway but was requesting a variance for the remainder of his driveway, which was quite long. She pointed out the driveway would start on Missouri Street and go up the slope of his property. This would help stop and mitigate any gravel that would wash down into the street. Mrs. Knipe stated that city staff supported the approval of the request.

Mr. Hopkins asked if the length of the gravel driveway would be a concern for emergency services, such as fire. Mrs. Knipe stated that when they proceed further into the project, concerns about the turnaround would be addressed in the future. She said the driveway width would meet the standard requirements, along with all other codes that would apply but it should not be an issue. Chair Martin asked if all other components would be met, except for being fully paved. Mrs. Knipe responded that was correct. Chair Martin stated that stormwater was mentioned at the base with the steep driveway. Mrs. Knipe responded that the owners were facing quite an undertaking with the property. Mr. Hopkins asked if the property owners were aware of the other code requirements. Mrs. Knipe replied they were.

Chair Martin asked if there was any input from the audience in favor or in opposition of the variance. With no further input, the motion was approved with the following vote: Aye: Bansal, Chrisman, Heckert, Hopkins, McLane-Iles, Thompson, Martin. Nay: None. Abstain: none. Absent: Robb, Sexton.

2. Variance Request – *A request for a variance from Sec. 44-622 – Where signed permitted, number and types of signs allowed, and sign size. (b) at 1009 N. Osteopathy.* Mr. Hopkins made a motion to recommend that the City Council approve a variance from Sec. 44-622 – Where signed permitted, number, and types of signs allowed, and sign size. (b) to add an additional sign on the fuel canopy at 1009 N. Osteopathy. Mr. Thompson seconded the motion.

Mrs. Knipe stated the request would allow Casey's to have more than one sign on their canopy, allowing them to maintain consistency for their branding. She stated that city staff supported the request.

Chair Martin explained to the visitors in the audience the request was from Casey's to allow them to place additional signage on their canopy. Mrs. Knipe clarified it would allow them to keep their current signs on the canopy. Chair Martin asked if they were already installed. Mrs. Knipe responded they were. Mr. Hopkins asked if the installation date was known. He stated Casey's could have misinterpreted approval for the signage at the Franklin store for all their properties. Mrs. Knipe replied due to a branding change, timing was of the essence to make the change for all Casey's locations, necessitating everyone to try and catch up. Prof. Dr. McLane-Iles clarified the reason was due to the branding change and the desire to have all their locations uniform. Mrs. Knipe responded that was correct, allowing for uniformity. Chair Martin asked if there was any difference for a sign in the residential area on Osteopathy and Baltimore area, which he was sure was C-3 zoning. Mrs. Knipe stated there was, but under the ordinance it would be applied the same due to it being one canopy. Mr. Thompson shared that as he was driving along Baltimore all other fuel stations had signs on both ends of their canopies. Chair Martin acknowledged when people were grandfathered or when recodification occurred, all new requests were on the table. Mr. Chrisman asked if the request would need to be renewed or if it was one-and-done. Mrs. Knipe answered it was one-and-done. She also stated if the Commission wished to change that in the future it would need to be discussed. Chair Martin noted this request was only for the Osteopathy location. Mrs. Knipe stated that was correct.

Chair Martin asked if there was any citizen input. He explained to the audience that if they wished to offer input, the individual would step to the podium, identify themselves, and give their address.

With no further input, the motion was approved with the following vote: Aye: Chrisman, Heckert, Hopkins, McLane-Iles, Thompson, Bansal, Martin. Nay: None. Abstain: none. Absent: Robb, Sexton.

3. Variance Request – *A request for a variance from Sec. 44-622 – Where signed permitted, number and types of signs allowed, and sign size. (b) at 1620 S. Baltimore St.* Mr. Thompson made a motion to recommend that the City Council approve a variance from Sec. 44-622 – Where signed permitted, number, and types of signs allowed, and sign size. (b) to add an additional sign on the fuel canopy at 1620 S. Baltimore St. Mr. Hopkins seconded the motion.

Mrs. Knipe stated the request would allow Casey's to have branding consistency with two signs on their canopy. She stated that city staff supported the request.

Chair Martin asked if there was any input from commission members. He explained to the audience that members were provided with diagrams and aerial views. He stated that some commission members had

driven around to research the request for discussion. He also explained that members reviewed the ordinance before the meeting.

With no further discussion, the motion was approved with the following vote: Aye: Heckert, Hopkins, McLane-Iles, Thompson, Bansal, Chrisman, Martin. Nay: None. Abstain: none. Absent: Robb, Sexton.

CITIZEN / STAFF / COMMISSION INPUT

Chair Martin mentioned that at the last meeting, the removal of the stop lights and placement of stop signs in the downtown area was discussed. He also noted the discussion of the additional all-way stops on adjoining streets. He suggested an information campaign to remind the public that pedestrians have the right-of-way at every four-way stop. He pointed out that it was an issue and in trying to make the downtown area safer for foot traffic, sharing that information with the public would be important. Mrs. Knipe agreed that sharing that information was always a good thing to emphasize, even if there was not an issue.

Mr. Heckert expressed his appreciation for the dinner hosted by the city in March.

Chair Martin noted Mr. Bansal served as the Council Representative to the visitors in the audience and that he was recently re-elected to the City Council for a three-year term.

ADJOURNMENT

With no further business, Chair Martin asked for a motion to adjourn. Mr. Chrisman made a motion to adjourn. Mr. Heckert seconded the motion. Vice Chair Hopkins declared the meeting adjourned at 6:14 p.m.

Teresa Dorris

Recording Secretary

Staff Report 1: Landmark Nomination for 606 E. Washington St.

The home at 606 E. Washington St. holds profound historical significance as the first house built specifically for a priest in Kirksville in 1922. It is in the Prairie School style. This is usually manifested as American Four Square, are not common in the survey area. While the design and style were wildly popular in parts of the country, the style was eclipsed by Craftsman style in the survey area. Most houses with Prairie influence are examples of the common American Foursquare type. Some of these houses are plain and convey the simple Prairie School spirit, while a few examples are decorated with stylistic elements reflecting more ornate and traditional architectural styles such as Colonial Revival.

The American Foursquare style is characterized by its square, boxy design, typically two-and-a-half stories tall. It features four spacious rooms per floor, maximizing interior space on small city lots. Key elements include a center dormer, large front porch with wide stairs, and a hipped roof. The style often incorporates arched entries between rooms, built-in cabinetry, and Craftsman-style woodwork. Large windows allow ample natural light. The efficient layout usually includes a living room, dining room, kitchen, and foyer on the first floor, with bedrooms and a bathroom on the second. The attic floor typically contains one or two rooms. This practical design became popular from the mid-1890s to the late 1930s.





Kirksville Historic Preservation Commission

Nomination Form for a Historic Landmark

I, Suemi L Lopez Brizuela, wish to place in nomination, the properties located generally at 606 E Washington kirksville, Mo 63501, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

Nomination for Historic Landmark Designation

Historic Significance

606 E Washington holds profound historical significance as the first house built specifically for a priest in Kirksville Constructed in [1922 this property embodies the city's rich religious heritage and architectural history.

First house built for a priest, reflecting Kirksville's early religious influences.

Name of Property Owner: Suemi L Lopez Brizuela

Mailing Address: 3128 Ohio Ave

City, State, Zip: Richmond, Ca 94804

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.


Owners Signature

12/4/2024
Date

Staff Report 2: Landmark Nomination for 707 N. Centennial St.

The school at 707 N. Centennial St. – Willard School – has historical value as it once served as a local elementary school. Willard School is an excellent example of an early to mid-twentieth century academic building and was built in 1934.

The Willard School features revivalist design treatments popular during the first half of the twentieth century, in particular for educational institutions. The primary elevation is defined by keystones, quoins, multi-paned windows, and defined windows, along with a portico or framed entrance.





Kirksville Historic Preservation Commission Nomination Form for a Historic Landmark

I, Tony Askew , wish to place in nomination, the properties located generally at 707 N
Centennial, to be listed with the Kirksville Historic Preservation
Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting
information and/or pictures) It is a school that was attended by a lot of local citizens

Name of Property Owner: Tony Askew

Mailing Address: 709 N Williamson

City, State, Zip: Atlanta MO 63530

I certify that I am the owner or one of the owners of the property described above.
I recognize that there is a rezoning process that is required if the property is
accepted as a Historic Landmark by the Commission, and that I am responsible
for any fees due as a result of the rezoning procedure.

Owners Signature Date

Tony R Askew

December 09 2024

Staff Report 3: Landmark Nomination for 408 E. Illinois St.

The home at 408 E. Illinois St. is a Sears Kit home. Sears home kits were sold from 1908 to 1942 and considered catalog kits. This house is the model Argyle style. The bungalow exterior designed provided a transitional space between the public exterior and private interior of the home, creating a welcoming entry point creating an additional outdoor living space that was partially enclosed, fostering a sense of security while maintaining a connection to the outdoors. The inset porch design allowed for better integration with the overall structure of the house, making it an integral part of the home's massing rather than an applied element. The inset porch contributed to the home's overall aesthetic, enhancing its curb appeal and reflecting popular architectural styles of the time, such as Craftsman and Colonial Revival. The inset porch allowed for the incorporation of decorative brick columns, brackets, and railings, which were signature features of Sears kit homes. The porch design often facilitated natural ventilation and lighting for the interior of the home, incorporating these functional and aesthetic elements.

The Argyle house's standard built-in bookcase with colonnade represents a significant architectural feature of early twentieth-century kit homes. This distinctive element, unique to the Argyle model, showcases the era's emphasis on practical, space-efficient design. As a standard feature, it distinguishes the Argyle from other models and provides valuable insight into the customization options and architectural preferences of the time.

The inset porch design and interior craftsman style of Sears kit bungalows played a crucial role in defining the character and livability of these popular early twentieth-century homes.



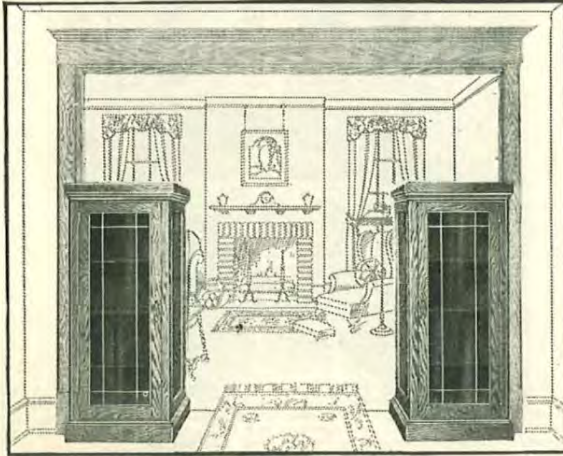
Bookcased Openings and Colonnades

One of these Bookcased Openings or Colonnades will greatly beautify any arched opening.

Where Yellow Pine Bookcases or Colonnades are wanted we can furnish them at the same price as Fir on request.

**Honor Bill
MILLWORK**

Head Trim, Casing, Base Blocks, Jambs, etc., are not part of the Colonnade nor of the Bookcased Opening shown here, and therefore, are not included in price. For Trim see pages 33 to 41.



Bookcased Opening

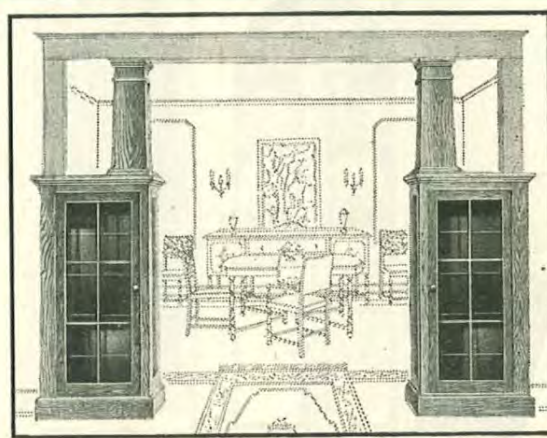
Made of Beautiful Clear Fir or Clear Oak. Each of the bookcases shown is made 4 feet 1 inch high; width, 1 foot 4 inches; depth from front to back, 1 foot 2 inches. The cap and base extend beyond these measurements 1 inch. The side and back of the bookcases are paneled. The side that fits against the jamb is plain. The door is glazed with high grade leaded glass. Each case is fitted with three adjustable shelves. The material and workmanship are the best. No hardware included. Shipped SET UP (put together) ALREADY TO SET IN PLACE.

NOTE—The bookcases can be had to fit on either side of consoles, fireplaces or other places at a slight additional cost. Write for quotations, describing where bookcases are to be used. **IMPORTANT**—Always state whether the paneled side of the bookcase is to be on the right or left hand as you face the front or glazed side.

Shipping weight, 200 pounds per pair, **not prepaid**.

63PM9897—Bookcases, as described above, clear fir, made to fit against 5¼-inch jambs. Per pair.....\$26.95

63PM6793—Bookcases, as described above, clear oak, made to fit against 5¼-inch jambs. Per pair.....\$42.50



Bookcased Colonnade

Made of Beautiful Clear Fir or Clear Oak. Can be used in room of any width. Cases are 4 ft. 9 in. high, 2 ft. 4 in. wide and 12 in. deep. Has three shelves. Door in each case glazed with six lights of clear glass. Ends of cases are made to set over a jamb 5¼ in. wide. The backs and exposed ends have one three-ply wood panel. Hardware not included. Shipped SET UP (put together), ALL READY TO SET IN PLACE.

Columns are 8 in. square at bottom and taper to 7 in. at top. Furnished in the white (not oiled or varnished). Carried in stock to fit openings 6 ft. 8 in.; 7 ft.; 7 ft. 6 in. and 8 ft. high. If intermediate or larger sizes are wanted, write for prices.

63PM9899—Clear Fir. Per pair.....\$35.25

63PM8475—Clear Oak. Per pair.....43.20

Shipping weight, 250 pounds, **not prepaid**. When ordering give width from jamb to jamb, and height from floor to head jamb. Specify width first.





Kirksville Historic Preservation Commission

JUL 31 REC'D

Nomination Form for a Historic Landmark

I, Amber Johnson + John Smelcer wish to place in nomination, the properties located generally at 408 E Illinois ST, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

This property is a good example of a Sears kit home, probably a slightly modified version of the Argyle (property is 1 bedroom instead of 2).

This kit was sold from 1916 - 1942. The house has original and unpainted built in bookcases and columnades and original hardwood floors. We think the house was built in the late 1920s or early 1930s.

Name of Property Owner: Amber Johnson + John Smelcer

Mailing Address: 813 E Harrison ST

City, State, Zip: Kirksville MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

Amber Johnson
Owners Signature

7/29/2024
Date

Staff Report 4: Landmark Nomination for 101 W. Washington St.

Irwin Dunbar designed the Citizens National Bank building at 101 W. Washington St. in 1926 with a Neoclassical architectural style, which was popular for bank buildings in the early twentieth-century. The exterior of the building showcases several key features of this style with white marble construction. The entire outside of the building was made of white marble, giving it a grand and imposing appearance typical of Neoclassical architecture. The ionic columns are facade featured projecting columns in the Ionic style, one of the classical orders of architecture. This element directly references ancient Greek and Roman designs, a hallmark of Neoclassical architecture. With a bold two-story design, the building's height corresponded with neighboring structures, maintaining a cohesive streetscape while still standing out as an important civic building.

From a historical perspective, this architectural choice is significant for several reasons. It reflects the early twentieth-century trend of banks using Neoclassical design to convey stability, permanence, and trustworthiness to their customers. The use of high-quality materials like white marble demonstrates the bank's prosperity and importance in the local community. By incorporating classical elements, the building connected Kirksville to broader architectural trends in larger cities, showcasing the town's aspirations and growth.

The design represents a shift from earlier, more ornate Victorian styles towards the cleaner lines and classical references of early twentieth-century commercial architecture.

Dunbar's design for the Citizens National Bank building thus stands as an important example of how smaller Midwestern cities adopted and interpreted national architectural trends in the 1920s, contributing to the historical and architectural fabric of Kirksville.



DEC 23 REC'D

Kirkville Historic Preservation Commission

Nomination Form for a Historic District

I, Nikki Hamlin, wish to place in nomination, the properties located generally at 101 W. Washington St., to be listed with the Kirkville Historic Preservation Commission, as a Historic District. There is a map attached to this application form which shows the specific boundaries of the proposed Historic District that is being nominated.

These properties are historically significant because: (or please attach supporting information and/or pictures)

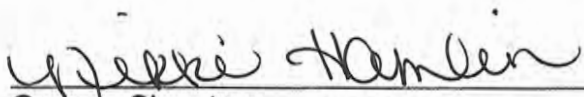
please see attached sheet

Name of Property Owner: Nikki Hamlin
Mailing Address: 816 College Park Dr.
City, State, Zip: Kirkville mo 63501

The steps necessary to move forward on an application for a Historic District nomination in the City of Kirksville are:

1. The Codes & Planning Director must prepare a list of all the property owners in the proposed district.
2. Certified mailing letters must be mailed out to all of the property owners in the proposed district, informing them of the pending nomination and the process required for that.
3. A date will be set for a vote of all the property owners in the proposed historic district.
4. One vote per tax parcel will be allowed.
5. A minimum of 66% of the property owners voting in the election must vote in the affirmative to continue the process of the nomination on to the Kirksville Historic Preservation Commission.
6. If the vote is affirmed, the process will move on to the Kirksville Historic Preservation Commission, to a public hearing with the Planning and Zoning Commission, and finally to the city council, for their decisions in the matter.

I certify that I am one of the owners of a property within the described area listed above.


Owners Signature

12-20-24
Date

Staff Report 5: Landmark Nomination for 401 E. Missouri St.

The home at 401 E. Missouri St. was built in 1935 as a Winona Sears Kit home. The Sears Winona, introduced in 1913, exemplified the popular Craftsman bungalow style of the early twentieth-century. Key features that made it stand out included with full-width front porch with chunky columns, distinctive low-pitched roof with wide eaves, distinctive five-piece eave brackets, horizontally-arranged attic windows in the front gable, flexible floor plans, and offering 2-3 bedrooms.

The Winona evolved over time, reflecting changing architectural trends. Early versions featured seven triangular brackets, while later models showcased Sears' signature five-piece brackets. By 1927, the design incorporated narrow clapboard siding, a gabled bump-out for the dining room, and faux beams. The Winona's adaptability and classic Craftsman elements contributed to its enduring popularity, remaining in Sears' catalog until 1940.

The Craftsman bungalow style is historically significant as it embodied the Arts and Crafts movement's ideals, democratized quality housing for the middle class, and represented a uniquely American architectural response to rapid industrialization. Its emphasis on craftsmanship, simplicity, and harmony with nature makes it worthy of landmark status.



Kirksville Historic Preservation Commission

Nomination Form for a Historic Landmark

I, Aaron Fine, wish to place in nomination, the properties located generally at 401 E. Missouri St., Kirksville to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

Survey of historical properties conducted
by city / or a grant program
Key characteristics of craftsman style kit house
Over 100 years old

Name of Property Owner: Aaron Fine and Priya Kampli
Mailing Address: 401 E. Missouri St.
City, State, Zip: Kirksville, MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

[Signature]
Owners Signature

12/19/2024
Date

Staff Report 6: Landmark Nomination for 711 E. Harrison St.

The home at 711 E. Harrison St. was built by the Clark Family in 1930 with a Bungalow Craftsman style. The Craftsman style profoundly influenced early 20th-century residential architecture by rejecting the ornate Victorian designs in favor of simplicity, functionality, and handcrafted elements. It emphasized natural materials, exposed woodwork, and a connection to nature through features like large porches and ample windows. The style democratized quality housing for the middle class, offering affordable yet well-crafted homes. Popularized by Gustav Stickley's magazine and architects like Greene and Greene, Craftsman homes became synonymous with the American ideal of home, shaping neighborhoods across the country with their warm, inviting aesthetics.



Kirkville Historic Preservation Commission

Nomination Form for a Historic Landmark

WE * DAVE & TERESA HART, wish to place in nomination, the properties located generally at 711 EAST HARRISON STREET, to be listed with the Kirkville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

Our house is an "ARTS & CRAFTS" home built in the span of 1920-1923 by the Clark family, possibly connected to the downtown "Hardware Store" Clarks. The home and detached garage sports red clay tile roofing, with the home having tin ceilings and side walls (some restored, some covered up), corner built-in cabinets in dining room & built-in cabinet in the "breakfast nook" off of the kitchen. Our house has the notoriety of operating a "moonshine still" upstairs in the walk-in attic during the alcohol prohibition years!! *

Name of Property Owner: DAVE HART

Mailing Address: 711 E. HARRISON STREET

City, State, Zip: KIRKSVILLE MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

DAVE HART
Owners Signature

12/16/2024
Date

* Verified With our neighbors, Tom & Virginia Durdan, as well as Dr. John Roderick, each at the 700 block of EAST HARRISON STREET For over 50 years.

Staff Report 7: Landmark Nomination for 500 S. Elson St.

The Rieger Armory, located at 500 S. Elson St., stands as a testament to both architectural excellence and historical significance. Built in 1948, this Missouri National Guard facility is named after Lt. Col. James E. Rieger, a Kirksville native and World War I hero.

The armory exemplifies the PWA Modern architectural style, a variant of Art Deco influenced by the Public Works Administration in the 1930s and 1940s. Characterized by streamlined geometric forms and minimal ornamentation, the building showcases a combination of limestone and brick, reflecting the era's architectural trends.

Lt. Col. Rieger, born in 1870, moved to Kirksville in 1880 and pursued a legal career after graduating from the University of Missouri in 1897. He enlisted in the Missouri National Guard in 1900 and played a crucial role in organizing a local company. During World War I, Rieger led his battalion in the Meuse-Argonne Offensive, capturing Vauquois Hill and earning the Distinguished Service Cross and French Croix de Guerre.

Beyond its military function, the Rieger Armory has served as a community hub, hosting various social events, including concerts, dances, community forums, and festivals.

The Rieger Amory's new mission aims to transform it into a leading sports and recreational facility for Kirksville and the surrounding region, while preserving its historic significance and honoring local veterans. This repurposing will promote health, sportsmanship, and respect for local military history.

The Rieger Armory's architectural distinction, rich history, and ongoing community role make it a significant landmark in Kirksville, honoring both Lt. Col. Rieger's legacy and the town's cultural heritage.







Kirksville Historic Preservation Commission

Nomination Form for a Historic Landmark

I, Aaron & Jaylena Pearce, wish to place in nomination, the properties located generally at 500 S. Elson St., Kirksville, MO, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

See attached.

Name of Property Owner: Pearce Properties, LLC - Aaron & Jaylena Pearce

Mailing Address: 18 Meadow Brook Rd.

City, State, Zip: Kirksville, MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

Aaron Pearce
Owners Signature

2/28/25
Date

The historic Rieger Armory, located at 500 S. Elson St. in Kirksville, Missouri, stands as a significant monument embodying both architectural distinction and profound historical importance. Constructed in 1940, this building not only showcases unique design elements but also serves as a testament to the valor and community contributions of Lt. Col. James Edward Rieger, after whom it is named.

Architectural Significance

Designed by architect Irwin Dunbar, the Rieger Armory is an exemplary representation of the PWA Moderne architectural style, a variant of the Art Deco movement influenced by the Public Works Administration during the 1930s and 1940s. This style is characterized by its streamlined and geometric forms, often incorporating minimalistic ornamentation that emphasizes the building's structural elements. The armory's design is notable for its combination of limestone and brick materials, which not only enhance its aesthetic appeal but also signify the era's architectural trends. Among Missouri's PWA-funded armories, the Rieger Armory is distinguished for its design, rivaling even the prominent St. Louis Armory in architectural significance.

mostateparks.com

Historical Significance

The armory's namesake, Lt. Col. James E. Rieger, was a prominent figure in both military and local civic spheres. Born on September 20, 1870, in Peoria County, Illinois, Rieger moved to Kirksville in 1880. He pursued a legal career after earning his law degree from the University of Missouri in 1897, establishing a practice in Kirksville and serving as Adair County Prosecuting Attorney from 1909 to 1911.

en.wikipedia.org

Rieger's military career was equally distinguished. He enlisted in the Missouri National Guard in 1900 and played a pivotal role in organizing and training a National Guard company in Kirksville. His service under General John J. Pershing during the Mexican Border Campaign in 1916 showcased his leadership abilities. During World War I, as a major in the 139th U.S. Infantry, Rieger led his battalion in the Meuse-Argonne Offensive, notably capturing Vauquois Hill and advancing further than any other American unit during the battle. His bravery earned him the Distinguished Service Cross and the Croix de Guerre from France.

en.wikipedia.org

Beyond his military achievements, Rieger was deeply involved in the Kirksville community. He served as city clerk, was a member of the local school board, and held various other civic positions. His commitment to public service and his heroic military contributions led to the naming of the armory in his honor upon its completion in 1940.

en.wikipedia.org

Cultural and Community Importance

The Rieger Armory has long been a central hub for community activities in Kirksville. Beyond its primary function as a National Guard facility, it has hosted numerous social events, including dances in the 1960s, serving as a versatile venue for public gatherings. Its role in fostering community cohesion and its continued use by organizations such as the Truman State University ROTC highlight its ongoing relevance.

tmn.truman.edu

In 2020, the armory was chosen as the home for the Missouri National Guard Hall of Fame, further cementing its status as a landmark of military heritage and community pride.

newsletter.truman.edu

New Mission

Provide Kirksville and the surrounding region with an area leading sports and recreational facility that fosters athletic development, community engagement, and healthy lifestyles. Honor the legacy of the Rieger Armory, Lt. Col. James Rieger (REE-gur) and all local veterans by preserving the historic building as a community asset, promoting health, optimism, positivity, sportsmanship, patriotism, and respect for local military history.

Conclusion

The Rieger Armory's architectural distinction, combined with its rich historical associations and enduring role in the community, make it a prime candidate for designation as a Historic Landmark. Recognizing this property would honor not only the legacy of Lt. Col. James E. Rieger but also the collective memory and cultural fabric of Kirksville, Missouri.

Staff Report 8: Variance Request 1009 N. Osteopathy

The property owner at 1009 N. Osteopathy – Casey’s General Store – has submitted a variance request from the City of Kirksville's municipal sign regulations. The applicant is seeking permission to keep three exiting signs, which exceeds the maximum number of canopy signs allowed per Sec. 44-622(b)(5)(e)(2) of the Municipal Code. The Municipal Code stipulates that only two canopy signs are permitted in this zoning district.

The variance request aims to allow for an additional canopy sign, bringing the total to three canopy signs on the property, one roof and two on the fueling owning. In evaluating this variance request, it is important to consider the general factors typically associated with such applications. One key consideration is the business's need for brand conformity with other stores in their chain or franchise. The current limitation of one sign may restrict the business's ability to maintain consistent branding across multiple locations, which could potentially impact their visibility and recognition within the community, thereby creating a hardship.

Staff recommends the approval of this variance.

Please see the Variance Request Application, and corresponding map, below.

Community Impact: No anticipated externalities. No anticipated infrastructure impacts.

Casey's # 2061



Codes and Engineering

201 S. Franklin
Kirksville, MO 63501
Phone: 660.627.1272
Fax: 660.627.1026

Variance Request Application

General location of property: (use street intersections if possible)

located on the West side of Osteopathy, South of W Mills St.

Street address of property: (note "n/a" if site is vacant)

1009 N. Osteopathy Kirksville, MO 63501

Size of tract: (expressed in acres) _____

Present zoning classification: _____

Present use(s) of property: Gas station - Commercial

Reason for requesting variance: Replacing the panels on the gas canopy. Having 2 "Casey's" logos on each end. "Casey's" portion is the only part that is lighted.

The following information from the **OWNER, CONTRACT PURCHASER** (if applicable), or **AGENT** must be attached and submitted with this application:

- ◇ Name, address, city, state, zip, phone, email address.
- ◇ A formal letter directed to the Planning & Zoning Commission requesting the variance along with a description of the circumstances for the request.
- ◇ An application fee in the amount of \$250.



Owner/Agent Signature

3-18-25

Date

Submit completed form to:
City Planner
City of Kirksville
201 S. Franklin St.
Kirksville, MO 63501

For internal use:

Date reviewed by City Planner: _____

Date of decision by Planning & Zoning: _____

Date of decision by City Council: _____



Staff Report 9: Variance Request 1620 S. Baltimore St.

The property owner at 1620 S. Baltimore St. – Casey’s General Store – has submitted a variance request from the City of Kirksville's municipal sign regulations. The applicant is seeking permission to keep three exiting signs, which exceeds the maximum number of canopy signs allowed per Sec. 44-622(b)(5)(e)(2) of the Municipal Code. The Municipal Code stipulates that only two canopy signs are permitted in this zoning district.

The variance request aims to allow for an additional canopy sign, bringing the total to three canopy signs on the property, one roof and two on the fueling owning. In evaluating this variance request, it is important to consider the general factors typically associated with such applications. One key consideration is the business's need for brand conformity with other stores in their chain or franchise. The current limitation of one sign may restrict the business's ability to maintain consistent branding across multiple locations, which could potentially impact their visibility and recognition within the community, thereby creating a hardship.

Staff recommends the approval of this variance.

Please see the Variance Request Application, and corresponding map, below.

Community Impact: No anticipated externalities. No anticipated infrastructure impacts.

Casey's # 1741



Codes and Engineering

201 S. Franklin
Kirksville, MO 63501
Phone: 660.627.1272
Fax: 660.627.1026

Variance Request Application

General location of property: (use street intersections if possible)

At the intersection of South Baltimore + E Hamilton St.

Street address of property: (note "n/a" if site is vacant)

1620 S Baltimore Kirksville, MO 63501

Size of tract: (expressed in acres) _____

Present zoning classification: _____

Present use(s) of property: Gas Station - Commercial

Reason for requesting variance: Replacing the panels on the Gas Canopy.
Having 2 "Casey's" logos on each end. "Casey's"
portion is the only part that is lighted.

The following information from the **OWNER, CONTRACT PURCHASER** (if applicable), or **AGENT** must be attached and submitted with this application:

- ◇ Name, address, city, state, zip, phone, email address.
- ◇ A formal letter directed to the Planning & Zoning Commission requesting the variance along with a description of the circumstances for the request.
- ◇ An application fee in the amount of \$250.

Caitlin Shilly
Owner/Agent Signature

3-18-25

Date

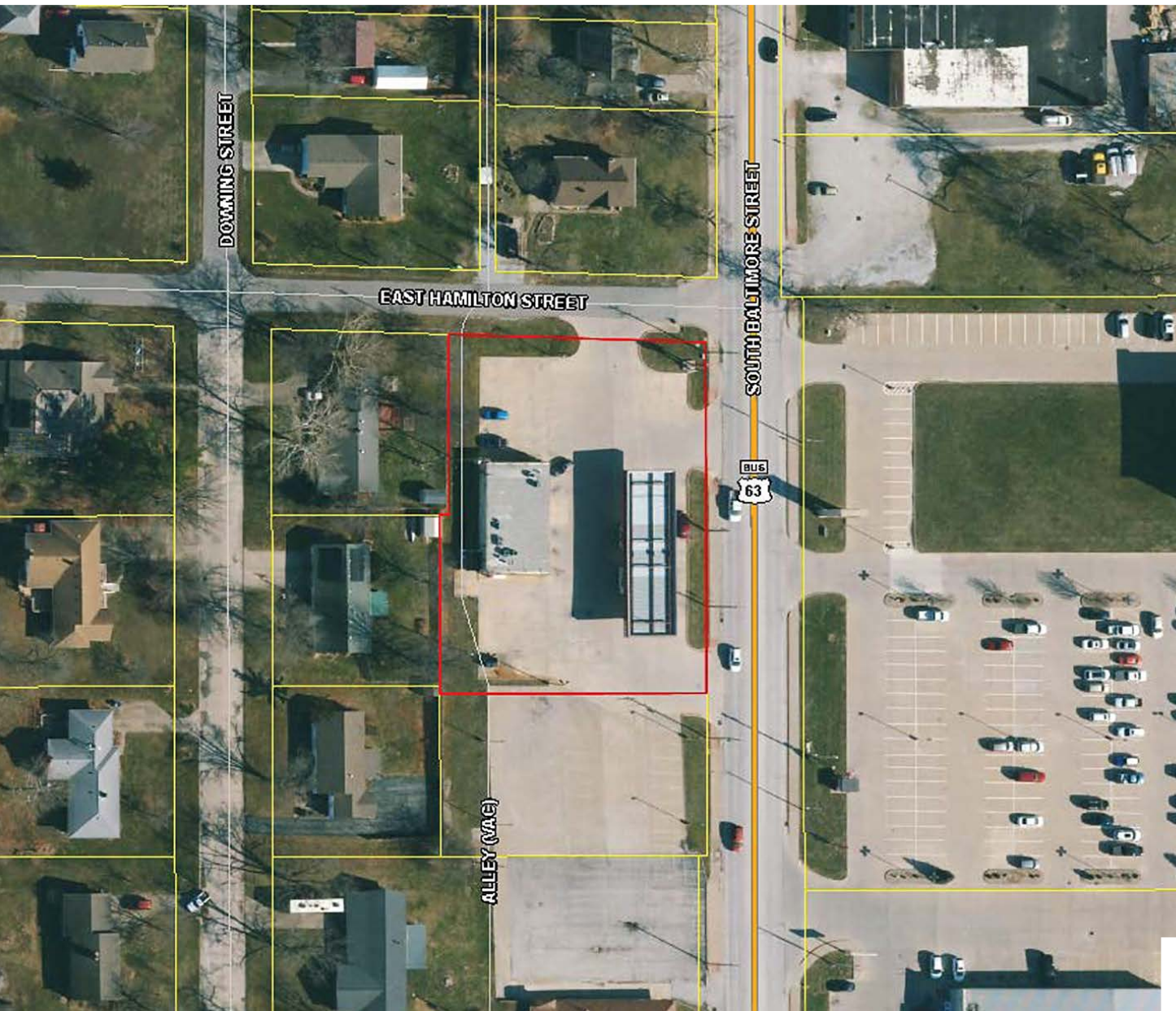
Submit completed form to:
City Planner
City of Kirksville
201 S. Franklin St.
Kirksville, MO 63501

For internal use:

Date reviewed by City Planner: _____

Date of decision by Planning & Zoning: _____

Date of decision by City Council: _____



Staff Report 10: Temporary Variance Request 901 W. Shepherd Ave.

The owners of property at 901 W. Shepherd Ave have requested a temporary variance from Sec. 44-132. – *Detached buildings generally*. to keep an existing shed at this location without the presence of a primary structure.

The owners of this property wish to construct a single-family home on this property. Due to the current price fluctuations of construction materials, the owners are requesting a one-year variance to construct a single-family home. In the meantime, they would like to retain an existing shed that was on the property prior to the demolition of the old, dilapidated double-wide trailer. However, this accessory building is not allowed without a primary structure, unless a variance from the Municipal Code is approved. Approving a variance for the existing shed to remain, on the back side of the lot, would also allow the owner to maintain the value of the current state of the property as they move forward with construction of a single-family home.

When considering variances, general considerations include whether a strict application of the Municipal Code will cause unnecessary hardship. Adding to their already costly construction costs, by demolishing and then reconstructing a new shed after a new home is built, would present an unnecessary hardship.

Staff recommends that this temporary variance be approved.

Please see the Variance Request Application, letter of support, and corresponding map below.

Community Impact: No anticipated externalities. No anticipated infrastructure impacts



Variance Request Application

General location of property: *(use street intersections if possible)*

One block west of First St. and Shepherd

Street address of property: *(note "n/a" if site is vacant)*

901 W. Shepherd, Kirksville, MO

Size of tract: *(expressed in acres)* 1 acre m/l

Present zoning classification: R1

Present use(s) of property: Vacant lot with accesory building

Reason for requesting variance: Intention to build rental home beginning in 2026. Currently, out of compliance with city code for accessory building.

The following information from the **OWNER, CONTRACT PURCHASER** (if applicable), or **AGENT** must be attached and submitted with this application:

- ◊ Name, address, city, state, zip, phone, email address.
- ◊ A formal letter directed to the Planning & Zoning Commission requesting the variance along with a description of the circumstances for the request.
- ◊ An application fee in the amount of \$250.

Sean Bonnell

Owner/Agent Signature

5/1/2025

Date

Submit completed form to:
City Planner
City of Kirksville
201 S. Franklin St.
Kirksville, MO 63501

For internal use:

Date reviewed by City Planner: _____

Date of decision by Planning & Zoning: _____

Date of decision by City Council: _____

Sean & Courtney Bonnell

2903 Sunset Cove Dr.

Kirksville, MO 63501

bonnell.sean@gmail.com

660-341-8367

April 5, 2025

City of Kirksville

Planning & Zoning Commission

201 S. Franklin St.

Kirksville, MO 63501

RE: Request for One-Year Extension – 901 W. Shepherd Ave.

Dear Planning & Zoning Commissioners,

We are writing in response to a letter dated **February 3, 2025**, regarding compliance requirements for our property at **901 W. Shepherd Ave.** We appreciate the City's efforts to ensure properties are maintained in accordance with local ordinances and want to work cooperatively toward a resolution.

The removal of the former **dilapidated double-wide trailer** has significantly improved the aesthetics of the neighborhood. Many of our neighbors have expressed their appreciation for this change, noting that it has enhanced property values and the overall appearance of the area.

Our long-term plan is to construct a **high-quality single-family home** (3 bedroom, 2 bath 1,200-1,500 sq. ft.) that aligns with the City's vision for the community. We intend to rent this property as a traditional long term rental, ideal for young professionals, graduate students, or young families. However, **economic factors, including high construction costs and material shortages, have delayed our ability to move forward at this time.** We are committed to making further improvements to the land while ensuring that any new structure we build meets modern safety and design standards.

Given these circumstances, we respectfully request a one-year extension to submit our initial building plan, beyond the current **April 25, 2025, deadline.** This extension will allow us time to monitor economic conditions, secure appropriate financing, and ensure that the new primary structure meets high-quality standards. In the meantime, we will continue maintaining the property to prevent any negative impact on the neighborhood.

We appreciate your consideration of this request and welcome any guidance on additional steps we can take to remain in good standing. Please let us know if there is any further information needed or if a formal appeal process is required. We look forward to working together toward a positive outcome.

Sincerely,



Sean & Courtney Bonnell



Staff Report 11: Right-of-Way Vacation

The City Engineer's office was contacted by Drew Davison regarding the vacation of a dead-end alley east of North New Street, between Illinois Street and Missouri Street. The alley is shown in the attached documents. He was provided with the City Council policy and checklist for Right-of-Way (ROW) Vacation.

Mr. Davison has provided the required information from utilities and adjacent land owners.

This 75-foot-long alley was platted with the subdivision in 1866. The parcel to the east was never formally subdivided and thus the alley was not extended. At this point if it were extended it would pass through multiple houses before reaching the next street. No utilities are present in the ROW and the adjacent property owners have been notified and concur with the request. Another similar dead-end alley within this subdivision has been previously vacated.

City Staff recommends vacation of this Right-of-Way.

Community Impact: This alleyway is currently of no public benefit as it is a dead-end.



Jacobs, Lois <ljacobs@kirkville.k12.mo.us>

[External] Fwd: 308 N. New Street, Kirkville

1 message

loisjacobs1963 <loisjacobs1963@yahoo.com>
To: ljacobs@kirkville.k12.mo.us

Wed, Dec 18, 2024 at 9:34 AM

Sent from my U.S.Cellular® Smartphone

----- Original message -----

From: Drew Davison <drewdavison2010@gmail.com>
Date: 12/18/24 9:32 AM (GMT-06:00)
To: loisjacobs1963@yahoo.com
Subject: Fwd: 308 N. New Street, Kirkville

----- Forwarded message -----

From: **McCarty, Patrick D** <PMcCarty@ameren.com>
Date: Wed, Dec 18, 2024, 8:47 AM
Subject: 308 N. New Street, Kirkville
To: drewdavison2010@gmail.com <drewdavison2010@gmail.com>

Drew,

Ameren Missouri does not have conflict with your alley closure at this address.

Thank you,

Pat McCarty

This communication and any attachments may be privileged and/or confidential and protected from disclosure, and are otherwise the exclusive property of Ameren Corporation and its affiliates (Ameren) or the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Note that any views or opinions presented in this message do not necessarily represent those of Ameren. All e-mails are subject to Ameren policies. If you have received this in error, please notify the sender immediately by replying to the message and deleting the material from any computer.

Date Signed: 2/28/25

To Whom It May Concern:

I Sally Weekley am the owner of 702 East Illinois Street, Kirksville MO.

I Drew Davison am the owner of 308 North New Street, Kirksville MO.

I agree to the alleyway closure between the properties of 702 East Illinois Street and 308 North New Street, Kirksville MO 63501.

Sally Weekley

Signature of (702 East Illinois St., Kirksville, MO 63501) Owner

Drew Davison

Signature of (308 East New St., Kirksville, MO 63501) Owner

12:31

5G 90%



LOCATE TICKET # 243272533



Inbox



Daniel Ash...

9:11 AM



to me

Good morning Drew,

I was asked to send an email stating whether or not a conflict existed within the alleyway beside your house. The Kirksville crew has investigated the matter and found no conflict within the alleyway. I appreciate your time.

Thanks,

Daniel Ashworth | Liberty Utilities (Mid-States) |
Manager, Operations.

P: 319-795-3653 | C: 319-795-3653 | E:

daniel.ashworth@libertyutilities.com



Reply



City of Kirksville, Missouri **Street - Alley Vacation Checklist**

Street

Name: _____ From: _____ To: _____

Alley

Description: _____

Requested By: _____ **Phone:** _____

Address: _____

Was a request by petition of all abutting property owners? ___ Yes ___ No

If property owners not represented on a petition, have they been notified? ___ Yes ___ No

Abutting Properties:

Attach a list of all abutting property owners, property description and their addresses.

Utilities: Utilities in place in street/alley to be vacated

	Owner	In Place		Checked By	Date
		Yes	No		
Water					
Sewer					
Gas	Liberty Utilities			Daniel Ashworth	12-18-24
Electric	Ameren			Pat McCarty	12-18-24
Phone					
Cable TV	Sparklight			Rich Kido	1-9-25

Trash Route:

☒ Yes ___ No

Trash Company: RTS

Checked By: 

Abstracted By:

Kirksville, MO



Legend

- Road
 - Street
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Parcel
- Corporate Limit

Notes

116.7 0 58.33 116.7 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.