CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-256 – Voluntary Annexation

MEETING DATE:
February 3, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 003-25: 18775 Apple Road – Voluntary Annexation – A request to voluntarily annex into the Corporate Limits of the City of Joplin – Carl Schell

BACKGROUND:

This property lies East of the intersection of Apple Rd and I-44. The property is contiguous with the Joplin Industrial Park. Just north of the Joplin Industrial Park, and with its proximity to the interstate and the surrounding patterns of development, the land is suitable for future industrial development.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs stated that the owner is requesting the property to be annexed for potential future industrial use. He stated that the request to rezone would come at a later time.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-256
Planning & Zoning Commission recommends approving Case 003-25 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Z&P Meeting: January 13, 2025
City Council Meeting: February 3, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 003-25 A request to voluntarily annex property into the City of Joplin

LOCATION 18775 Apple Road

APPLICANT Carl Schell

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper, MO)	Vacant	Approximately 5.54 acres

DISCUSSION

This property lies at the southeast intersection of I-44 and Prigmor Ave. The property is contiguous with the Joplin Industrial Park. Just north of the Joplin Industrial Park, and with its proximity to the interstate, the land is suitable for future industrial development.

The property is currently vacant.

Newly incorporated property enters the City of Joplin as R-1 (Single-Family Residential).

Staff recommends approval of Case 003-25.

ENCLOSURES

- Map of area to be annexed
- Application

CASE 003-25: VOLUNTARY ANNEXATION

18775 Apple Road- Voluntary Annexation- A request to voluntary annex into the Corporate Limits of the City of Joplin- Carl Schell

Mr. Kimble asked if the applicant would step forward and state their name and address for the record.

Mr. Bellairs presented the case on behalf of Carl Schell.

Mr. Bellairs stated that the request is due to the property being outside of City limits but is planned to be used for future industrial use. Mr. Bellairs stated that the property will be rezoned at a future time.

Mr. Kimble asked if the commission had any questions for the representative.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 003-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (6 IN FAVOR, 0 OPPOSED, 1 ABSENT)

Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

Note: If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

Carl S Schell Jr.
CARL S SCHELL, JR.

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

On this 22ND day of NOVEMBER 20 24, before me appeared Carl S. Schell, JR A SINGLE PERSON

and _____,

~~a married couple~~, to me known to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

Notary Public Earl R Higgins

My commission expires: July 23 2026

EARL R. HIGGINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: July 23, 2026
Commission #14914124

Voluntary

Annexation Application

Married

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 003-25
Filing Fee: $0.00
Received: 11/22/24
Proj. No.: 25-006

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Carl S. Schell Phone No. 417-846-3997

Email:

Applicant Name: Carl S. Schell Phone No. 417-846-3997

Email: SevenValleys22@hotmail.com

Mailing Address: 16112 State Highway 76, Cassville MO 65625

Annexation Property Address: 18775 Apple Road, Joplin MO 64803

Present Use of Property: VACANT - UNDEVELOPED

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: 0

Duplex residences: 0

Triplex residences: 0

Apartment house residences: 0

Apartment complex units: 0

Number of future occupiable:

Single-family residences: 0

Duplex residences: 0

Triplex residences: 0

Apartment house residences: 0

Apartment complex units: 0

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: N/A

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

Business #2
Business Name: N/A

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*******THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*******

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: CARL SCHELL JR **Telephone Number:** 417-846-3997

Property Address: 1877 APPLE RD, JOPLIN, MO

1. **Is the annexation the result of an out-of-town sewer agreement?** X **Yes** _____ **No**
2. **Is this property residential property?** _____ **Yes** X **No**
3. **Are there any businesses located on this property?** _____ **Yes** X **No**

If yes, how many businesses are located on this property? _____

Please list the following information for each business located on the property:

Business #1:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ **Yes** _____ **No**

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ **Yes** _____ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ **Yes** _____ **No**

Business #2:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ **Yes** _____ **No**

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ **Yes** _____ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

Business #3: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

MMENTS

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes _____No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

Do you plan to build residential living units on the property _____Yes _____No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

Are (or Will) the living unit(s) be on a well _____ Yes ___X___ No
If NO, please furnish the name of the water company ___MOAM___

Are (or Will) the living unit(s) have a septic system? _____ Yes ___X___ No
If NO, please furnish the name of the municipal sewer system _____

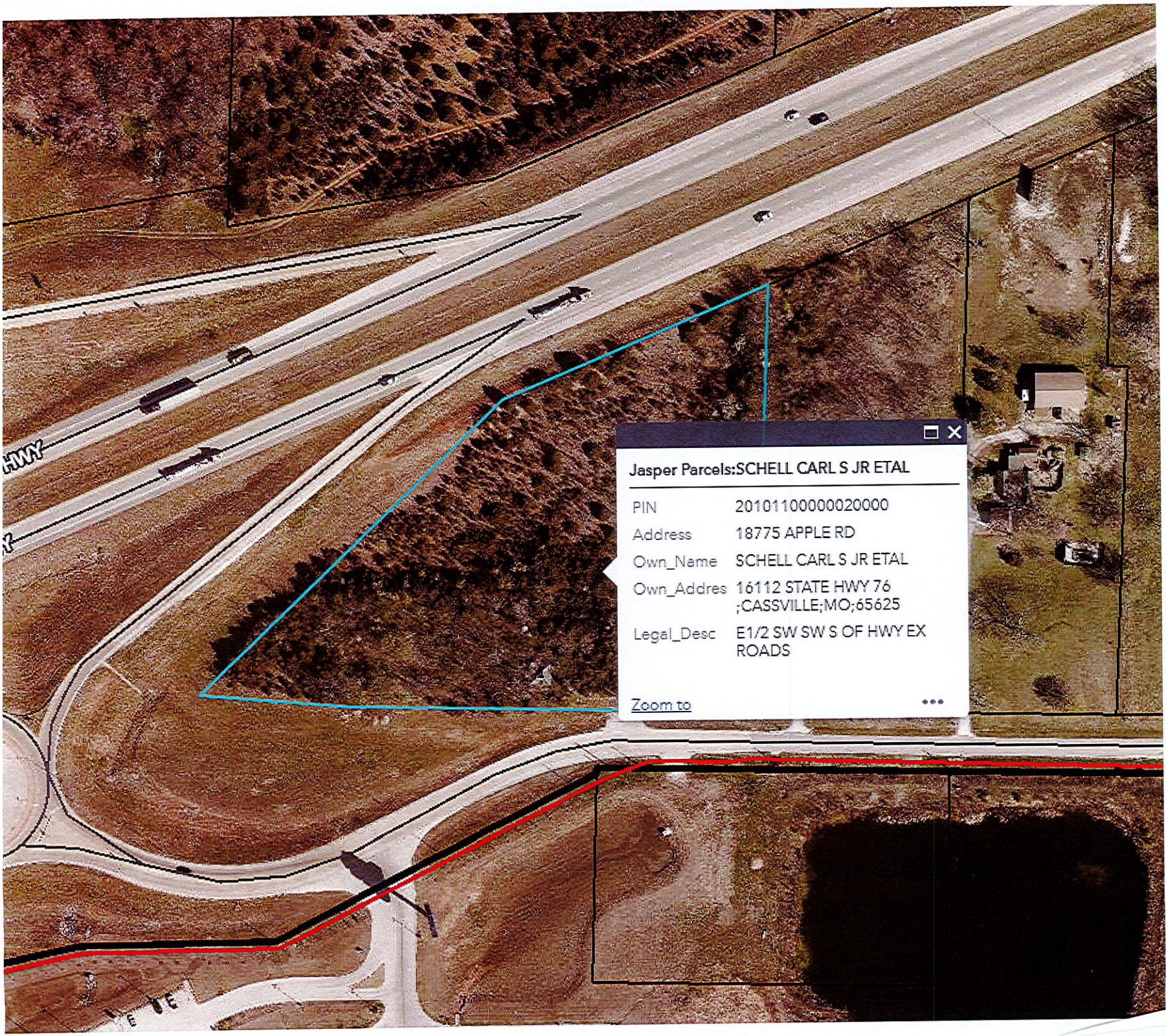

HWY
Jasper Parcels:SCHELL CARL S JR ETAL
PIN 20101100000020000
Address 18775 APPLE RD
Own_Name SCHELL CARL S JR ETAL
Own_Addres 16112 STATE HWY 76 ;CASSVILLE;MO;65625
Legal_Desc E1/2 SW SW S OF HWY EX ROADS
Zoom to

EXHIBIT "A"

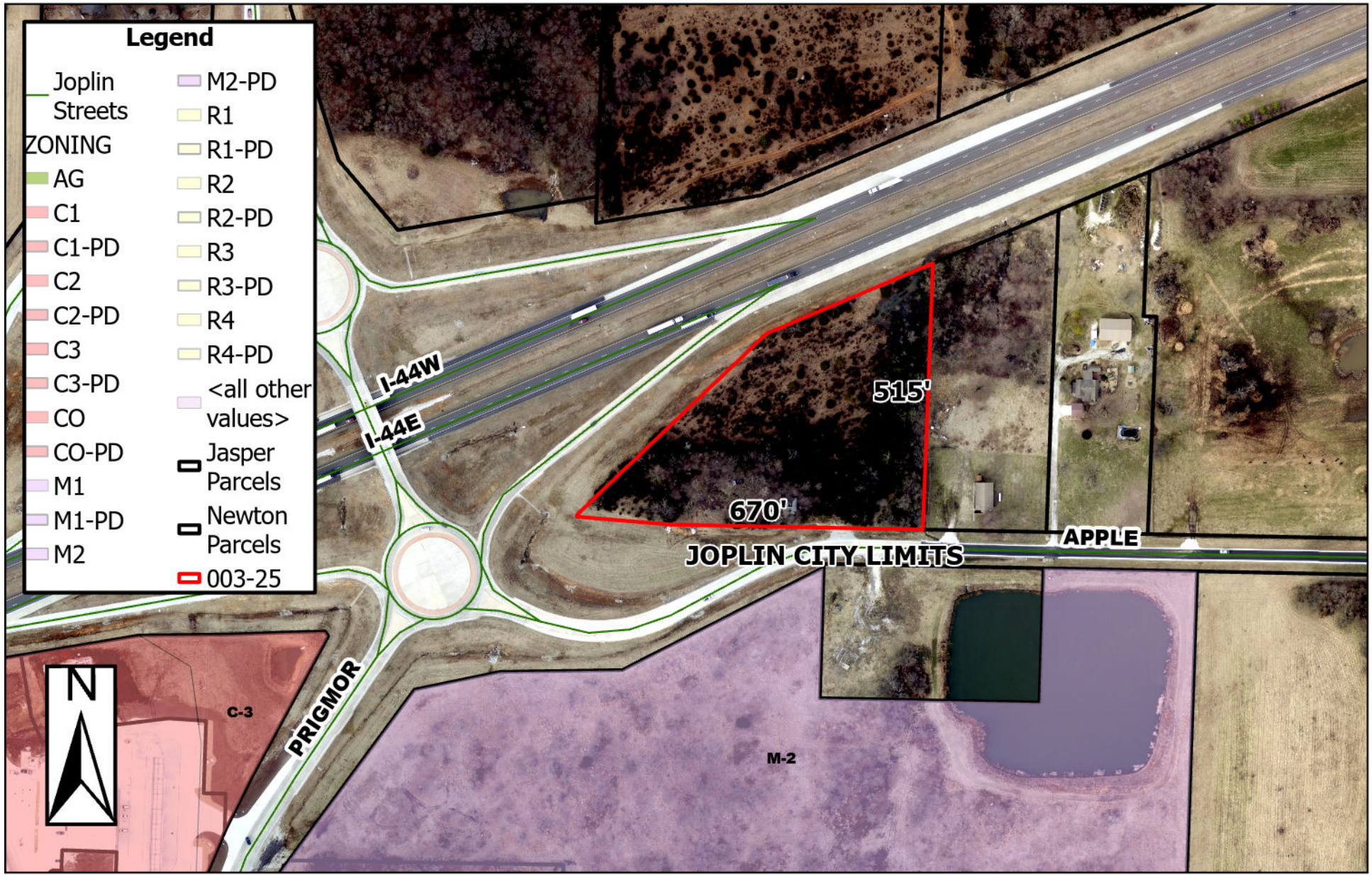
Jasper County Parcel No. 20101100000020000 (93-20-1.0-11-0-0-20.000)

Recorded in Book 2329 at Page 1679 of the Records of Jasper County

LEGAL DESCRIPTION:

Commencing at the Southwest corner of Section 11, Township 27, Range 32, in Jasper County, Missouri, Thence East along the South line of Section 11, 1325.43 feet, thence North 01 degree 16 minutes East a distance of 30 fee to the point of beginning, thence West on line 30 feet North of and parallel with the South line of said Section 11, a distance of 420.06 feet; thence North 00 degrees 26 minutes 20 seconds West a distance of 7.5 feet to a right-of-way marker, thence North 85 degrees 46 minutes 20 seconds West a distance of 245.10 feet to a right-of-way marker; thence North 01 degree 37 minutes 40 seconds East a distance of 194.0 feet to a right-of-way marker on the South right-of-way line of Interstate 44 Highway; thence North 65 degrees 57 minutes 45 seconds East a distance of 735.35 feet along the South right-of-way line of Interstate 44 Highway to a point on said right-of-way line; thence South 01 degree 16 minutes West a distance of 519.56 feet to the point of beginning. Containing 5.54 acres, more or less. Except that part taken or deeded for road purposes.

Case 003-25: Voluntary Annexation



18775 Apple Rd - Voluntary Annexation - A request to voluntarily annex into the Corporate Limits of the City of Joplin - Carl Schell

0 95 190 380 570 760 Feet

P & Z Case 003-25
Carl Schell
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-256 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located at 18775 Apple Rd, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

Commencing at the Southwest corner of Section 11, Township 27, Range 32, in Jasper County, Missouri, Thence East along the South line of Section 11, 1325.43 feet, thence North 01 degree 16 minutes East a distance of 30 fee to the point of beginning, thence West on line 30 feet North of and parallel with the South line of said Section 11, a distance of 420.06 feet; thence North 00 degrees 26 minutes 20 seconds West a distance of 7.5 feet to a right-of-way marker, thence North 85 degrees 46 minutes 20 seconds West a distance of 245.10 feet to a right-of-way marker; thence North 01 degree 37 minutes 40 seconds East a distance of 194.0 feet to a right-of-way marker on the South right-of-way line of Interstate 44 Highway; thence North 65 degrees 57 minutes 45 seconds East a distance of 735.35 feet along the South right-of-way line of Interstate 44 Highway to a point on said right-of-way line; thence South 01 degree 16 minutes West a

distance of 519.56 feet to the point of beginning. Containing 5.54 acres, more or less. Except that part taken or deeded for road purposes.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney