

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Planning & Zoning Commission of the City of Excelsior Springs Regular Meeting **at 6:00 PM, April 27, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

Planning & Zoning Commission City of Excelsior Springs

A G E N D A



Planning & Zoning Commission Meeting
6:00 PM
Monday, April 27, 2026
City Council Chambers
201 E. Broadway
Excelsior Springs, MO

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Meeting summary for the regular meeting held on March 30, 2026
 4. PUBLIC HEARINGS
 - A. VAC-26-001 - A petition by Jeff Watkins to vacate Bluff and Elizabeth Street, generally located northeast of the intersection of Excelsior and Main Streets.
 5. STAFF COMMENTS
 6. COMMISSION COMMENTS
 7. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: April 22, 2026 9:00 AM

PLANNING AND ZONING COMMISSION
Meeting Summary

March 30, 2026

1. CALL TO ORDER

Vice Chairperson Creyton Vincent called the meeting to order at 6:00 p.m.

2. ROLL CALL

PRESENT: Don Kelley, Christy Marker, Whitney Sparks, and Creyton Vincent.

ABSENT: Betty Bissell, Laurie Gehrt

STAFF PRESENT: Joshua Garrett, Julia Goldstein, Melinda Mehaffy, Mayor Mark Spohn

VISITORS: Edwin Figueroa, Reggie St. John, Courtney Eagle, Donald Eagle, Christa McLaughlin, Rocky McLaughlin, Richard Hodges, Bernadette Hodges, Dee Baker, Daniel Gualtieri, Karen Biggs, Jason Cole

3. APPROVAL OF MEETING SUMMARY FOR February 23, 2026

Commissioner Marker made a motion to approve the meeting summary.
Commissioner Sparks seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Kelley, Marker, Sparks and Vincent

No: None

4. PUBLIC HEARINGS

A. RZ-26-001 – An application by Robert McLaughlin to rezone the properties within the Marocco Estates subdivision from an R-2 (Two-Family Residential) district to R-3 (Cluster, Townhouse, or Garden Type Residential) district.

Staff report was provided by Joshua Garrett.

The applicants, Rocky and Christa McLaughlin explained their desire to go from duplexes to triplexes or fourplexes. The price to build has escalated so much since COVID. They could build duplexes, sell them and make money. They would rather build multi-family, hold the property and maintain the units as rentals. The footprint of the buildings is estimated to be the same size, but individual units will have less square footage. The public infrastructure has already been added: road, lighting, sewer and water lines and retention pond should all be adequate for the proposal.

Public hearing opened at 6:27pm and closed at 7:04pm

Courtney and Donald Eagle, expressed concerns about the traffic doubling and keeping the area safe. They are also concerned about the loss of privacy as the amount of people, and planned residences double.

Reggie St John shared concerns about the increased traffic. There is a general lack of regard for the posted speed limits, making safety a concern. What will this development do to existing home values in the area? The retention pond was designed for duplexes; will it support the additional runoff created?

Karen Biggs, just moved in July and would like to see this be a 55+ community. She has installed a fence to keep people from walking through her yard.

Dee Baker, asked where is everyone going to park? Doesn't believe the single car garage and driveway are adequate.

Bernadette Hodges is concerned about the parking, assuming 2 cars per unit, there isn't enough room. She also wants to know what about the privacy between subdivisions. Will they put up a fence so the tenants can't walk through our backyards?

Edward Figueroa is concerned about the traffic issues, safety and privacy.

Joshua Garrett clarified this is a zoning map amendment. It doesn't approve the specific details of what will be built. It will just change the land use from R-2, duplex to R-3, cluster, townhouse or garden type.

Commissioner Sparks made a motion to approve the application.

Commissioner Marker seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Kelley, Marker, Sparks and Vincent

No: None

B. RZ-26-002 – An application by Gualtieri Holdings, LLC to rezone the property at 101 W Excelsior Street from C-2 (General Business) to R-3 (Cluster, Townhouse, or Garden Apartment).

Staff report was provided by Joshua Garrett.

The applicant, Daniel Gualtieri, spoke about his plans to rehab the home into a duplex making nice homes and revitalizing the neighborhood.

Public hearing opened at 7:17pm and closed at 7:18pm

Commissioner Marker made a motion to approve RZ-26-002.

Commissioner Kelley seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Kelley, Marker, Sparks and Vincent

No: None

C. ZTA-26-001 – City staff proposes an amendment to Chapter 400 of the Code that permits the Community Development Director to permit minor exceptions to certain zoning regulations in the event of a minor practical difficulty that impedes development.

Staff report was provided by Joshua Garrett.

Public hearing opened at 7:25pm and closed at 7:26pm

Commissioner Sparks made a motion to approve ZTA-26-001.

Commissioner Kelley seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Kelley, Marker, Sparks and Vincent

No: None

D. ZTA-26-005 - City staff proposes an amendment to Chapter 404 of the Code that creates a Special Sign Permit application and review process.

Staff report was provided by Joshua Garrett.

Public hearing opened at 7:34pm and closed at 7:35pm

Commissioner Kelley made a motion to approve ZTA-26-005
Commissioner Marker seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Kelley, Marker, Sparks and Vincent

No: None

5. NEW BUSINESS

Review and approve the 2026 application deadlines and meeting schedule for 2026

Commissioner Sparks made a motion to approve the schedule.

Commissioner Marker seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Kelley, Marker, Sparks and Vincent

No: None

6. COMMENTS OF VISITORS:

None.

7. STAFF COMMENTS:

Joshua Garrett reported that the City Council tabled the approval of the marijuana drive through. The city held a meeting with stakeholders in the community and that item will be back to the council for review at some point after adjustments are made. The temporary short term rentals regulation for the World Cup did not get a second, so it didn't pass. The minimum floor area was unanimously approved by City Council. The Comp Plan has been well received and you can expect regular updates, as we work through the implementation process. The April meeting will have only two items, a short-term rental application and a Right of Way Vacation. Meeting should be quite a bit shorter.

8. COMMENTS OF THE COMMISSIONERS

Commissioners spoke about codes enforcement and the fact that no one is exempt from the letters of violation, if their property doesn't meet code.

9. ADJOURN The meeting was adjourned at 7:41 p.m.

Meeting summary prepared by Julia Goldstein, Administrative Assistant.

Community Development Department Planning & Zoning



April 27, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. VAC-26-001

Proposal Summary:

A petition by Jeff Watkins to vacate Bluff and Elizabeth Street, generally located northeast of the intersection of Excelsior and Main Streets. (*Public Hearing*)

General Information:

Applicant: Jeff Watkins, Devine and Main, LLC
Location: Northeast of Excelsior and Main Street
Current Land Use: Undeveloped

Surrounding Zoning & Land Use: North: C-O, Undeveloped/Vacant
East: R-1A, Single-Family Homes (Villas Downtown)
South: C-2, Undeveloped/Vacant and R-1A, SF Homes
West: R-3, Undeveloped/Vacant/Parking

Background:

The subject portions of Elizabeth and Bluff Streets were established by the Original Town plat in 1880. For more than a century, these streets operated like any other street; they were open to traffic, paved, and maintained by the City of Excelsior Springs. However, following the development of The Villas Downtown in 2011, an existing portion of Bluff (also called Foley) street was vacated and the subject portions of Bluff and Elizabeth were closed. While a portion of bluff street still has a paved surface, Elizabeth Street was removed entirely.

The applicant owns the majority of the property surrounding the subject right-of-way and seeks to vacate the area to allow future development of his property.

Public Infrastructure and Utilities:

Ameren: No objections to vacation provided that said vacation excludes any existing electric or gas facilities, known and unknown.

AT&T: No objections or comments regarding the vacation.

Mediacom: No objections or comments regarding the vacation.

Municipal Water and Sewer: No objections to the vacation, provided that the existing sewer main located in the right-of-way is cut and capped according to the Public Works Department's specifications and guidance.

Spire: No objections to the vacation, provided that easements are retained. Spire is requesting a savings clause be included in the ordinance that will protect any existing facilities.

United Fiber: No objections to the vacation, provided that easements are retained and requests an easement to be filed along with the ordinance.

Comprehensive Plan:

The comprehensive plan generally encourages the City to preserve existing rights-of-way to accommodate potential future needs. Strategy 4.1 suggests that the City should utilize underdeveloped and undeveloped rights-of-way to increase overall street network connectivity.

However, the plan also encourages the City to prioritize development that positively impacts the City's fiscal health, particularly by adopting a strategic approach to infrastructure investments. It further suggests that the City should align its infrastructure systems to support future needs.

Staff Analysis:

The comprehensive plan's recommendation that right-of-way should be preserved is intended to provide the City a means to increase the overall connectivity of the street network. However, given that previous vacations of portions of Bluff and Elizabeth Streets have already taken place, future development of these rights-of-way would do very little to increase the connectivity of the street network, if at all.

The redevelopment of this right-of-way would place an additional maintenance cost on to the City and would not advance our long-term transportation goals. By vacating the subject right-of-way, the applicant will be able to more effectively use the property that he owns on either side of the existing right-of-way, allowing for future development that is aligned with the comprehensive plan's long-term goals to activate undeveloped properties downtown.

There are relatively few existing utilities within the subject right-of-way. By including a savings clause in the ordinance and providing United Fiber with an ongoing easement, there will be no impact to any utilities currently located in the right-of-way.

City staff feels the petition to vacate generally conforms to the vision and long-term goals established in the comprehensive plan.

Staff Recommendation:

City staff recommends approval of the applicant's petition to vacate this portion of Bluff and Elizabeth Streets.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett".

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – Application

Exhibit B – Legal Description Exhibit

Exhibit C – Resolution

Exhibit D – Draft Ordinance

Divine Property Management, LLC

30893 W 152nd Street
Excelsior Springs, MO 64024



12/28/2025

To whom it may concern:

Jeff Watkins, representing Divine Property Management L.L.C, is requesting vacation of right-a-way, as described in attached survey, for the purposes of constructing a parking lot for Tennant's and customers, residing or visiting the property of 103 E Excelsior, 113 N Main, and 111 N Main.

Kind regards,

A handwritten signature in black ink, appearing to be 'Jeff Watkins', with a long, sweeping horizontal stroke extending to the right.

Jeff Watkins
Owner, Divine Property Management, LLC



Natalie McLean
Natalie McLean
Clay Co Missouri

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COMMUNITY DEVELOPMENT
PLANNING & ZONING
201 East Broadway
Excelsior Springs, MO 64024
Phone: (816) 630-9594
Fax: (816) 630-9572

FOR OFFICE USE ONLY	
Fee: \$95.00	
Date Received: Jan 2, 2026	
Public Notice Date: _____	
P&Z Hearing: _____	
City Council: _____	
Approved: _____ Denied: _____	

Accounting Code (PP)

Easement Vacate Application

Case Number: _____

Applicant Name (Please Print): Jeff Watkins

Address: [Redacted]

Phone: [Redacted] Email: [Redacted]

Property Survey Preparer: _____

Address: _____

Phone: _____ Email: _____

Property Location & Legal Description (attach on a separate sheet if necessary): _____

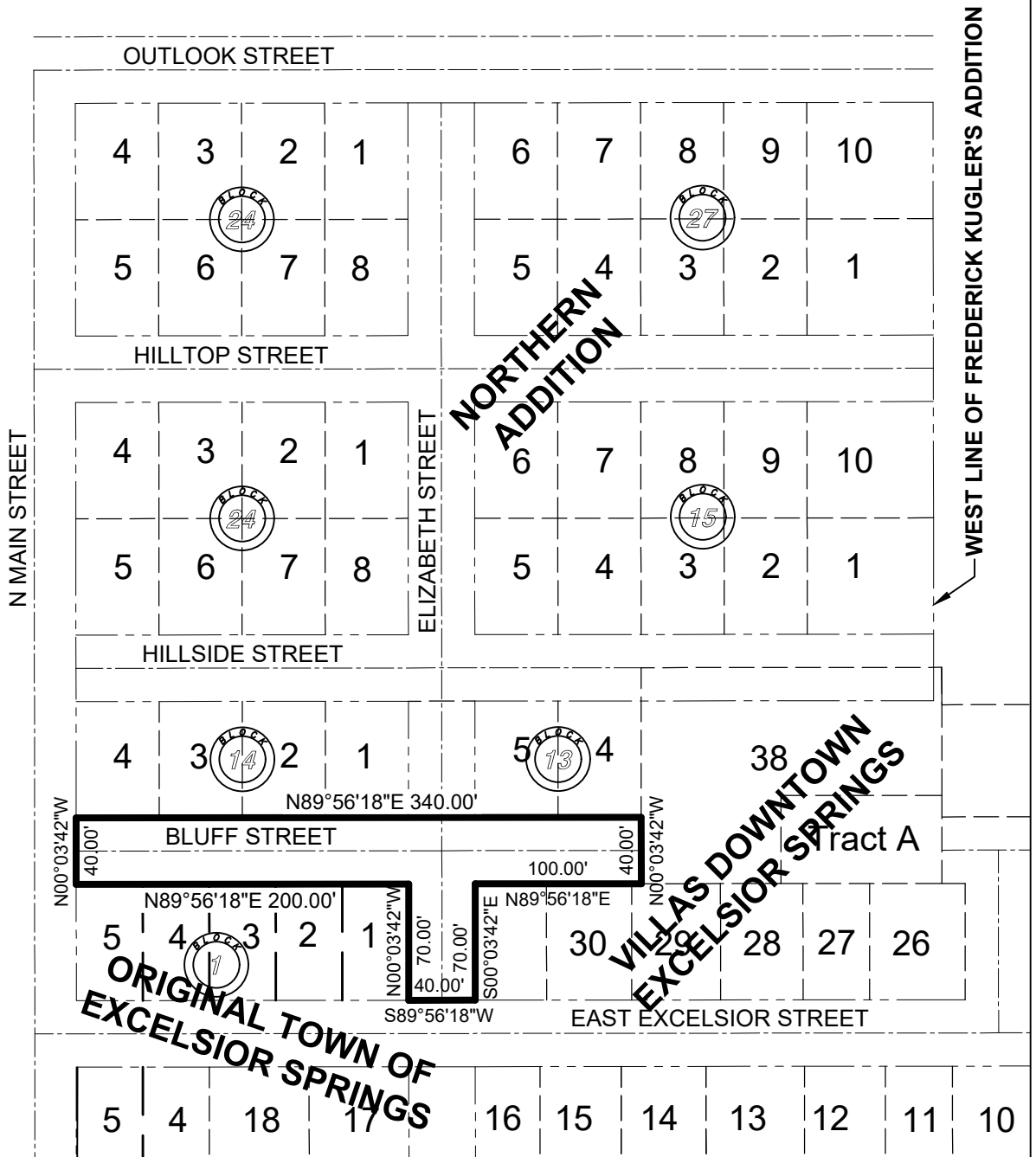
To be included:

- Property survey/site plan. (Three 24x36 or large + one 11x17 or smaller)
- Notarized letter requesting vacation of street, alley or common-way attached.
- Proof of ownership of the property, i.e. WARRANTY DEED or a TITLE REPORT with the complete and correct legal description for the subject property.
- Complete the Utility Comments form from the attached Utility Companies indicating their consent to vacate the Right-of-Way. The companies must be contacted, and consent must be received before the Public Hearing can occur.

Applicant Signature: [Signature] Date: 1/2/2026

STREET VACATION DESCRIPTION

ALL THAT PART OF BLUFF STREET BETWEEN THE EAST RIGHT OF WAY LINE OF MAIN STREET AND WEST LINE OF LOT 38, VILLAS DOWNTOWN EXCELSIOR SPRINGS, A SUBDIVISION OF LAND IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, AND ALL THAT PART OF ELIZABETH STREET BETWEEN BLUFF STREET AND THE NORTH RIGHT OF WAY OF EAST EXCELSIOR STREET, IN THE ORIGINAL TOWN OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, VACATING CERTAIN PUBLIC RIGHTS-OF-WAY LOCATED IN THE ORIGINAL TOWN OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, a petition has been submitted to the City of Excelsior Springs to vacate a portion of the Bluff Street and Elizabeth Street rights-of-way, located in the Original Town of Excelsior Springs, Clay County, Missouri, in accordance with Article IV of Chapter 540 of the City’s Code of Ordinances; and

WHEREAS, the petitioner owns property constituting more than two-thirds (2/3) of the abutting and adjoining property to the said rights-of-way.

WHEREAS, public notice of a public hearing before the Planning and Zoning Commission was published in the official newspaper of the City, in accordance with Article IV of Chapter 540 of the City’s Code of Ordinances; and

WHEREAS, City staff completed a review of the petition and found that it generally conforms to the City’s long-term goals as outlined in the City's Comprehensive Plan and has recommended approval of the petition to vacate; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri held a public hearing on April 27, 2026, to consider the proposed petition to vacate said right-of-way and recommended approval of the proposed vacation to the City Council by a vote of [insert vote]; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri reviewed and considered the petition at its regular meeting of May 4, 2026, and determined that approval of the petition to vacate the said rights-of-way to be in the City’s best interest and aligned with the long-term planning and development goals outlined in the City’s comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Right-of-way Vacation. The City Council of the City of Excelsior Springs does hereby vacate certain sections of public rights-of-way in the Original Town of Excelsior Springs, more specifically described as follows:

ALL THAT PART OF BLUFF STREET BETWEEN THE EAST RIGHT-OF-WAY LINE OF MAIN STREET AND WEST LINE OF LOT 38, VILLAS DOWNTOWN EXCELSIOR SPRINGS, A SUBDIVISION OF LAND IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, AND ALL THAT PART OF ELIZABETH STREET BETWEEN BLUFF STREET AND THE NORTH

RIGHT-OF-WAY OF EAST EXCELSIOR STREET, IN THE ORIGINAL TOWN OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI.

Section 2. Reservation of Easements. Any existing public utility easements, franchise rights, or other encumbrances of record within the vacated area shall remain in full force and effect unless separately released by the affected utility or franchise holder.

Section 3. Recording. The City Clerk of the City of Excelsior Springs is hereby authorized and directed to acknowledge a certified copy of this ordinance in the form required by law for the acknowledgement and to cause this ordinance to be recorded in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 4. Further Action. The Mayor, City Clerk, and other appropriate City officials are hereby authorized and directed to take any further actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 5. Correction of Errors. The correction of any scrivener’s errors identified within these articles is hereby authorized by this ordinance.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 4th day of May, 2026.

Sonya Morgan, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager

RESOLUTION NO. PZC-26-009

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI RECOMMENDING THE CITY COUNCIL APPROVE A PETITION VACATING CERTAIN PUBLIC RIGHTS-OF-WAY LOCATED IN THE ORIGINAL TOWN OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, a petition has been submitted to the City of Excelsior Springs to vacate a portion of the Bluff Street and Elizabeth Street rights-of-way, located in the Original Town of Excelsior Springs, Clay County, Missouri, in accordance with Article IV of Chapter 540 of the City's Code of Ordinances; and

WHEREAS, the petitioner owns property constituting more than two-thirds (2/3) of the abutting and adjoining property to the said rights-of-way.

WHEREAS, public notice of a public hearing before the Planning and Zoning Commission was published in the official newspaper of the City, in accordance with Article IV of Chapter 540 of the City's Code of Ordinances; and

WHEREAS, City staff completed a review of the petition and found that it generally conforms to the City's long-term goals as outlined in the City's Comprehensive Plan and has recommended approval of the petition to vacate; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on April 27, 2026 to consider the proposed vacation; and

WHEREAS, the Planning and Zoning Commission finds that approval of the petition to vacate the said rights-of-way to be in the City's best interest and aligned with the long-term planning and development goals outlined in the City's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Recommendation. The Planning and Zoning Commission recommends approval of the petition to vacate certain sections of public rights-of-way in the Original Town of Excelsior Springs, more specifically described as follows:

ALL THAT PART OF BLUFF STREET BETWEEN THE EAST RIGHT-OF-WAY LINE OF MAIN STREET AND WEST LINE OF LOT 38, VILLAS DOWNTOWN EXCELSIOR SPRINGS, A SUBDIVISION

OF LAND IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, AND ALL THAT PART OF ELIZABETH STREET BETWEEN BLUFF STREET AND THE NORTH RIGHT-OF-WAY OF EAST EXCELSIOR STREET, IN THE ORIGINAL TOWN OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of April 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director