

ORDINANCE NO. 4198

**AN ORDINANCE APPROVING THE RE-ZONING OF LAND IN CLINTON, MISSOURI FROM A-1 AGRICULTURE TO C-3 COMMERCIAL.**

**WHEREAS**, Judy E. Manuel et al. has filed an application to re-zone the property commonly known as 1701 N. Vansant Road from A-1 Agriculture to C-3 Commercial; and

**WHEREAS**, the Clinton Planning Commission conducted a public hearing on May 4, 2026, in consideration of the application; and

**WHEREAS**, the Clinton Planning Commission recommended approval of the application by a vote of 6 Yeas, 0 Nays, 1 Abstention, 2 Absent; and

**WHEREAS**, the property to be re-zoned is legally described as follows:

*ALL OF THAT PART OF THE NORTHWEST QUARTER (NW ¼), WHICH LIES SOUTH AND EAST OF THE MISSOURI, KANSAS AND TEXAS RAILROAD RIGHT OF WAY, IN SECTION THIRTY-SIX (36), TOWNSHIP FORTY-TWO (42), OF RANGE NO. TWENTY-SIX (26), EXCEPT RIGHT OF WAY EASEMENTS, CONTAINING THIRTY-THREE (33) ACRES OF LAND, MORE OR LESS, HENRY COUNTY, MISSOURI; EXCEPT PORTION CONVEYED TO CITY SERVICE OIL COMPANY.*

**NOW, THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF CLINTON, MISSOURI AS FOLLOWS:**

1. The property at 1701 N. Vansant Road is hereby re-zoned from A-1 Agriculture to C-3 Commercial.
2. This ordinance shall become effective immediately upon its passage and approval as provided by law.

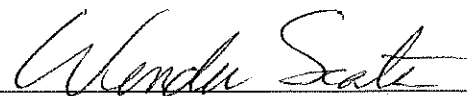
Read the first time on the 19<sup>th</sup> day of May, 2026.

Read the second time and passed the 2<sup>nd</sup> day of June, 2026.

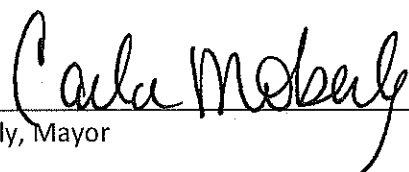
ATTEST:

  
Carla Moberly, Presiding Officer

Ayes 7: Gene Henry, Rob Hills, Roger House (via zoom), Austin Jones, Gary Mount, Greg Shannon and Bill Thole  
Nays 0  
Absent 1: Brenda Elliott

  
Wendee Seaton, City Clerk



  
Carla Moberly, Mayor



APPLICATION FOR ZONING AMENDMENT  
PER ZONING CODE

APPLICATION IS HEREBY MADE FOR:

- ☒ Amendment to Zoning District Map  
☐ Amendment to Zoning Ordinance

Name: Judy E. Manuel Etal  
Address: 135 NE 2141 Pkwy Clinton MO  
Phone: (660) 885-1724 64735

This request is for the premises commonly known as 1701 N. Vansant Road  
Clinton, MO 64735 (Legal description attached)

To be rezoned from District A-1 to District C-3.

Reason for application: We are selling the property

Applicant believes this amendment would be in harmony with the present zoning ordinance and map, that it would not unreasonably depreciate property values or be objectionable to the appropriate use of neighboring land, and the public welfare will be preserved for the following reasons: Property will be more valuable

Date March 31, 2026 Signed: Judy Elaine Manuel

OFFICE USE ONLY

Fee of \$100.00 paid 4/7/26, 2026

Received by Community Development Director 4/6, 2026

Planning Commission public hearing held 5/4, 2026

Planning Commission recommended: ☒ Approval ☐ Denial May 4, 2026

Bill No. 2026-07 1<sup>st</sup> reading May 19, 2026 2<sup>nd</sup> reading June 2, 2026

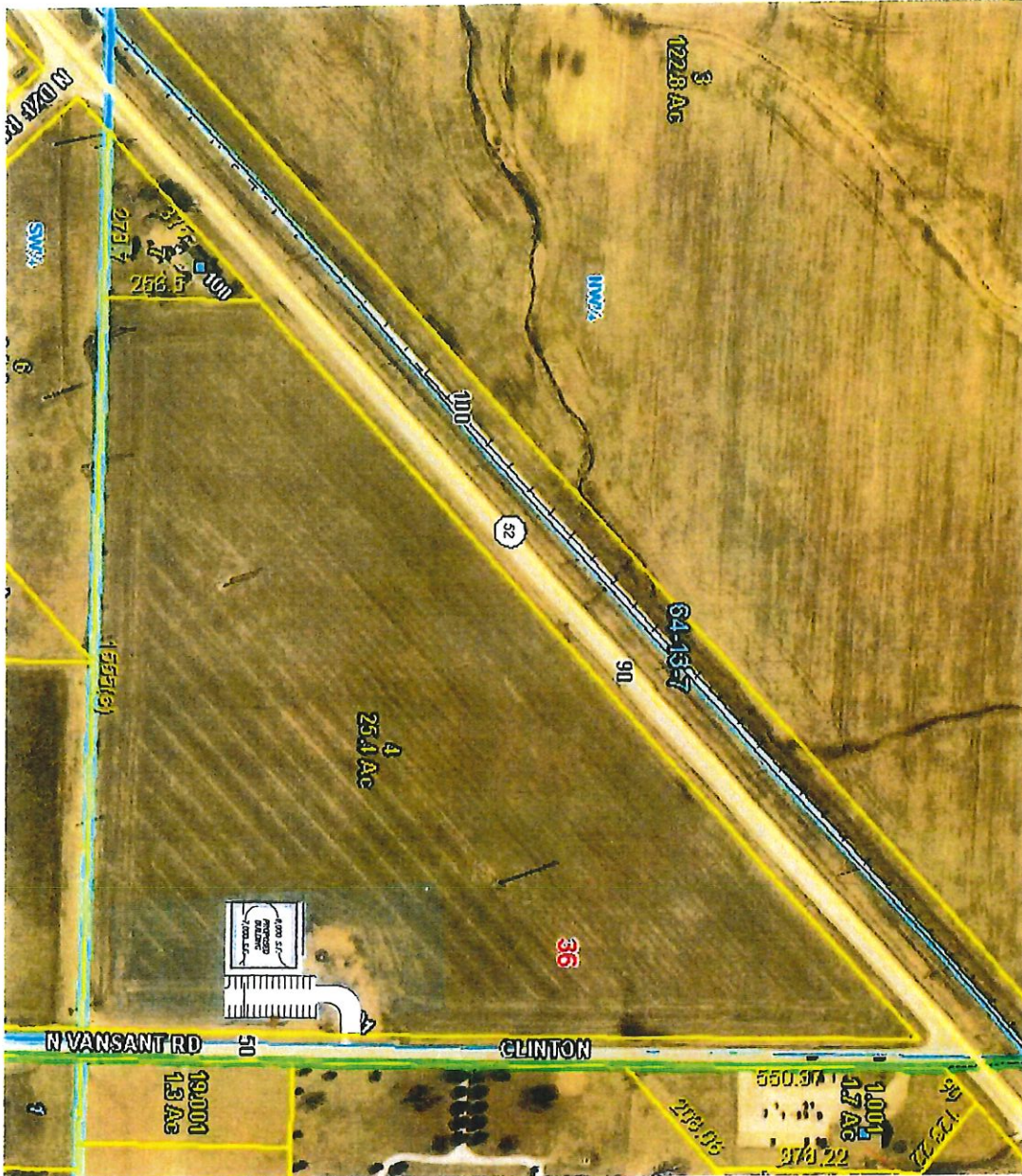
City Council: ☒ Approved ☐ Denied

Date: June 3, 2026

Wanda Seaton

City Clerk

Ordinance No. 4198



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## NOTIFICATION OF REQUEST TO REZONE

TO: \_\_\_\_\_

DATE: 4-7-26

The Planning & Zoning Commission of Clinton, Missouri will conduct a public hearing in consideration of a request for a rezone by Judy, Manuel  
(NAME)

The public hearing will be held on:

05/04/26 at 6 AM / PM at City Hall, 105 E Ohio Street,  
Clinton, Missouri.

The rezone will be located at

1701 N. Vansant Road Clinton, MO 64735  
comprising of 25.4 m/l acres.

Proposed use if approved:

Potential Commercial / residential

This notice has been sent to all property owners within 185 feet of the above noted property, in accordance with city code. You may respond to this request at the public hearing or in writing. Written responses should be delivered to: Community Development Department, 105 E Ohio Street, Clinton, Missouri 64735. They must be received no later than 4:00 PM on the date of the public hearing. Responses supporting and opposing this request are welcome.