



City of Butler, Missouri

A Municipally Owned Light and Water System

22 West Ohio Street
P.O. Box 420
Butler, MO 64730-0420
James W. Henry, Mayor

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Michael West, Administrator

Notice of Public Hearing

Notice is hereby given that a public hearing will be held by the Butler Planning Commission at 5:30 p.m., Tuesday, March 9, 2021, and by the Butler City Council at 7:00 p.m. on Tuesday, March 16, 2021 on the following matter:

- Reasons for request: Rezoning and Permitted Conditional Use at 809 S. Orange Street – Nathan Yoder requests to rezone property at 809 S. Orange Street from I-1 (Light Industrial District) to I-2 (Heavy Industrial District). Mr. Yoder requests authorization to be permitted to perform the following manufacturing use: Meat packing, including all incidental and accessory retail businesses.
- Legal Description:
 - Track 1: A tract of land bounded and described as follows: beginning at a point on the north line of the southwest quarter of the northwest quarter of section twenty-seven (27), township forty (40), range thirty-one (31), which is 270 feet west of the northeast corner thereof, and running thence west 495 feet, thence south 660 feet, thence east 495 feet, thence north 660 feet, to the point of beginning. Also, a perpetual easement for roadway for ingress and egress and for utility lines on a strip of land 40 feet wide, lying 20 feet north of the northeast corner of the southwest quarter of the northeast quarter of section twenty-seven (27), township forty (40), range thirty-one (31), and running thence west parallel to the quarter section line to the easterly right of way line of U.S. Highway No. 71 (Business Route) as now established; said easement being subject to joint use with others as provided in a certain warranty deed dated December 6, 1968 recorded in Book 466 at Page 281, Deed Records of Bates County, Missouri; all of the above lying and being in Bates County.
 - Track 3: the south 254.23 feet of the east 270.00 feet of the northwest quarter of the northwest quarter of section twenty-seven (27), township forty (40) north, range thirty-one (31) west of the 5th principal meridian in Butler, Bates County, Missouri. Also that part of the southwest quarter of the northwest quarter of section twenty-seven (27), township forty (40) north, range thirty-one (31) west of the 5th principal meridian in Butler, Bates County, Missouri, described as follows: commencing at the northeast corner of said quarter quarter section for the point of beginning of the land to be described; thence on an assumed bearing of west along the north line of said quarter quarter section a distance of 2700 feet; thence on a bearing of south a distance of 281.23 feet to a point in the east line of said quarter quarter section; thence north 00 degrees 49 minutes 06 seconds west along said east line a distance of 786.43 feet to the point of beginning. Except the south 60 feet thereof.

All interested persons are encouraged to attend and be heard at the public hearing. Anyone having questions regarding the application should contact the City Administrator's office in City Hall located at 22 West Ohio Street, Butler, Missouri, or call 660-679-4182.

PLEASE NOTE: Due to the City taking precautionary measures for health purposes, the Planning Commission Meeting and City Council Meeting will be held via Zoom. For public comment, please e-mail City Clerk at (csnead4_cob@earthlink.net) or call (660-679-4182) to obtain the meeting ID and password.

If the City is no longer taking precautionary measures, the meetings will take place in the City Council Chambers, in City Hall located at 22 West Ohio, Butler, Missouri 64730.