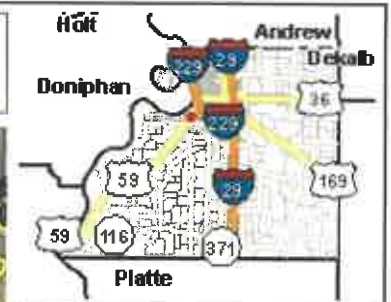


EXHIBIT A

# Street vacation-portion of Arizona Avenue



- Legend**
- Road
    - <all other values>
    - Interstate
    - State Highway L
    - State Highway N
    - U.S. Highway
  - + Railroad
  - Parcel

1 in. = 138ft.



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

## **Report of the PLANNING COMMISSION to the CITY COUNCIL**

Request: A request for approval of a street vacation for a 150 ft portion of Arizona Avenue.

Location: The portion to be vacated is between The Burlington Northern Railroad right of way on the west and Lake Avenue on the east. The vacated portion consists of approximately western half of the existing Arizona Avenue

Petitioner: Steve Sellenriek

Date of PC Hearing: January 19, 2023

**ITEM #8 Street Vacation – A request for approval of a street vacation for a 150 ft portion of Arizona Avenue. The portion to be vacated is between The Burlington Northern Railroad right of way on the west and Lake Avenue on the east. The vacated portion consists of approximately western half of the existing Arizona Avenue as requested by Steve Sellenriek.**

Kanoy gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

Charles Robinson-5302 Lake Ave, spoke in opposition to the item.

Chuck Robinson-5304 Lake Ave, spoke in opposition to the item.

Jeff Collins-5214 Lake Avenue, spoke in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Hausman made a motion to approve the request for street vacation. Richmond seconded.

**VOTE: Roberts – no, Tschannen-yes, Richmond-no, Burtnett-no, Bucher-no, Doyle-yes, Hausman-no, Boyer-no.**

**Ayes – 2, Nays – 6, Abstain – 0 Motion denied.**



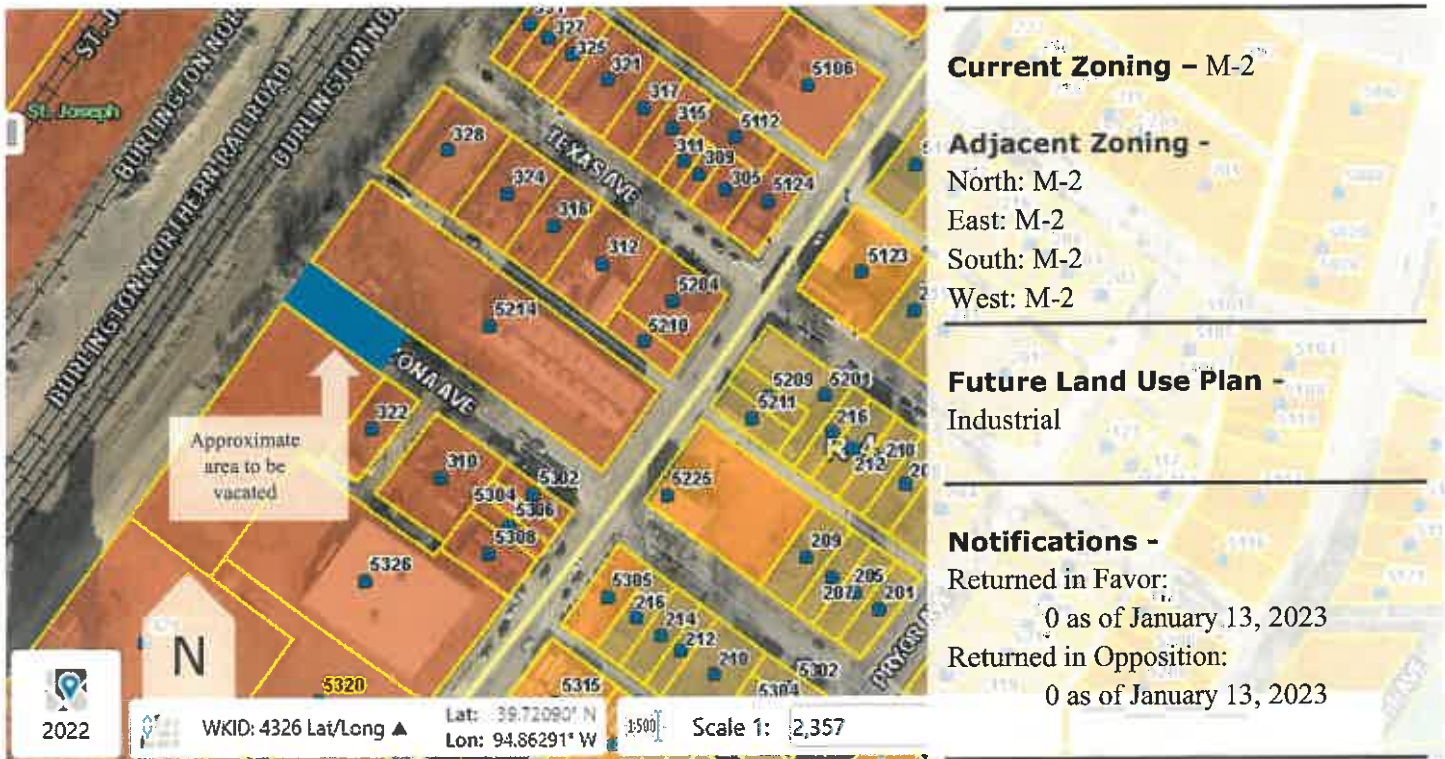
AGENDA ITEM #8  
**STAFF REPORT TO PLANNING COMMISSION**  
**JANUARY 19, 2023**



<b>Application</b>	Request for vacation of approximately 150 feet of Arizona Avenue
<b>Applicant</b>	Steve Sellenriek
<b>Location</b>	300 Block of Arizona Avenue
<b>Staff Recommendation</b>	<b>APPROVAL</b>

**OVERVIEW**

This is a request for vacation of a portion of the 300 block of Arizona Avenue that abuts the Burlington Northern Railroad parallel to Lake Avenue. Sellenriek Construction proposes this vacation to provide fencing across a portion of the vacated street to increase security and attempt to limit illegal dumping in the area. Currently, sanitary sewer and water run through the Arizona Avenue Right of Way. Sellenriek proposes to maintain a 20' access/maintenance easement for the sanitary sewer, and will bear the cost to move hydrant access on the water line outside of the vacated portion of the Right of Way if the vacation is approved.



**ATTACHMENTS INCLUDED:**

- Application
  - Statement of Purpose from Brad Kohlbusch on behalf of Sellenriek Construction
  - Mailing list for Property Owners within a 185' radius
- 

**FACTORS FOR CONSIDERATION**

*Sec. 26-205(e) Guidelines for planning commission recommendation*

1. Circulation

- a. Staff finds the proposed vacation would have minimal to no impact on circulation patterns within and throughout the city.*

2. Access

- a. Staff finds the proposed vacation will have minimal to no impact on access.*
- b. The current road network provides multiple access points to the Burlington Northern Railroad Right of Way.*

3. Utilities

- a. Staff finds the proposed vacation will have some impact to utilities but no impact to service.*
  - b. Applicant will provide a utility easement for sewer connection that currently runs under the Arizona Avenue Right of Way.*
  - c. Applicant has proposed moving the water hydrant connection to the southeast to provide water access in the maintained portion of the Arizona Avenue Right of Way.*
  - d. Cost to move hydrant access, if moved, will be borne by Sellenriek*
- 

**STAFF REVIEW & RECOMMENDATION**

Staff recommends **APPROVAL** based on the above and following findings:

- Traffic Commission Approval 14 December 2022.
  - Minimal to no impact to circulation, access, or utilities.
  - City will maintain a utility easement with full rights through the vacated portion.
- 

**Staff:**   
Brandon Kanoy  
City Planner  
(816) 271-4648  
[planning@stjosephmo.gov](mailto:planning@stjosephmo.gov)

# City of St. Joseph

1100 FREDERICK AVENUE, Room 107  
Planning & C.D. Department  
Planning & Zoning Division

ST. JOSEPH, MISSOURI 64501-2346  
Telephone (816) 271-4773  
Telefax (816) 271-4752

## APPLICATION FOR APPROVAL OF A STREET OR ALLEY VACATION

Non-Refundable Filing Fee Must be Attached: \$395.00 for the first 500 feet  
PLUS \$58.00 for each additional 100 feet or portion thereof

Legal Description of the Right-of-Way (must be submitted digitally as well as written): \_\_\_\_\_  
(see attached)

- On a separate sheet of paper, fully describe the activity for which you are applying for a Street or Alley Vacation. Include proposed hours of operation, expected traffic volumes, staffing levels, parking availability and any other information that would be helpful. Please do not exceed one sheet of paper.

THE UNDERSIGNED HEREBY APPLIES FOR THE APPROVAL OF SAID STREET OR ALLEY VACATION BY THE CITY OF ST. JOSEPH IN BELIEF THAT THE REQUEST CONFORMS TO CHAPTER 31 OF THE CODE OF ORDINANCES.

With the signing and submittal of this application, the property owner authorizes the City of St. Joseph to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council, City boards & commissions, and City departments.

- Applicant's signature:** \_\_\_\_\_  
Print or type name: 5326 Lake Avenue LLC  
Address of applicant: 313 N. Gladstone Phone #: 573-239-0096  
City/State/Zip: Jonesburg Mo 63351
- Signature of all other property owners** adjacent to right-of-way requested to be vacated: (use back if more room is needed)  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
Print Name: Jeff Collins Print Name: \_\_\_\_\_  
Address: 5214 Lake Ave Address: \_\_\_\_\_
- Signature of property owner or his/her legal representative:** \_\_\_\_\_  
Print or type name: Steve Sellenreich  
Address of property owner or his/her legal representative: 313 N. Gladstone Ave Jonesburg MO 63351  
Telephone number of property owner or his/her legal representative: 573-239-0096

Items to be submitted with application:

- This completed application -- all sections must be completed or application will be deemed invalid.
- One separate sheet of paper explaining intended use of property.
- Legal description in digital form (preferably e-mailed to the City Planner).
- Non-refundable application fee.
- Diagram showing area to be vacated.

To be completed by City staff only:

Present zoning of property: M-2  
Date appl. received: 1 September 2022  
Date fee received: 1 September 2022  
Amount of fee: 395<sup>00</sup>  
Staff initial: Bernard Plummer

P223-00008

1100 Frederick Ave  
St. Joseph, MO 64501  
P 816.271.4648

[stjosephmo.gov](http://stjosephmo.gov) | [facebook](#) | [twitter](#)

**From:** Brad Kohlbusch <[bradk@sellcon.us](mailto:bradk@sellcon.us)>  
**Sent:** Tuesday, August 30, 2022 2:00 PM  
**To:** Brandon Kanoy <[bkanoy@stjosephmo.gov](mailto:bkanoy@stjosephmo.gov)>  
**Subject:** Arizona Ave

Hello,

My name is Brad Kohlbusch and I'm the Facilities Manager with Sellenriek Construction. I am applying for approval of a street or alley vacation. Sellenriek has purchased the property at 5326 Lake Avenue in St. Joseph and are running their construction business out of it. They additionally purchased some lots from MFA on the West/ Northwest side of our Lake Avenue property. This lot borders Arizona Ave. We would like to fence the West and East side of said property continuing across the street of Arizona Ave. Sellenriek would like to have a gate on the street going into the property. The fence would be about 6 foot off the property line on the Northeast corner.

We are using this lot to store materials. The gate entrance would be used primarily as a backup or emergency entrance/exit. One main reason we'd like to abandon this part of the street is because people dump yard waste, tires, tree branches, car parts and all other trash items at the end of the street since its hidden back there. We are then responsible for continually cleaning up said debris. Serval people also use this street to get on the railroad property and drive behind our property and MFA. This would help alleviate some of the said issues.

It is worth notating that there is a fire hydrant on the Northwest corner of the property that I contacted American Water about. We offered to pay to install a new hydrant to the East outside of the fence, so everyone has access to it.

If you should have any questions that I can help with, please feel free to contact me at any of my number or email below.

**Brad Kohlbusch**

*Director of Facilities and Maintenance*



T: 573.474.2065  
M: 573-619-8848  
E: [bradk@sellcon.us](mailto:bradk@sellcon.us) - [sellenriekconstruction.com](http://sellenriekconstruction.com)  
A: 313 North Gladstone Ave, Jonesburg MO, 63351



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# TRAFFIC COMMISSION MINUTES

December 14, 2022- 10:00 a.m.  
3rd Floor Council Chambers – City Hall

	Name	Members' Term Attendance (mtgs attended-mtgs absent)	End of Current Term of Office
<b>MEMBERS PRESENT:</b>	Randy Parlett	(25-11)	07/11/2023
	Robert Douglass	(25-00)	02/11/2024
	Keith Marriot	(24-06)	08/27/2023
	Mike Voltz	(08-02)	06/28/2026
	Ken Beck	(01-00)	12/07/2027
<b>STAFF PRESENT:</b>	Jackson Jones, Superintendent of Streets and Infrastructure		
	Scott Gatewood, Traffic Supervisor		
	Chance Gallagher, Deputy Director of Transportation		
	Max Schieber, MPO Transportation Planner		
	Kim Eaton, Recording Secretary		

## Call to Order.

Randy Parlett called the meeting to order at 10:00 a.m.

**Item 1- Approve October 12, 2022 meeting minutes.** Robert Douglass motioned to approve the October 12, 2022 meeting minutes and Ken Beck seconded the motion. By general consent, the minutes from the October 12, 2022 meeting were unanimously approved. **Motion Carried.**

**\* Item 2- Re-discuss item tabled from October 12 meeting. Sellenriek Construction Incorporated asking for the approval of a street vacation for a portion of Arizona Ave. Sellenriek has purchased the property at 5326 Lake Avenue in St. Joseph, as well as some additional lots from MFA on the West/ Northwest side of the Lake Avenue property, making the whole lot border the dead-end section of Arizona Ave. Sellenriek would like to have a gate on the street going into the property. This request would remove public access to this portion of the street:** This item has been discussed in detail over the last few months, with details being fined out and explained to the Commission. Mike Voltz explained that the fire hydrant inside the property will be moved by Missouri American Water and paid for by Sellenriek. Another issue was truck traffic but was explained that Arizona will only be the emergency entrance and not the primary. Mike Voltz motioned to grant Sellenriek Construction the approval of the Arizona Avenue street vacation and Robert Douglass seconded the motion. By general consent, the approval of the Arizona Avenue street vacation was unanimously approved and will move on to Council. **Motion Carried.**

**Item 3- Discuss formal request received from Melissa Sutton: Request for "No Parking" signs placed along the north side of Genefield Rd, from the intersection of Ashland Ave going west 99 feet, due to sight issues when pulling out of driveway:** The resident/ property owner requesting this item and the owner of the commercial building at the corner attended to give their oppositions on the matter. The resident is requesting no parking from the corner of the driveway to the corner of Ashland and Genefield Road to help the sight issue when backing out of the driveway. Scott explained that this has been an ongoing issue for 4-5 years and explained that it is illegal to park in the area pictured in the attachments and no parking signs could prevent this.

The owners of the commercial building at the corner explained they have been working with the City to fix this issue by digging up the asphalt/concrete and replacing it with grass and curb to prevent customers from parking there. Although, the owners are requesting the parking spots remain for now until this issue can be fixed as to not cause any issues for the business owners. Mike Voltz motioned to deny the request for "No Parking" and leave the as is for now. By general consent, the request for "No Parking" has been denied and be left as is, was unanimously approved. **Motion Carried.**

**Item 4- Discuss formal request received from Councilman Novak for "No Parking" signs to be placed along the east side of S 28th from Duncan to Sacramento, due to visibility issues when turning onto S 28th St from the east side:** A resident/ property owner attended the meeting and explained he has had issues with speed for years in this section of 28<sup>th</sup> Street with no help on fixing this issue. He also explained a huge tree causing sight issues at 28<sup>th</sup> and Duncan but has never had an issue with sight from cars parking along 28<sup>th</sup>. The main concern is the construction of a garage going in on 28<sup>th</sup> Street and the visibility if cars continue to park there. The west side of 28<sup>th</sup> Street is currently no parking, with the east side current with parking. It was asked by Kent Beck if an accident report and traffic count could be performed and postpone this request until then. Robert Douglass motioned to table this request until next month and Mike Voltz seconded the motion. By general consent, the request to be tabled until next month was unanimously approved. **Motion Carried.**

Robert Douglass motioned that the meeting be adjourned and Keith Marriot seconded. **Meeting Adjourned.**

**Next regularly scheduled Traffic Commission meeting:** January 11, 2022

Minutes respectfully submitted

/s/ Ashley Carrithers  
Ashley Carrithers, Recording Secretary



# Arizona Ave street vacation

Owner Name	Situs Address	Mailing Address			
5326 LAKE AVENUE LLC	5326 LAKE AVE	313 N GLADSTONE AVE	JONESBURG	MO	63351-applicant
ANNO KYLE R & ANNO, ROBERT WAYNE	322 W ARIZONA AVE	322 W ARIZONA AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0596 07
CANTERBURY DALE A	5308 LAKE AVE	5308 LAKE AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 91
AMBROZI LINDA S	312 TEXAS AVE	312 TEXAS AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 46
5326 LAKE AVENUE LLC	CHEROKEE ST	313 N GLADSTONE AVE	JONESBURG	MO	63351-applicant
CGS PROPERTIES LLC	5214 LAKE AVE	19757 RED OAK BLVD	ST JOSEPH	MO	64505 9171 9690 0935 0262 0595 39
ROBINSON RYAN & SHELBY	310 ARIZONA AVE	5302 LAKE AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 60
CUNNINGHAM KERRI	316 TEXAS AVE	324 TEXAS AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 53
ROBINSON SHELBY & RYAN	5302 LAKE AVE	332 MICHIGAN AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 22
ROBINSON SHELBY JAMES	5304 LAKE AVE	332 MICHIGAN AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 84
ROBINSON SHELBY J & CHARLES M	5306 LAKE AVE	7833 SW BLUFF RD	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 77
CGS PROPERTIES LLC	328 TEXAS AVE	19757 RED OAK BLVD	ST JOSEPH	MO	64505 9171 9690 0935 0262 0595 15
CUNNINGHAM CORBY R	324 TEXAS AVE	324 TEXAS AVE	ST JOSEPH	MO	64504 9171 9690 0935 0262 0595 08