



201 North State, Knob Noster MO 65336

Phone: 660-563-2595 Fax: 660-563-5634

**BOARD OF ALDERMEN
TENTATIVE AGENDA
September 15, 2026, 6:00pm**

The following agenda list items and subjects that will be discussed by the Mayor, Board of Aldermen and City Staff. A period of time, not to exceed sixty (60) minutes will be allotted to residents wishing to address the Board via email. Questions directed to the Board cannot always be answered immediately. Persons wishing to suggest items for the agenda should contact their Aldermen no later than three (3) business days prior to the meeting, with final determination to be made by the Mayor. Otherwise, discussion will be limited to the Mayor, Board of Aldermen and City Staff.

1. PLEDGE OF ALLEGIENCE.
2. INVOCATION.
3. CALL TO ORDER – ROLL CALL.
4. Approval of the Agenda.
5. Consent Agenda Items.
 - a. Approval of September 1, 2026, Meeting Minutes.
 - b. Approval of Hood and Associates Additional 2025 Audit Fees of \$1,500.00 to \$2,500.00.
6. Review of the Bill List.
7. Communications: Board Members, City Staff, and Committees.
8. City Administrator's Report.
9. **In-Person/Virtual Public Participation**

To Join Meeting online: <https://zoom.us/j/5625236966?>

Or Dial: 1 (312) 626-6799 Zoom Meeting ID#: 562 523 6966 Passcode#: 452803

Public Participation, in person and wishing to address the Board of Aldermen, will have 3 minutes each. When recognized, Please state your name and address. Please note: Questions directed to the Board cannot always be answered immediately.

OLD BUSINESS

NEW BUSINESS

10. Consider Approval of Bill No. 091526-A: An Ordinance of the City of Knob Noster, Missouri Amending Ordinance 762 International Zoning Code, Chapter 6, Section 601.1, C Zone, Division 4, Zoning District C-4 Central Business District. (Staff)
11. Consider Approval of Bill No. 091526-B: An Ordinance Prohibiting the Parking of Motor Vehicles on Side Road from Division Street to a Point Six Hundred Feet (600 feet) South Thereof. (Staff)
12. Consider Approval of Audit Bid Submitted by Creative Planning, LLC for \$24,000.00. (Staff)
13. Adjournment.

AN ORDINANCE OF THE CITY OF KNOB NOSTER, MISSOURI AMENDING ORDINANCE 762, INTERNATIONAL ZONING CODE, CHAPTER 6, SECTION 601.1, C ZONE, DIVISION 4, ZONING DISTRICT C-4 CENTRAL BUSINESS DISTRICT.

SECTION 1: The Board of Aldermen of the City of Knob Noster, Missouri hereby amends Ordinance 762, International Zoning Code, Chapter 6, Section 601.1, C Zone, Division 4, Zoning District C-4 Central Business District, to read, in part, as follows:

International Zoning Code 2006, Section 601 Commercial and Commercial Zones Defined

1. *Intent and Purpose of District.* The C-4 Central Business District is intended to preserve and protect the traditional commercial storefront character of the downtown corridor. Ground-floor commercial frontage along designated primary streets shall remain dedicated to active commercial use in order to sustain economic vitality, pedestrian activity, and long-term business stability within the district.

2. *District Regulations.* In District C-4, no structure or land shall be used, and no structure shall be altered, enlarged or erected which is arranged, intended, or designed for other than one of the uses listed in the Use Regulations.

3. *Permitted Uses.* The retailing of goods and services, public and semipublic uses, and mixed-use structures are permitted.

- a. Residential use shall be permitted only under the following conditions:
 - 1a. Residential dwelling units shall be located on upper floors or at the rear of the structure.
 - 2b. Ground-floor residential occupancy shall not be permitted along designated primary commercial streets.
- b. *Active Commercial Use Requirement:* In any mixed-use structure, occupancy of residential units shall be contingent upon active occupancy of the required commercial space.
- c. If required commercial space remains vacant for a period exceeding one hundred eighty (180) consecutive days, occupancy of associated residential units may be subject to review, suspension, or revocation of Certificate of Occupancy until commercial activity is reestablished, unless otherwise approved by the Board of Aldermen upon finding or hardship or market conditions.
- d. Residential occupancy in mixed-use structures shall not occur unless the ground floor commercial space is actively used for a permitted commercial purpose.
- e. *Certificate of Occupancy Requirements*
 - 1a. No residential occupancy shall occur within the C-4 District unless a Certificate of Occupancy has been issued for both the commercial and residential portions of the structure, where applicable

4. *Intensity of Use Regulations.* No requirement, except those to meet fire regulations.

6. *Height Regulations.* A building may be erected to any height not in conflict with other Zoning Regulations.

7. *Yard Regulations.*

- a. *Front yard.* No front yard is required for any building in the C-4 Central Business District.
- b. *Side yard.* No side yard is required for any building in the C-4 Central Business District.
- c. *Rear yard.* No rear yard is required for any building in the C-4 Central Business District.

8. *Loading and Unloading Regulations.* (See "Parking and Loading Regulations".)

9. *Parking Regulations.* Off-street parking is not required in this District for existing structures. Any new structures shall comply with the requirements of Article VII, "Parking and Loading Regulations".

10. *Sign Regulations.* (See Ordinance, "Sign Regulations".)

SECTION 2: It is the intention of the Board of Aldermen, and it is hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Knob Noster, Missouri.

SECTION 3: This Ordinance shall be in full force and become effective upon its passage and approval by the Board of Aldermen on this 15th day of September 2026.

Perry Byerly, Mayor

ATTEST:

Amy M. Schouten, City Clerk

BILL NO. 091526-B

ORDINANCE NO.

**AN ORDINANCE PROHIBITING THE PARKING OF MOTOR
VEHICLES ON SIDE ROAD FROM DIVISION STREET TO A POINT SIX
HUNDRED FEET (600 FEET) SOUTH THEROF**

NOW, THEREFORE, be it ordained by the Board of Aldermen of the City of Knob Noster, as follows;

SECTION 1. It is prohibited and unlawful to park any motor vehicle, tractor, trailer, farm implement, construction equipment or any other object in the following location:

The unnamed side road beginning at Division Street and continuing south six hundred feet (600 feet).

SECTION 2. Any person who causes or allows the provision of Section 1, to be violated, shall be guilty of a misdemeanor, upon the conviction of which shall be punished by a fine of not less than five dollars (\$5.00), nor more than five hundred dollars (\$500.00)

SECTION 3. The provisions of this Ordinance shall be incorporated into the Knob Noster Code of Ordinances.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approved by the Mayor.

Read two times, by title only, passed and approved this 15th day of September 2026.

Perry Byerly, Mayor

ATTEST:

Amy M. Schouten, City Clerk