JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, JANUARY 3, 2022
5th FLOOR COUNCIL CHAMBERS
602 S. MAIN ST. JOPLIN MO
6:00 P.M.

This meeting can be viewed live on KGCS - TV channel 21 and regional cable television systems including Sparklight in Joplin; or livestream at http://www.joplinmo.org/182/Video-Multimedia

Persons wishing to address the City Council regarding an item on the agenda should complete a Request to Address Council and give it to the City Clerk prior to the start of the meeting. When your name is called, approach the podium, and state your name clearly for the record. If your request pertains to a Public Hearing item, you do not need to submit a request. You will have five (5) minutes to speak.

PLEASE NOTE: No outside electronic devices are allowed to be used on City equipment without prior City approval. If you have handouts, you must provide 12 copies of the material to the City Clerk.

1. **Call To Order**
   Invocation
   Pledge of Allegiance of the United States of America
2. **Roll Call**
3. **Presentations**
4. **Finalization Of Consent Agenda**
5. **Reports And Communications**
   1. News From The Public Information Office
6. **Citizen Requests And Petitions**
7. **Public Hearings**
   1. Public Hearing Procedures

      Documents:

      PUBLIC HEARING PROCEDURES.PDF

   2. COUNCIL BILL NO. 2021-294
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 1925 W. Junge Blvd and the Southwest Corner of W. Junge Blvd and S. Adele Ave., City of Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-294 MINUTES.PDF
      CB 2021-294 STAFF REPORT.PDF
      CB 2021-294 SUMMARY.PDF
      CB 2021-294.PDF

   3. COUNCIL BILL NO. 2021-295
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3-PD (Apartment House Planned Development) and including in District C-1 (Neighborhood Commercial) property as described below and located 2302 S. Connecticut Ave., City of Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-295 MINUTES.PDF
      CB 2021-295 STAFF REPORT.PDF
      CB 2021-295 SUMMARY.PDF
      CB 2021-295.PDF

   4. COUNCIL BILL NO. 2021-296
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single-family Residential) and including in District C-1 (Neighborhood Commercial) property as described below and located at 415 and 421 W 32nd St. City of Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-296 MINUTES.PDF
      CB 2021-296 STAFF REPORT.PDF
      CB 2021-296 SUMMARY.PDF
      CB 2021-296.PDF

   5. COUNCIL BILL NO. 2021-297
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 1201 and 1203 E 20th St., City of Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-297 MINUTES.PDF
      CB 2021-297 STAFF REPORT.PDF
      CB 2021-297 SUMMARY.PDF
      CB 2021-297.PDF

   6. COUNCIL BILL NO. 2021-298
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 PD (Neighborhood Commercial Planned Development) and including in District R-2 (Two Family Residential) property as described below and located at 1101 E. 20th Street, City of Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-298 MINUTES.PDF
      CB 2021-298 STAFF REPORT.PDF
      CB 2021-298 SUMMARY.PDF
      CB 2021-298.PDF

   7. COUNCIL BILL NO. 2021-300
      AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 7110 W. 20th Street, Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-300 MINUTES.PDF
      CB 2021-300 SUMMARY.PDF
      CB 2021-300.PDF
      CB 2021-300 STAFF REPORT.PDF

   8. COUNCIL BILL NO. 2021-301
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District M-2 (Restricted Industrial) property as described below and located at 7110 E. 20th Street, City of Joplin, Jasper County, Missouri.

      Documents:

      CB 2021-301 STAFF REPORT.PDF
      CB 2021-301 SUMMARY.PDF
      CB 2021-301 MINUTES.PDF
      CB2021-301.PDF

   9. Case 077-21 - Excess Property - 1215 E. Hill St.
      Case 077-21: 1215 E. Hill St. - A request to declare property surplus - City of Joplin.

      Documents:

      CASE 077-21 MINUTES.PDF
      CASE 077-21 STAFF REPORT.PDF
      CASE 077-21 SUMMARY.PDF

   10. Case 078-21 - Excess Property - 1210 S. Iowa Ave.
       Case 078-21: 1210 S. Iowa Ave. - A request to declare property surplus - City of Joplin.

       Documents:

       CASE 078-21 MINUTES.PDF
       CASE 078-21 STAFF REPORT.PDF
       CASE 078-21 SUMMARY.PDF

   11. Case 079-21 - Excess Property - 901 S. Missouri Ave.
       Case 079-21: 901 S. Missouri Ave. - A request to declare property surplus - City of Joplin.

       Documents:

       CASE 079-21 MINUTES.PDF
       CASE 079-21 STAFF REPORT.PDF
       CASE 079-21 SUMMARY.PDF

   12. Case 080-21 - Excess Property - 807 S. McKinley Ave.
       Case 080-21: 807 S. McKinley Ave. - A request to declare property surplus - City of Joplin.

       Documents:

       CASE 080-21 MINUTES.PDF
       CASE 080-21 STAFF REPORT.PDF

CASE 080 -21 SUMMARY.PDF

13. Case 081- 21 - Excess Property - 121 N. Schifferdecker Ave.
Case 081- 21: 121 N. Schifferdecker Ave. - A request to declare property surplus - City of Joplin.

Documents:

CASE 081 -21 MINUTES.PDF
CASE 081 -21 STAFF REPORT.PDF
CASE 081 -21 SUMMARY.PDF

8. **Consent Agenda**

1. Minutes Of The December 20, 2021 City Council Meeting

Documents:

MINS.DEC. 20, 2021 .PDF

2. COUNCIL BILL NO. 2021-299
AN ORDINANCE amending Chapter 29- A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Sec. 29A- 201, Definitions, Article 25, Administration, and Appendix A, Land Use Table, by adding language to permit and regulate short- term rentals in certain districts.

Documents:

CB2021 - 299.PDF

3. COUNCIL BILL NO. 2021-408
AN ORDINANCE approving a Complete Streets program for the City of Joplin.

Documents:

CB2021 - 408.PDF

4. COUNCIL BILL NO. 2021-543
AN ORDINANCE repealing Section 30- 121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30- 121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective.

Documents:

CB2021 - 543.PDF

9. **Resolutions**

10. **Ordinances - Emergency**

1. COUNCIL BILL NO. 2022-101
AN ORDINANCE authorizing the acceptance of a Missouri Highways and Transportation Commission Public Transit Operating Assistance Grant Agreement for state funds to be used for operating assistance for the Metro Area Public Transit System (MAPS) and containing an emergency clause.

Documents:

GS 2022- 101 MODOT OPERATING ASSISTANCE GRANT.PDF
ORDINANCE 2022 -101 MAPS GRANT.PDF
DRAFT AGREEMENT 2021 - 12 -67166.PDF

11. **Ordinances - First Reading**

1. COUNCIL BILL NO. 2022-600
AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10- 3 Hours of sale generally, and enacting a new Section 10 -3 Hours of sale generally in lieu thereof.

Documents:

CB2022 - 600 .SUMMARY SHEET.PDF
CB2022 - 600.ORDINANCE.PDF

2. COUNCIL BILL NO. 2022-601
AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10- 4 Sunday sales of packaged liquor.

Documents:

CB2022 - 601. SUMMARY SHEET .PDF
CB 2022 - 601.ORDINANCE.PDF

12. **Ordinances - Second Reading And Third Reading**

13. **Unfinished Business**

14. **New Business**

1. Vote To Go Into Closed Session, Which Shall Pertain To Legal Action, Causes Of Action, Or Litigation Including A Public Governmental Body And Any Confidential Or Privileged Communications Between A Governmental Body Or Its Representatives And Its Attorneys Pursuant To State Law, And To Discuss Leasing, Purchase Or Sale Of Real Estate By A Governmental Body Where Public Knowledge Of The Transaction Might Adversely Affect The Legal Consideration Thereof, Pursuant To State Law; As Set Forth In Section 610.021 (1) (2) RSMo, As Amended, 2021. This Meeting, Record, And Vote To Be Closed. Council Shall Adjourn At The End Of The Session.

Joplin, built on generations of people with grit and determination, is a regional hub at the crossroads of America. Our diverse people and employers thrive because of our healthy lifestyles, exceptional neighborhoods, lifelong learning opportunities and cultural & recreational amenities.

Ad Omnia Parata

Together we are ready for anything

PUBLIC HEARING PROCEDURES

Persons wishing to testify before the City Council are requested to follow these rules:

1. Proponents of the issue will be asked to present their information, then the opponents will be asked to testify and then rebuttal testimony may be allowed by the Council.

2. Approach the podium and state your name and address clearly for the record.

3. Please give your testimony as briefly and completely as possible. By the rules of the City Council you have five (5) minutes within which to give your testimony. Please follow the clock on the dais in front of you. You must complete your testimony within the 5 minute time limit.

4. Please do not repeat testimony that has been given previously. We want you to state your facts, but limit your information to only new information.

5. Everyone is invited to speak, however, if you have a spokesperson please allow them to speak without interrupting for applause or other demonstrations.

6. When the Public Hearing is closed by the Mayor, no additional testimony is allowed except when invited by the Mayor or other members of the Council.

7. Remember that this is a Public Hearing and all sides have a right to give testimony. Please respect their right to do so.

8. The City Council of the City of Joplin through this introduction, accepts into evidence the 2012 Comprehensive Plan, the Zoning Code of the City of Joplin, the Subdivision Regulations of the City of Joplin, the Telecommunications Ordinance, and the Stormwater Management Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E and 29-F of the Joplin Municipal Code. Report of the Planning and Zoning Commission, recommendations of the City's staff, and other written documentation presented as that information applies to each public hearing.

Thank you for your consideration and understanding.

CB 2021-294

Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day. It is approximately a $1 million project, and we are hoping to hire all local contractors.

Mr. Eastman asked if the tower comes down?

Mr. Hunt stated that it does not. That was on a different property.
Mr. Eastman asked the commissioners if they had any questions for Mr. Hunt. They did not. Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MS. PHILLIPS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 069-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 069-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future mini-storage development

LOCATION 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave.

APPLICANT Dave Hunt

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant Building	Approx. 1.35 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1/M-2	R-1	C-1
Land Use	Cemetery	Vacant	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. Junge Blvd.	Collector	60'
S. Adele Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial. This request would be in line with that. Additionally, the frontage along a collector level street is appropriate for this request.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is suitable for the property in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

DISCUSSION

This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The location of the property along a collector-level street is appropriate for C-3 zoning, and the Future Land Use map does indicate future retail commercial uses at this location.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 069-21.

ATTACHMENTS

- Application
- Map

left message 843

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

RECEIVED 10-19-21

For Office Use Only

Case No.: 069-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22 21
Public Hearing Date: 12-13-21

APPLICANT: Dave Hunt PHONE: 417-850-8965
ADDRESS: 23671 Elder Rd Granby MO EMAIL: Davehunte KW.com

OWNER: Kevin Ballentine PHONE: 501-258-7122
ADDRESS: 8324 Leatrice Drive EMAIL: Ballentine.e waste@yahoo.c
Little Rock AR, 72227

LOCATION/ADDRESS OF PROPERTY: SW & SE Corner of Junge & Adele

Present Zoning C-1 Requested Zoning: C-3 Acreage: 1.35 Acres
Present Use of Property: Parking lot / Blight

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North		R-3-PD / R-1
South		R-1
East		R-1
West		C-1

Character of the Neighborhood: Residential, Manufacturing

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Property is blighted and in poor repair. C-3 zoning and a self storage facility produces enough revenue to make demo viable, C-1 does not provide options that would fund the re-purpose

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?
2. Consistent with Future Land Use Map?

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Junge, S Adele, 14th Street
2. Classification of Street(s):
   Arterial _____ Collector ✓ Local ✓
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

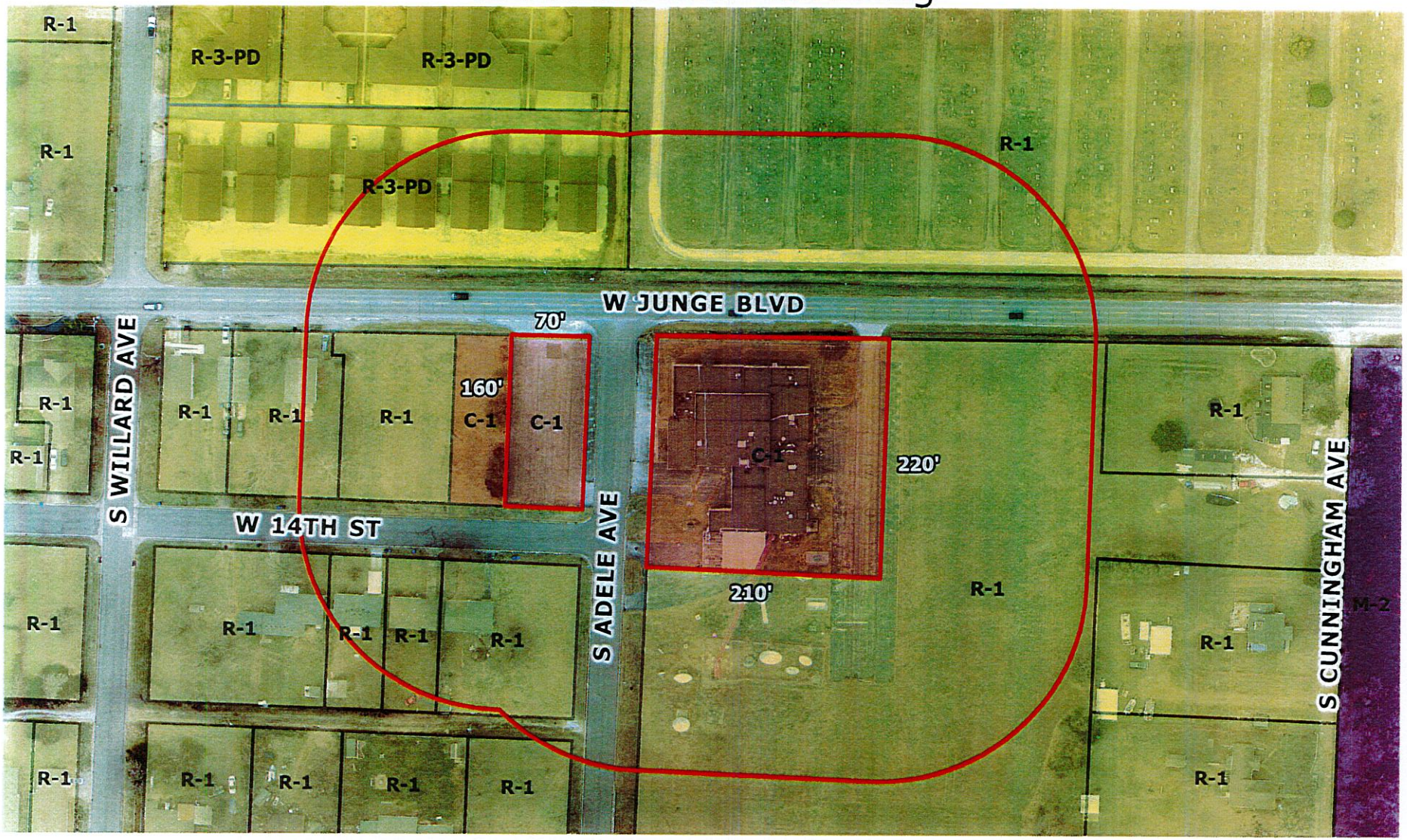
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 10/19/21

TITLE: Owners Rep.

1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - Rezoning



Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

N

0 50 100 200 300 400 Feet

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-294 – Rezone C-1 to C-3

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

BACKGROUND:
This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

PLANNING & ZONING COMMISSION TESTIMONY:
Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 069-21.
Planning & Zoning Commission recommends approval for Case 069-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-294, Staff Planning Report, P&Z Commission Minutes

P & Z Case 069-21
Dave Hunt
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-294 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 1925 W. Junge Blvd and the Southwest Corner of W. Junge Blvd and S. Adele Ave., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-3.

Tract 1: Being all of Lot Numbered One (1) in Armil's Mineral Sub-Division of Blocks 3, 4, 5, 6, 11, and 12 in Armil's Minerals Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. Tract 2: Being all of Lot Numbered (3) in Block Two (2) in Armil's Mineral Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the Western 41 feet of Lot Numbered Two (2) in said Block Two (2) (comprising the remainder of asphalt parking lot) and the vacated portion of 14th Street lying South of Lot 3 and the said Western 41 feet of Lot 2, all being further described as follows: Beginning at a point located in the Northwest corner of Lot Numbered Ten (10), in Block Seven (7) in Armil's Mineral Addition, ALSO being the Southeast corner of the intersection of vacated 14th Street and Adele Avenue, thence Running N89°55'20"E 231 feet to a point, thence North 215.19 feet to a point in the Southern margin of the right-of-way of Junge Boulevard, running thence S88°38'W 231 feet to a point in the Eastern line of Adele Avenue, the Northwest corner of Lot Numbered Three (3), in Block Two (2), Armil's Mineral Addition to the City of Joplin, Jasper County, Missouri, running thence South 208.93 feet to the Northwestern corner of Lot 10 and to the point of beginning,

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CB 2021-295

Mr. Eastman stepped down from the dais as he was representing the owner. Ms. Steele conducted this case.

Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

Kent Eastman, 619 S. Florida, Joplin, MO. There used to be two (2) sets of four (4) plexuses. Ms. Kelly is in a nursing home now and the highest and best use of this property would be C-1. The property that surrounds this property is all either C-1 with the exception of the C-Store and it is C-3. There isn't currently a use for this property yet but feel economically the best use would be C-1.

Ms. Steele asked the commissioners if they had any questions for Mr. Eastman. They did not. Ms. Steele asked if there was anyone that would speak in favor of this case? There was not. Ms. Steele asked if there was anyone that would speak in opposition to this case?

Jason Mayberry, 1016 Joanne Drive, Joplin, Mo. He is representing Mayberry Construction; they own the property behind this property and the property to the south. The biggest opposition is not knowing what will go on that property. Our intentions are building another set of 4-plexes on the property to the south of this property. If it is zoned commercial this could affect our rental intentions. High traffic is our biggest concern.

Mr. Eastman stated for clarification for Jason Mayberry is this classification is for offices.

Mr. Stanton stated that C-1 would be different from C-O. C-1 would mostly allow for smaller general retail and office spaces. Gas Stations will not be permitted in this district, and buffering would be required.

Ms. Steele asked if there was anyone else to speak in opposition of this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MS. WARREN THAT CASE 070-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE", (4 IN FAVOR, 2 ABSENT, 1 ABSTAIN)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 070-21 A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development

LOCATION 2202 S. Connecticut Ave.

APPLICANT Imogene Kelley Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3-PD	Vacant	Approx. 0.63 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2-PD	C-O/R-1	C-O	C-O
Land Use	Vacant	Religious/Office	Vacant	Multi-family

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Connecticut Ave.	Collector	80'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future commercial opportunity area. This request would be in line with that. Additionally, the frontage along a collector level street is appropriate for this request.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is suitable for the property in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The properties directly abutting the subject property are zoned C-O and C-2-PD and allow similar uses to those in C-1.

DISCUSSION

This request to rezone to C-1 is for future commercial development. The location of the property along a collector-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future retail commercial uses at this location. This continues the transition that this portion of S. Connecticut Ave. has experienced in recent years.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 070-21.

ATTACHMENTS

- Application
- Map

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 070-21
Filing Fee: 550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12-13-21

APPLICANT: INOCENE KELLEY TRUST PHONE: 850-0215
ADDRESS: P.O Box 2166 Joplin, Mo ZIP: 64803
OWNER: SAME PHONE:
ADDRESS: ZIP:
LOCATION OF PROPERTY: 2207 S CONNECTICUT
LEGAL DESCRIPTION:
SEE ATTACHED

Present Zoning R-3-PD Requested Zoning: ~~R-T~~ C-1 Acreage: .6291
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	APARTMENTS	R-3
South	OFFICE OFFICES	C-1
East		C-1
West	APARTMENTS	R-3

CHARACTER OF THE NEIGHBORHOOD: MOSTLY OFFICE + APARTMENTS

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: Yes LIKELY TO BE USED AS OFFICE

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: CONNECTICUT
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: UNKNOWN
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? 145 X 189
2. Properly Sized Street Right-of-Way? Y
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? AVAILABLE
   Gas? AVAILABLE
   Sewers? AVAILABLE
   Water? AVAILABLE
5. Additional Comments: _____

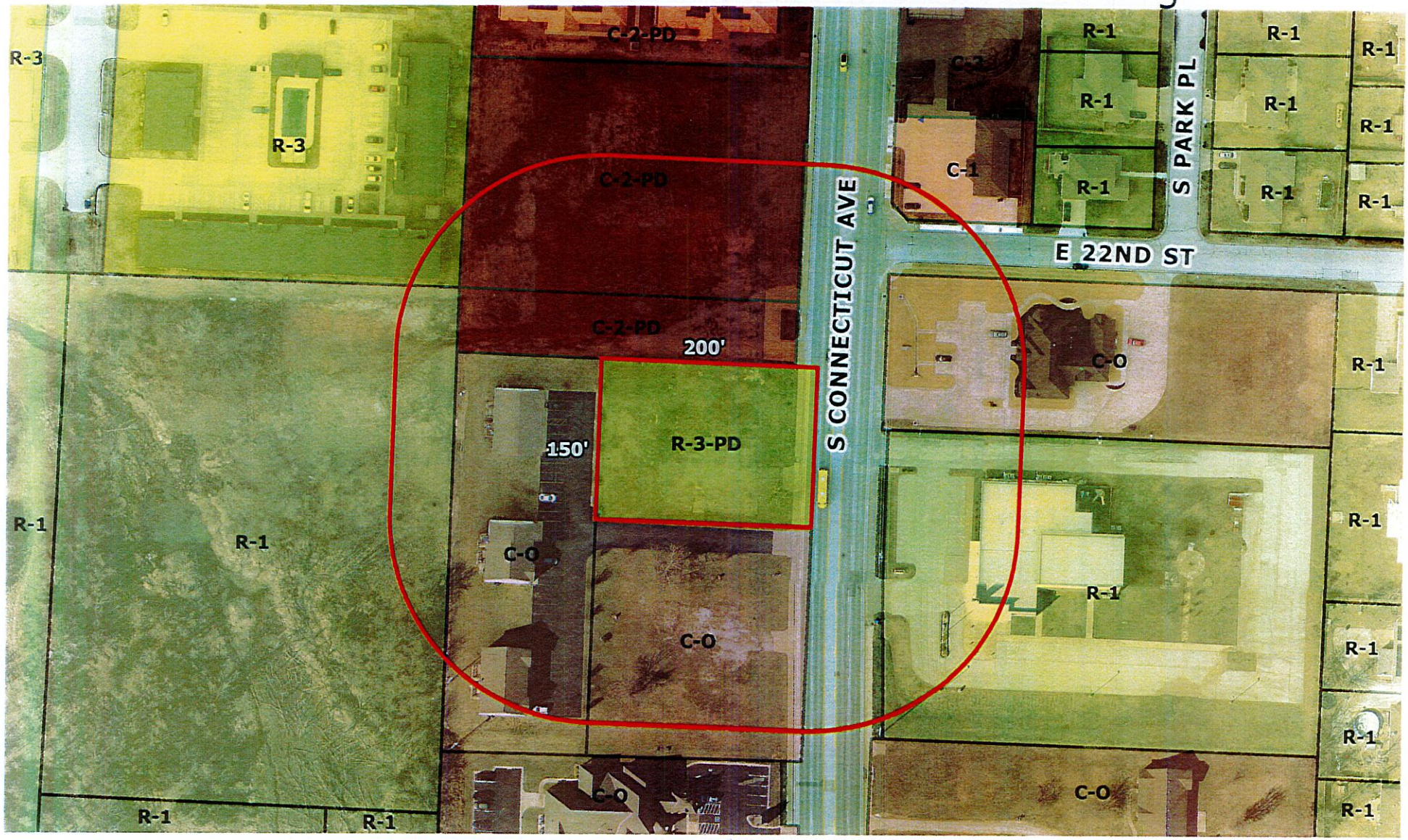
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

NEARLY TO BUILD ON

SIGNATURE: _____ DATE: 11-5-21
BY: MARTY LOWN
TITLE: _____

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 070-21: 2202 S. Connecticut Ave. - Rezoning



Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

N

0 50 100 200 300 400 Feet

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-295 – Rezone R-3-PD to C-1

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

BACKGROUND:
This request to rezone to C-1 is for future commercial development. The location of the property along a collector-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future retail commercial uses at this location. This continues the transition that this portion of S. Connecticut Ave. has experienced in recent years.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Eastman stepped down from the dais as he was representing the owner. Ms. Steele conducted this case.

Kent Eastman, 619 S. Florida, Joplin, MO. There used to be two (2) sets of four (4) plexuses. Ms. Kelly is in a nursing home now and the highest and best use of this property would be C-1. The property that surrounds this property is all either C-1 with the exception of the C-Store and it is C-3. There isn't currently a use for this property yet but feel economically the best use would be C-1.

PUBLIC COMMENT;
Jason Mayberry, 1016 Joanne Drive, Joplin, Mo. He is representing Mayberry Construction; they own the property behind this property and the property to the south. The biggest opposition is not knowing what will go on that property. Our intentions are building another set of 4-plexes on the property to the south of this property. If it is zoned commercial this could affect our rental intentions. High traffic is our biggest concern.

RECOMMENDATIONS:
Staff recommends approval for Case 070-21.
Planning & Zoning Commission recommends approval for Case 070-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-295, Staff Planning Report, P&Z Commission Minutes

P & Z Case 070-21
Imogene Kelley Trust
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-295 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3-PD (Apartment House Planned Development) and including in District C-1 (Neighborhood Commercial) property as described below and located 2302 S. Connecticut Ave., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-1.

Commencing at the Northeast corner of Lot 90 in Southmorland Acres, a subdivision in the City of Joplin, Jasper County, Missouri. Thence South along the East line of said lot 204.85 feet to the point of beginning. Thence South along the line 40.0 feet. Thence West parallel to the North line of said lot 319.0 feet. Thence North 185.0 feet. Thence East 130.0 feet. Thence South 145.0 feet. Thence East 189.0 feet to the point of beginning. Being subject to all easements, right-of-way, and reservations of record.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Case 071-21: 415 & 421 W. 32nd St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

Mr. Eastman stated that they were adding 3116 Pearl to the title, with verification from Mr. Stanton, staff. Mr. Stanton stated that was correct.

Michael Wishmyer, the Architect for Mr. Randy Miller, who is in the audience along with the engineer for the project. The business address is 716 S. Main Street, Joplin, MO. As mentioned, we are changing the zoning from R-1 to C-1. We had a predevelopment meeting with the City of Joplin. It appeared to us that all along the corridor is being zoned commercial. We felt like this would fit in and we are putting in a coffee shops. The traffic numbers appear that it will not cause detrimental impacts due to traffic. We have landscape buffers which are required by the City of Joplin.

Mr. Eastman asked if the commissioners had any questions? They did not. Is there anyone that would like to speak in favor?

Dave Bodine, Pinnacle Design Consultants, 304 W. Erie St., Springfield, MO. This project sits adjacent to W. 32nd St., which is considered an arterial street, which is made for projects like this. It is currently surrounded by some residential but will have landscape buffers. This project matches with neighborhood commercial on an arterial street. Traffic and stormwater are not problems.

Mr. Eastman asked if there was anyone to speak in opposition of this case?

Mark Callihan, 106 S. Moffet, Joplin, MO. I own property located at 423 W 31st Street. His concern is not that there will be commercial property, but it his strong hesitation is if he understands the drawings correctly, it runs about 240 feet deep off 32nd Street. He feels that the impact on the residential neighborhood is going to be severe at this point.

Mr. Eastman asked if commissioners had any questions for Mr. Callihan? They did not. Mr. Eastman asked if there is anyone else to speak in opposition?

Brianna Boise, 426 W. 31st Street, Joplin, MO. She owns the house right behind this property. Her concern is that there has been a bit of a rise in crime in that area and having more business there is not going to help the situation. The other concern is how much light is going to be in her backyard? What would the berm look like specifically behind our house?

Mr. Stanton stated that the city ordinance does require that light on commercial property end at the property line. They won't be able to shine any lights onto your property.

Ms. Boise stated so if the lights do come on our property can we make a complaint, and if so who with?

Mr. Stanton stated yes you can make a complaint and it would be with the Planning Department.

Mr. Eastman asked if commissioners had any questions for Ms. Boise? They did not. Mr. Eastman asked if there was anyone else to speak in opposition? There was not.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 071-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, MS. PHILLIPS "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 071-21 A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development

LOCATION 415 & 421 W. 32nd St.

APPLICANT Randall Miller

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1 acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Office/Institutional.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Arterial	100'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future office/institutional, however, the frontage along an arterial-level street is appropriate for this request. Additionally, this request fulfills infill goals of the comprehensive plan.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of R-1 is not suitable for the property in this context. Single-family residential is not appropriate along an arterial corridor.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Uses permitted in the C-1 district are meant to complement neighborhoods. Uses such as small retail, restaurants, and offices are commonly found in C-1 districts. Buffers would be required where the subject property abuts residential zoning districts.

DISCUSSION

This request to rezone to C-1 is for future restaurant development. The location of the property along an arterial-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future other commercial uses at this location. Buffering would be required on the property lines that abut residential property.

Future development of this property as single-family residential would not be appropriate considering the context. Single-family homes along an arterial level street are not desirable nor the highest or best use.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 071-21.

ATTACHMENTS

- Application
- Map

Left message 11/1

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 071-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12/13-21

APPLICANT: Randall Miller PHONE: 417-540-7999
ADDRESS: 810 Blackthorn Drive, Carl Junction, MO 64834 EMAIL: rsccc.miller@gmail.com

OWNER: Randall Miller PHONE: 417-540-7999
ADDRESS: 810 Blackthorn Drive, Carl Junction, MO 64834 EMAIL: rsccc.miller@gmail.com

LOCATION/ADDRESS OF PROPERTY: 415-421 W. 32nd ST., JOPLIN, MO

Present Zoning R1 Requested Zoning: C1 Acreage: 1.0
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RES	R1
South	RES	R1
East	RES	R1
West	RES	R1

Character of the Neighborhood: SINGLE FAM RES. ON AN ARTERIAL ST.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   YES
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain: REQUESTED USE IS COMMERCIAL

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: W. 32ND ST. & ALLEY TO EAST
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

PROPERTY IS LOCATED ON AN ARTERIAL STREET AND THE PROJECT IS WELL SUITED FOR NEIGHBORHOOD COMMERCIAL USE WITH EXIST. COMMERCIAL USES TO THE WEST & SE.

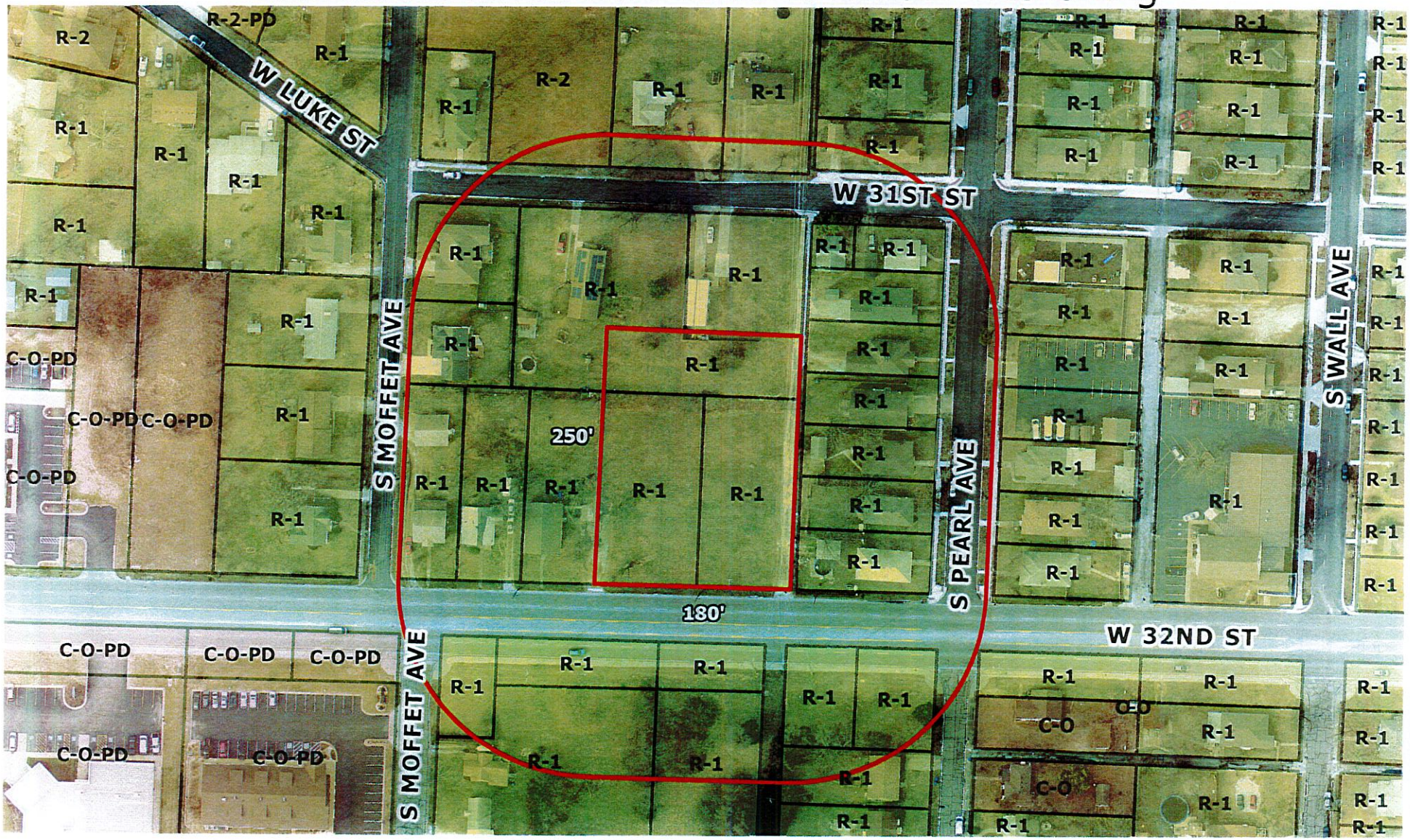
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 11/4/2021

TITLE: President

Case 071-21: 415 & 421 W. 32nd St. - Rezoning



Case 071-21: 415 & 421 W. 32nd St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-296 – Rezone R-1 to C-1

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 071-21: 415 & 421 W. 32nd St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

BACKGROUND:
This request to rezone to C-1 is for future restaurant development. The location of the property along an arterial-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future other commercial uses at this location. Buffering would be required on the property lines that abut residential property.

PLANNING & ZONING COMMISSION TESTIMONY:
Michael Wishmyer, the Architect for Mr. Randy Miller, who is in the audience along with the engineer for the project. The business address is 716 S. Main Street, Joplin, MO. As mentioned, we are changing the zoning from R-1 to C-1. We had a predevelopment meeting with the City of Joplin. It appeared to us that all along the corridor is being zoned commercial. We felt like this would fit in and we are putting in a coffee shops. The traffic numbers appear that it will not cause detrimental impacts due to traffic. We have landscape buffers which are required by the City of Joplin.

PUBLIC COMMENT;
Mr. Eastman asked if there anyone that would like to speak in favor?

Dave Bodine, Pinnacle Design Consultants, 304 W. Erie St., Springfield, MO. This project sits adjacent to W. 32nd St., which is considered an arterial street, which is made for projects like this. It is currently surrounded by some residential but will have landscape buffers. This project matches with neighborhood commercial on an arterial street. Traffic and stormwater are not problems.

Mr. Eastman asked if there was anyone to speak in opposition of this case?

Mark Callihan, 106 S. Moffet, Joplin, MO. I own property located at 423 W 31st Street. His concern is not that there will be commercial property, but it his strong hesitation is if he understands the drawings correctly, it runs about 240 feet deep off 32nd Street. He feels that the

impact on the residential neighborhood is going to be severe at this point.

Brianna Boise, 426 W. 31st Street, Joplin, MO. She owns the house right behind this property. Her concern is that there has been a bit of a rise in crime in that area and having more business there is not going to help the situation. The other concern is how much light is going to be in her backyard? What would the berm look like specifically behind our house?

Mr. Stanton stated that the city ordinance does require that light on commercial property end at the property line. They won't be able to shine any lights onto your property.

RECOMMENDATIONS:
Staff recommends approval for Case 071-21.
Planning & Zoning Commission recommends approval for Case 071-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-296, Staff Planning Report, P&Z Commission Minutes

P & Z Case 071-21
Randall Millert
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-296 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single-family Residential) and including in District C-1 (Neighborhood Commercial) property as described below and located at 415 and 421 W 32nd St. City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-1.

All of the West 99 feet of Lot Numbered Twenty-four (24) in Mohaska Subdivision to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the South 60 feet of Lot Numbered Twenty-three (23) in Mohaska Sub-division to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the East one-half (E ½) of Lot Numbered Twenty-four (24) except the West 9 feet thereof, in Mohaska Subdivision to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Case 072-21: 1201 and 1203 E. 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) – City of Joplin

Keegan Stanton, 602 S. Main St., Joplin, MO. This piece of property is triangular. The city is requesting that it be rezoned, we are the current owners and rezoning to R-2 will match the existing zoning in this neighborhood. We do intend to declare it surplus in the future, so we wanted to get it rezoned before doing that.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MS. WARREN THAT CASE 072-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 072-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential)

LOCATION 1201 & 1203 E. 20th St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approx. 0.48 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Office/Institutional.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Wisconsin Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial; however, this designation was given prior to the construction of the 20th St. viaduct. Without access to 20th St. or another collector or arterial street, it is no longer appropriate for this property to retain commercial zoning with access only through an existing residential neighborhood.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-3 is unsuitable for the subject property. There is no access to a collector or arterial street, and any traffic generated will traverse through an existing residential neighborhood.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning conforms to the zoning of the existing residential neighborhood and uses.

DISCUSSION

This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

The request is found to be consistent with the comprehensive plan.

Staff recommends approval of Case 072-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 072-21
Filing Fee: ~~$550.00~~
Date Advertised:
Date Notices Sent
Public Hearing Date: 1-3-2022

APPLICANT: City of Joplin PHONE: 417-624-0820 x 1511
ADDRESS: 602 S. Main St. EMAIL: kstanton@joplinmo.org

OWNER: Same as above. PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1101 E 20th St.

Present Zoning C-1 Requested Zoning: R-2 Acreage: ~0.22
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Single-Family Residential	R-2
South	Vacant	R-1
East	Vacant	R-2
West	Restaurant	C1-PD

Character of the Neighborhood: Fringe commercial transitioning to residential.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Current property is too small for any realistic commercial use after considering space taken up for setbacks, parking, landscaping, etc.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes.
2. Consistent with Future Land Use Map? Yes.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Illinois Ave.
2. Classification of Street(s):
   Arterial____ Collector____ Local X
3. Right-of-Way Width: 60'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No.

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots?____
2. Properly Sized Street Right-of-Way?____
3. Drainage Easements?____
4. Utility Easements:
   - Electricity?____
   - Gas?____
   - Sewers?____
   - Water?____
5. Additional Comments:____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

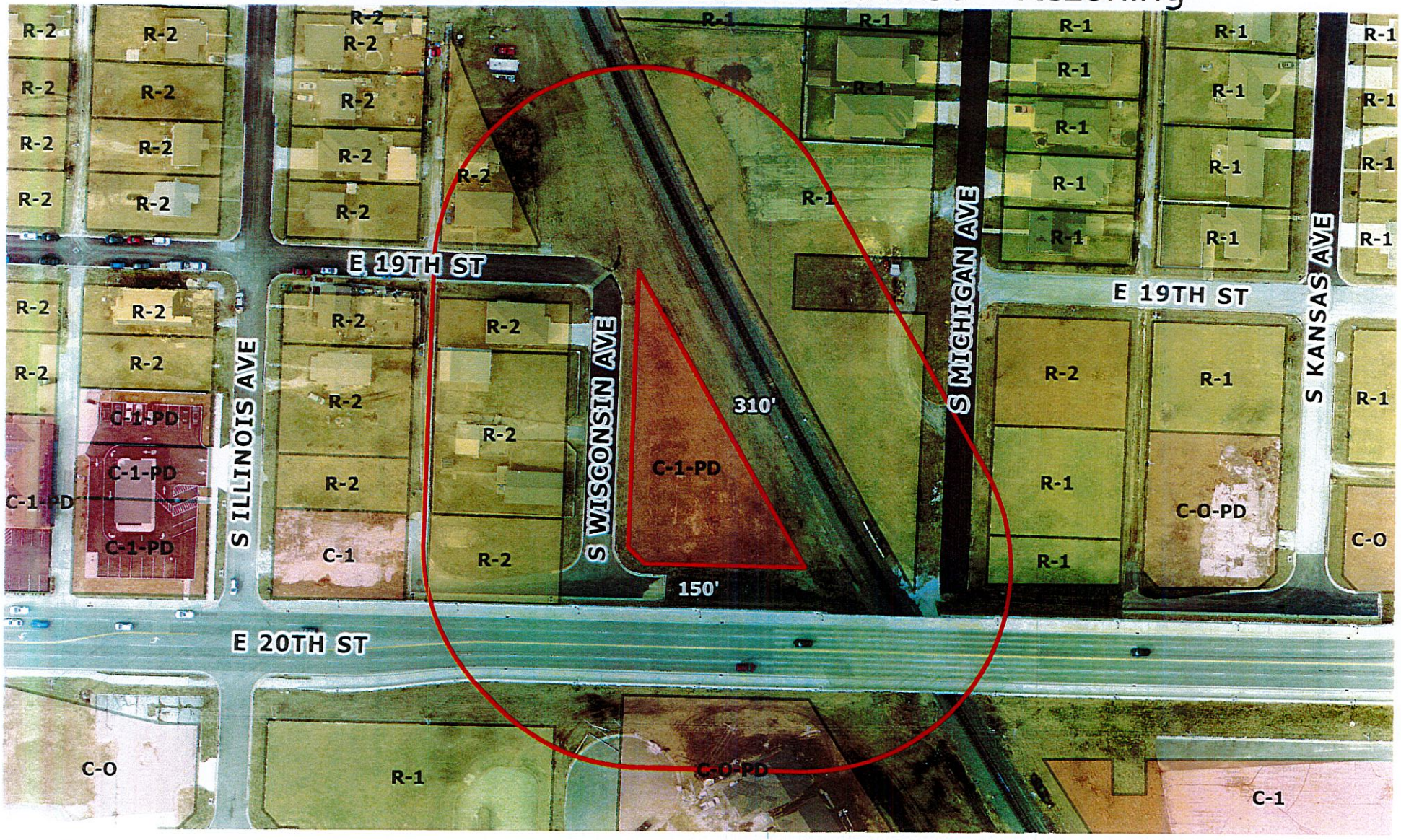
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: ____ DATE: 12/8/21

TITLE: Planner.

Case 072-21: 1201 and 1203 E. 20th St. - Rezoning



Case 072-21: 1201 and 1203 E. 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) – City of Joplin

N

0 50 100 200 300 400 Feet

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-297 – Rezone C-1 to R-2

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 072-21: 1201 and 1203 E. 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) – City of Joplin

BACKGROUND:
This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main St., Joplin, MO. This piece of property is triangular. The city is requesting that it be rezoned, we are the current owners and rezoning to R-2 will match the existing zoning in this neighborhood.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 072-21.
Planning & Zoning Commission recommends approval for Case 072-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-297, Staff Planning Report, P&Z Commission Minutes

P & Z Case 072-21
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-297 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 1201 and 1203 E 20th St., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District R-2.

All of the following described tract in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 11, Township 27 North, Range 33 West, City of Joplin, Jasper County, Missouri: Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence S88°55'35"E, 795.84 feet along the South line of said Southwest Quarter of the Southeast Quarter; thence N02°01'01"E, 29.89 feet to a point on the current North right-of-way line of 20th Street, said point being the Southwest corner of said Lot 205; thence continuing N02°01'01"E, 53.51 feet along the East right-of-way of Wisconsin Avenue to the Point of Beginning; thence continuing N02°01'01"E, 234.46 feet along the East right-of-way of Wisconsin Avenue to a point on a non-tangent curve to the left having a radius of 5854.58 feet and a chord bearing and distance of S29°29'02"E, 268.90 feet; thence along said curve, being the East line of said Lot 205, and arc distance of 268.93 feet; thence N88°47'06"W, 134.99 feet to the point of beginning. Subject to any easements or restrictions of record. Containing 17530 square feet more or less.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CB 2021-298

Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin.

Keegan Stanton, 602 S Main St., Joplin, MO. Similar case here, city currently owns the property and intends to declare surplus property in the future. The property does have access to 20th Street, but still not ideal. It is small and we didn't want to give someone the impression they could do commercial, but with buffers, detentions, etc. there really isn't enough land to do all that.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 073-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 073-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential)

LOCATION 1101 E. 20th St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approx. 0.22 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-1	C-1-PD
Land Use	Single-family Residential	Vacant	Vacant	Restaurant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Illinois Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial; however, this designation was given prior to the construction of the 20th St. viaduct. Without access to 20th St. or another collector or arterial street, it is no longer appropriate for this property to retain commercial zoning with access only through an existing residential neighborhood.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is unsuitable for the subject property. There is no access to a collector or arterial street, and any traffic generated will traverse through an existing residential neighborhood. Furthermore, this property is likely too small to accommodate a commercial use once setbacks, landscaping, and other provisions of the zoning code are taken into account.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning conforms to the zoning of the existing residential neighborhood and uses.

DISCUSSION

This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

The property is also too small for the vast majority of commercial development. With the City intending to declare it surplus, staff would like to avoid misleading potential buyers of the possibility of commercial development on a site that is too small.

The request is found to be consistent with the comprehensive plan.

Staff recommends approval of Case 073-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 073-21
Filing Fee: ~~$550.00~~
Date Advertised:
Date Notices Sent
Public Hearing Date: 1-3-22

APPLICANT: City of Joplin PHONE: 417-624-0820 x 1511
ADDRESS: 602 S. Main St. EMAIL: kstanton@joplinmo.org

OWNER: Same as above PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1201 and 1203 E 20th St.

Present Zoning C-1-PD Requested Zoning: R-2 Acreage: 0.48
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	R-1
South	Duplexes	C-6-PD
East	Vacant	R-1
West	Single-Family	R-2

Character of the Neighborhood: Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: No longer has access to collector or arterial street with construction of 20th St. Viaduct.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes.
2. Consistent with Future Land Use Map? Yes.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Wisconsin Ave.
2. Classification of Street(s):
   Arterial____ Collector____ Local X
3. Right-of-Way Width: 66'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No.

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots?____
2. Properly Sized Street Right-of-Way?____
3. Drainage Easements?____
4. Utility Easements:
   - Electricity?____
   - Gas?____
   - Sewers?____
   - Water?____
5. Additional Comments:____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

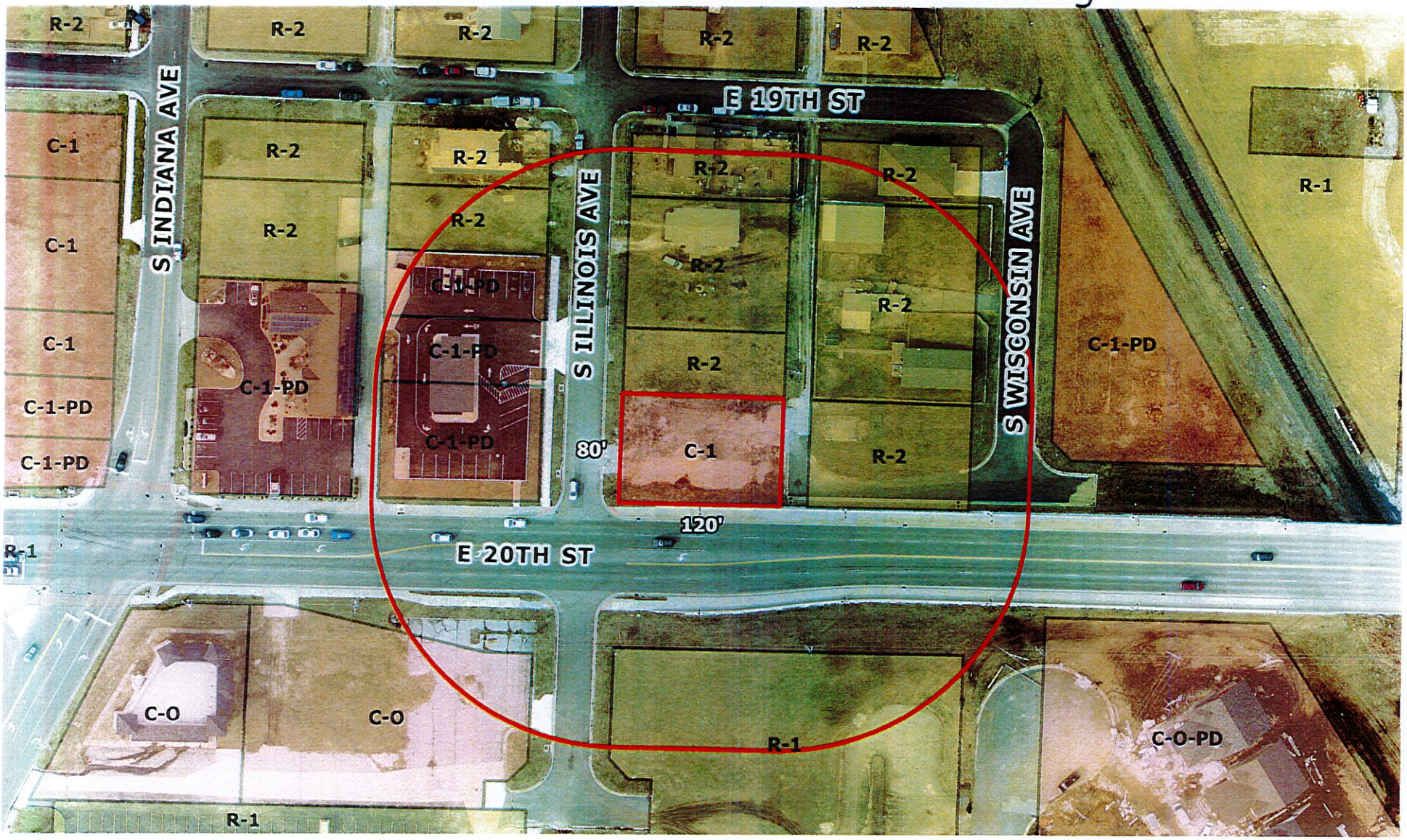
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: ____ DATE: 12/8/21

TITLE: Planner

Case 073-21: 1101 E. 20th St. - Rezoning



Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin

0 40 80 160 240 320 Feet

N

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-298 – Rezone C-1-PD to R-2

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin

BACKGROUND:
This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S Main St., Joplin, MO. Similar case here, city currently owns the property and intends to declare surplus property in the future. The property does have access to 20th Street, but still not ideal.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 073-21.
Planning & Zoning Commission recommends approval for Case 073-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-298, Staff Planning Report, P&Z Commission Minutes

P & Z Case 073-21
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-298 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 PD (Neighborhood Commercial Planned Development) and including in District R-2 (Two Family Residential) property as described below and located at 1101 E. 20th Street, City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-1.

All of Lots numbered one hundred eighty-four (184) and one hundred eighty-five (185) in Campbell's 6th Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. EXCEPT the South Thirty-eight and a half feet (38.50') of said Lots deeded as right-of-way for 20th St.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CB 2021-300

Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors.

Mr. Eastman asked if commissioners had any questions for Mr. Pinjuv?

Mr. McCullough asked if services were available, sewer, water, etc.?

Mr. Pinjuv stated there was.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case?

Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Mr. Bolander stated that these comments are for the next case. This is just for the annexation.

Mr. Eastman asked if there was anyone else in opposition for the annexation? There were not.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 075-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2021-300 - Annexation

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

BACKGROUND:
James Pinjuv is requesting the voluntary annexation of just over 6 acres of property at 7110 W. 7th St. for future industrial development. Utilities already service the area.

PLANNING & ZONING COMMISSION TESTIMONY:
Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors.

PUBLIC COMMENT:
Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Mr. Bolander stated that these comments are for the next case. This is just for the annexation.

RECOMMENDATIONS:
Staff recommends approval for Case 075-21.
Planning & Zoning Commission recommends approval for Case 075-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
CB 2021-300, Staff Planning Report, P&Z Commission Minutes

P & Z Case 075-21
James Pinjuv
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-300 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 7110 W. 20th Street, Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

Part of a Tract of Land described in Book 1962, Page 1457 in the Recorder of Deeds Office in Jasper County, Missouri, being part of the Northeast Quarter of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, described as: Beginning at the Northwest Corner of the Northeast Quarter of Section 14, aforesaid, thence South 88°24'16" East along the North line thereof, 1208.00 feet; thence departing said section line, South 1°50'09" West, 30.00 feet to a point on the South right-of-way line of 20th Street; thence South 88°24'16" West, 586.00 feet; thence North 1°50'09" East, 470.00 feet to the Point of Beginning. Contains 6.33 acres more or less, subject to existing easements, restrictions, or reservations of record of fact.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2021

STAFF PLANNING REPORT
Voluntary Annexation

CASE 075-21 A request to voluntarily annex property into the City of Joplin

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 6.18 acres

DISCUSSION

James Pinjuv is requesting for the voluntary annexation of just over 6 acres of property at 7110 W. 7th St. for future industrial development. Utilities already service the area. The proposed industrial use is followed by a separate case for rezoning the property from the default R-1 designation but is found to be compatible with the existing uses.

Staff recommends approval of Case 075-21.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

For: Wildwood Ranch L.L.C.

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 16th day of November 2021, before me appeared James Ringer, to me known to be the Managing Member of Wildwood Ranch L.L.C., and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said he acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

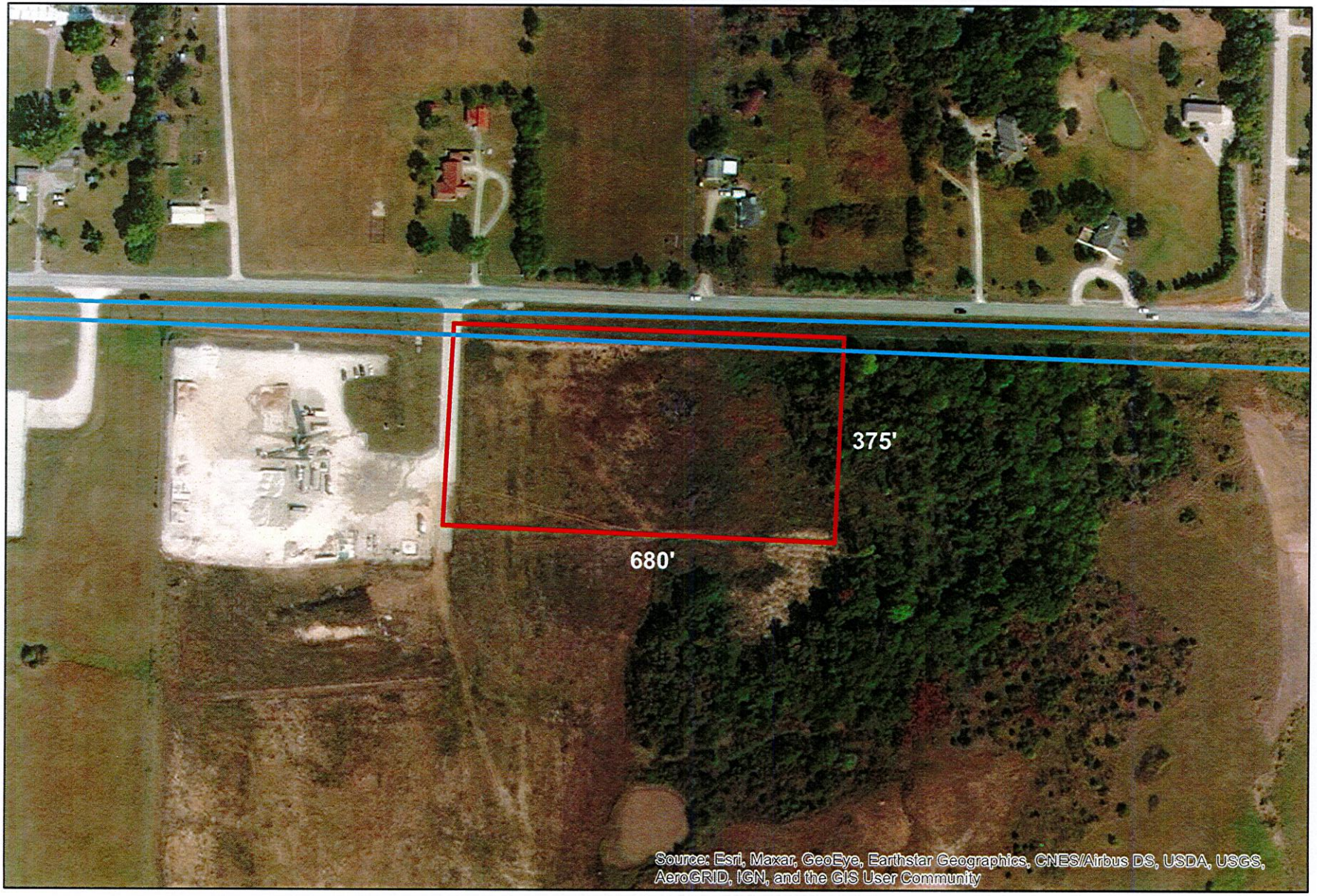
My commission expires: 6-29-2024.

Lindsay J. Dunn
LINDSAY J. DUNN.

Notary Public

LINDSAY J. DUNN
NOTARY PUBLIC NOTARY SEAL #12380334
MY COMMISSION EXPIRES 6-29-2024
JASPER COUNTY
STATE OF MISSOURI

Case 075-21: 7110 W. 20th St. - Annexation



Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

Subject Property City Limit Line

0 105 210 420 630 840
Feet

N

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 076-21 A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial)

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 6.18 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside City Limits	R-1	Outside City Limits	Outside City Limits
Land Use	Single-family Residential	Vacant	Vacant	Industrial

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Residential/Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 20th St.	Arterial	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future residential/commercial opportunity area; however, the area-specific land use plan for Wildwood Ranch development calls for future commercial.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of R-1 is unsuitable for the subject property. The existing nearby uses of industrial operations are not compatible with residential uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning is in line with the existing land uses in the area.

DISCUSSION

This request to rezone to M-1 is for future development of the property. It is compatible with the existing heavy industrial uses in the area. No buffers would be required in the instance as the abutting property is presently outside of the city limits and thus has no zoning.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 076-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Left message 8:50 AM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 076-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12-13-21

APPLICANT: James Pinjuv PHONE: 417-627-9675
ADDRESS: 1032 Antelope Rd. EMAIL: jimmerpinjuv@yahoo.com

OWNER: James Pinjuv PHONE: 417-529-6440
ADDRESS: 1032 Antelope Rd. EMAIL: jimmerpinjuv@yahoo.com

LOCATION/ADDRESS OF PROPERTY: 7110 W. 20th St. See attached legal description

Present Zoning R1 Requested Zoning: M1 Acreage: 6.18
Present Use of Property: Undeveloped land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential, not in city limits	N/A
South	Undeveloped land not in city limits	N/A
East	Currently zoned R1 but is undeveloped	R1
West	Concrete Batch plant shares the road.	N/A

Character of the Neighborhood: This land sits mostly undeveloped with 4 houses that reside just across the street The only other activity around is a concrete batch plant.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Land is currently zoned R1 (due to being annexed in). It needs to be re-zoned M1 for manufacturing purposes.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 20th
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 50ft
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? Yes
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   - Electricity? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

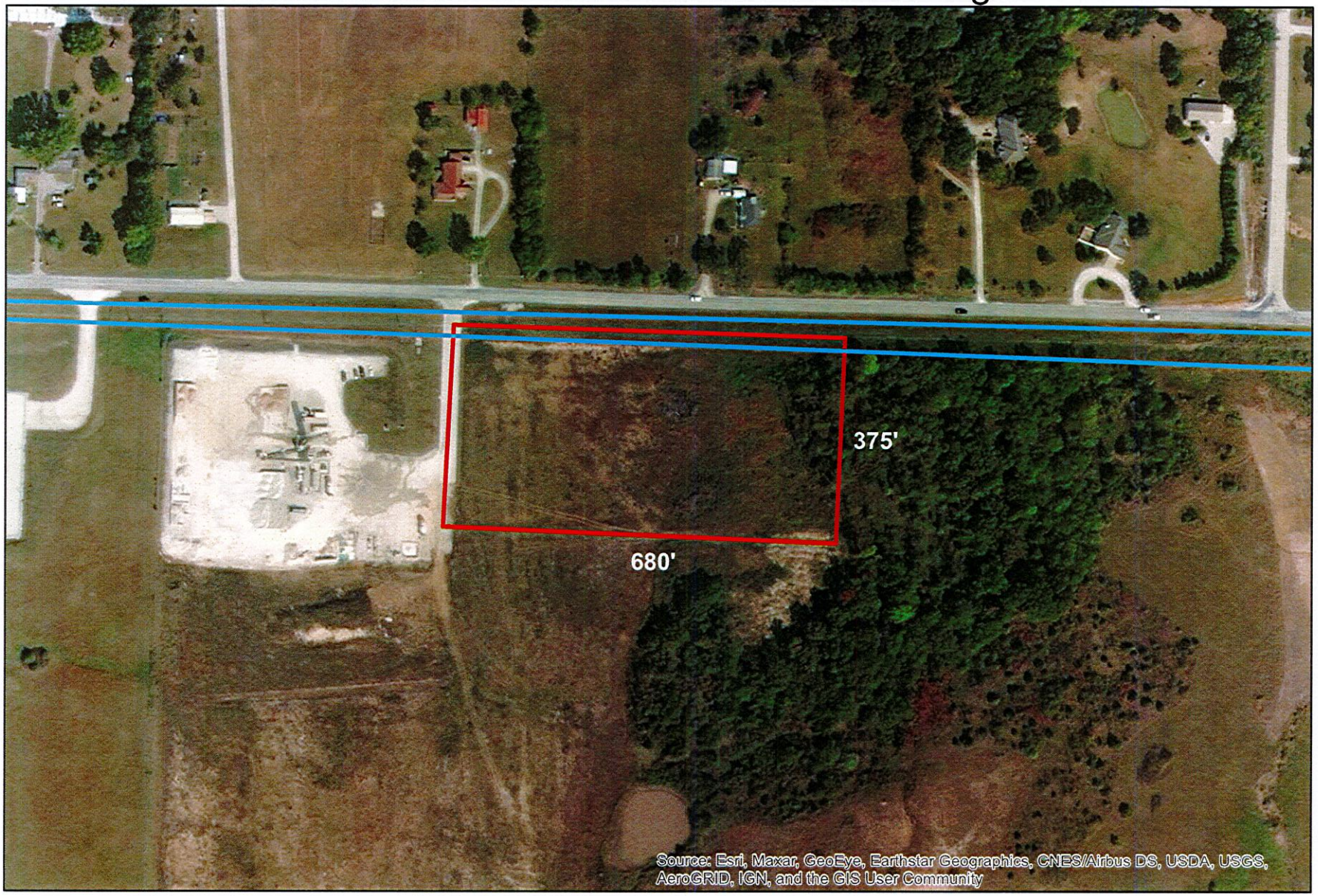
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 11/16/21

TITLE: Manager

Case 076-21: 7110 W. 20th St. - Rezoning



Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

Subject Property City Limit Line

0 105 210 420 630 840 Feet

N

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-301 – Rezone R-1 to M-1

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

BACKGROUND:
This request to rezone to M-1 is for future development of the property. It is compatible with the existing heavy industrial uses in the area. No buffers would be required in the instance as the abutting property is presently outside of the city limits and thus has no zoning.

PLANNING & ZONING COMMISSION TESTIMONY:
Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors. Mr. Pinjuv stated that he would like to answer any questions anyone may have.

PUBLIC COMMENT;
Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Carrie Sluder, 6889 W 20th St., Joplin, MO. We just have some questions and concerns about the rezoning into industrial. She does have medical problems with her lungs and to have these corporations move across the street from her, she would like to know what that does to her health and the environment. Also, the traffic is already fierce out there and now that there is a cement factory out there, we are having so much trouble with the cement trucks going well over the speed limit and the semi's going well over the speed limit. At that pace and not covering their load it throws rocks everywhere. I am also concern because she has 5 teenagers and a lot of people come in and out of our driveway. What is that going to do to the traffic?

Mr. Pinjuv stated that the traffic is an issue, it has grown out there the last several years. He has been working with staff for several years to get 20th Street improved with the new industrial

factories. Our design for the north tract has always been industrial zoned. There are issues with the water issues, but we are in the process of building 38 acres of detention ponds immediate east of the site. Unfortunately, we were not done with the ponds when we had those big rains. What really cause the overflow was Empire. They had built a road through the property on their easement, bootlegged in there, it was about 5 foot tall and it back up 10 or 12 acres, which was supposed to hold water. The water over topped it and blew that road out and went straight into our ponds. Our engineers went and spoke to them, and that problem has been resolved.

Mr. Bolander stated M zoning is the heavy industrial zoning, that was the plan that was adopted for that area. It was a mixed-use development. We do have in Joplin stormwater detention requirements, not in the county. The requirement is whatever stormwater they generate they must detain it on site and release it slowly, so it doesn't cause any flooding downstream. As far as any emissions of any type of industrial use., they must follow the state regulations.

RECOMMENDATIONS:
Staff recommends approval for Case 076-21.
Planning & Zoning Commission recommends approval for Case 076-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-301, Staff Planning Report, P&Z Commission Minutes

CB 2021-301

Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors. Mr. Pinjuv stated that he would like to answer any questions anyone may have.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case?

Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Carrie Sluder, 6889 W 20th St., Joplin, MO. We just have some questions and concerns about the rezoning into industrial. She does have medical problems with her lungs and to have these corporations move across the street from her, she would like to know what that does to her health and the environment. Also, the traffic is already fierce out there and now that there is a cement factory out there, we are having so much trouble with the cement trucks going well over the speed limit and the semi's going well over the speed limit. At that pace and not covering their load it throws rocks everywhere. I am also concern because she has 5 teenagers and a lot of people come in and out of our driveway. What is that going to do to the traffic?

Mr. Eastman asked the commissioners if they had any questions? They did not. Mr. Pinjuv would you like to respond?

Mr. Pinjuv stated that the traffic is an issue, it has grown out there the last several years. He has been working with staff for several years to get 20th Street improved with the new industrial factories. Our design for the north tract has always been industrial zoned. There are issues with the water issues, but we are in the process of building 38 acres of detention ponds immediate east of the site. Unfortunately, we were not done with the ponds when we had those big rains. What really cause the overflow was Empire. They had built a road through the property on their easement, bootlegged in there, it was about 5 foot tall and it back up 10 or 12 acres, which was supposed to hold water. The water over topped it and blew that road out and went straight into our ponds. Our engineers went and spoke to them, and that problem has been resolved.

Mr. Eastman asked if there were any questions for Jimmer? There were not. Mr. Bolander would you like to clarify the zoning potion they were concerned about?

Mr. Bolander stated M zoning is the heavy industrial zoning, that was the plan that was adopted for that area. It was a mixed-use development. We do have in Joplin stormwater detention

requirements, not in the county. The requirement is whatever stormwater they generate they must detain it on site and release it slowly, so it doesn't cause any flooding downstream. As far as any emissions of any type of industrial use., they must follow the state regulations. The state regulates the emissions of industry. There are minimum standards for air quality. Twentieth Street is not in the city limits of Joplin. We are working closely with the Special Roads District. Something does need to happen with 20th Street, can't say when that will happen, can't guarantee anything.

Ms. Phillips wanted to know if the city or the counties still have the machines that measure the air quality.

Mr. Bolander stated that we do have that and then if there is a complaint, we pass that to the state.

MS. PHILLIPS MOVED, SECONDED BY MS. STEELE THAT CASE 076-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

P & Z Case 076-21
James Pinjuv
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-301 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District M-2 (Restricted Industrial) property as described below and located at 7110 W. 20th Street, City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District M-2.

Part of a Tract of Land described in Book 1962, Page 1457 in the Recorder of Deeds Office in Jasper County, Missouri, being part of the Northeast Quarter of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, described as: Beginning at the Northwest Corner of the Northeast Quarter of Section 14, aforesaid, thence South 88°24'16" East along the North line thereof, 1208.00 feet; thence departing said section line, South 1°50'09" West, 30.00 feet to a point on the South right-of-way line of 20th Street; thence South 88°24'16" West, 586.00 feet; thence North 1°50'09" East, 470.00 feet to the Point of Beginning. Contains 6.33 acres more or less, subject to existing easements, restrictions, or reservations of record of fact.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Case 077-21: 1215 E. Hill St. - A request to declare property surplus – City of Joplin.

Mr. Stanton stated it is a smaller lot, 33'x 92' and is a platted lot in East town. It is zoned R-2, so we anticipate residential development.

MS. STEELE MOVED, SECONDED BY MS. PHILLIPS THAT CASE 077-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Surplus Property

CASE 077-21 A request to declare property surplus.

LOCATION 1215 E. Hill St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Vacant	Approx. 0.07 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-2	R-2
Land Use	Vacant	Single-family Residential	Single-family Residential	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. Hill St.	Local	60'

FLOOD PLAIN The property is not within the 100-year flood zone.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

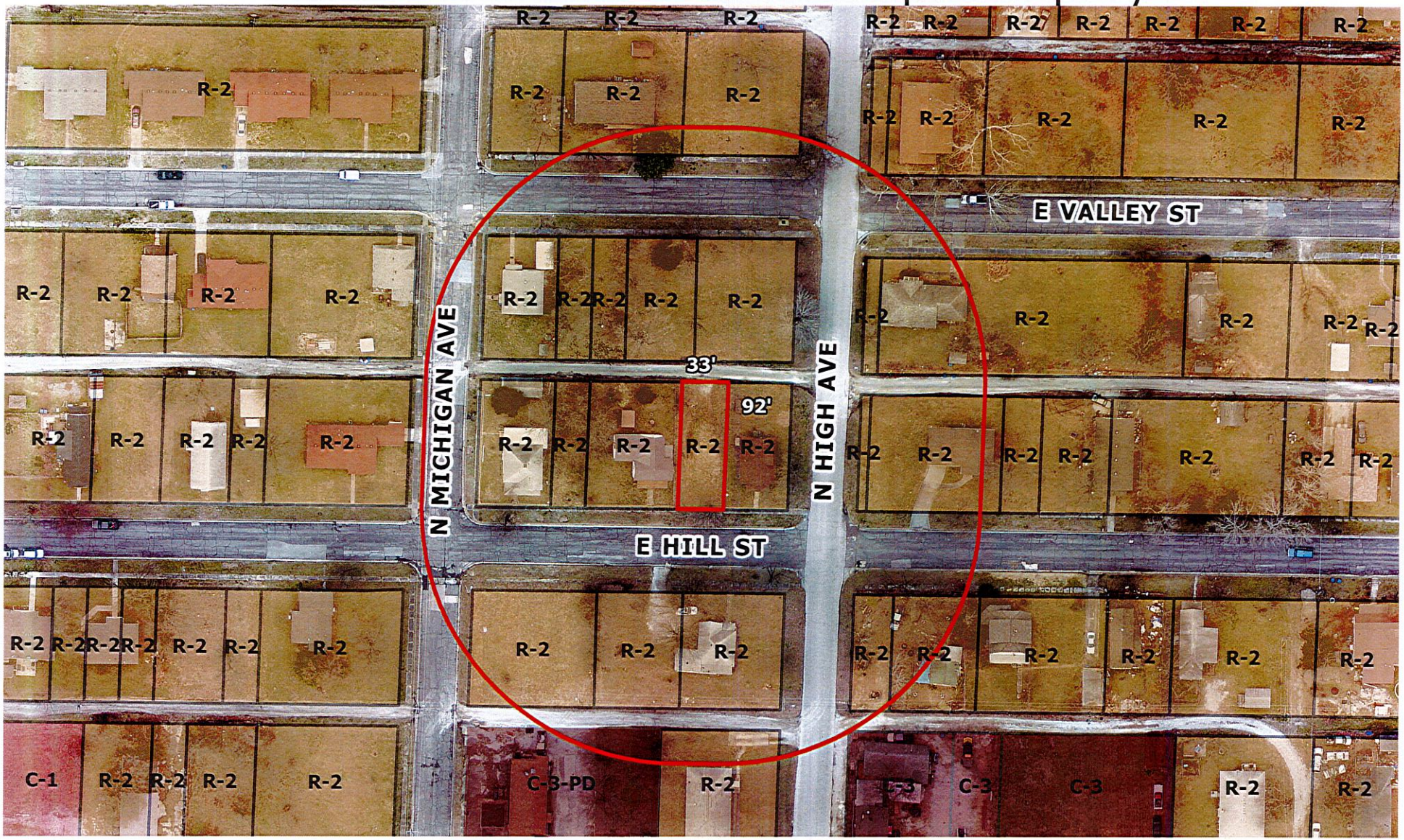
This property is currently owned by the City of Joplin. It is the City's intent to sell the property. This would remove maintenance and upkeep expenses the City currently incurs while in possession of the property. The City also would like to turn over the property to a more productive use.

ADDITIONAL INFORMATION OR COMMENTS

This property was acquired from the Jasper County Trustee in June 2012.

Staff recommends approval of Case 077-21

Case 077-21: 1215 E. Hill St. - Surplus Property



Case 077-21: 1215 E. Hill St. - A request to declare surplus property - City of Joplin

0 40 80 160 240 320 Feet

N

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 077-21 – Excess Property – 1215 E. Hill St.

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 077-21: 1215 E. Hill St. - A request to declare property surplus – City of Joplin.

BACKGROUND:
This property was acquired from the Jasper County Trustee in June 2012.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated it is a smaller lot, 33'x 92' and is a platted lot in East town. It is zoned R-2, so we anticipate residential development.

PUBLIC COMMENT;

None.

RECOMMENDATIONS:
Staff recommends approval for Case 077-21.
Planning & Zoning Commission recommends approval for Case 077-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
Staff Planning Report, P&Z Commission Minutes

Case 078-21: 1210 S. Iowa Ave. - A request to declare property surplus – City of Joplin.

Mr. Stanton stated this lot is 120' x 50 and is zoned R-3, again we anticipate residential development.

MS. PHILLIPS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 078-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Surplus Property

CASE 078-21 A request to declare property surplus.

LOCATION 1210 S. Iowa

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Vacant	Approx. 0.14 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-3	R-3	M-2
Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Commercial

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Iowa Ave.	Local	60'

FLOOD PLAIN The property is not within the 100-year flood zone.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

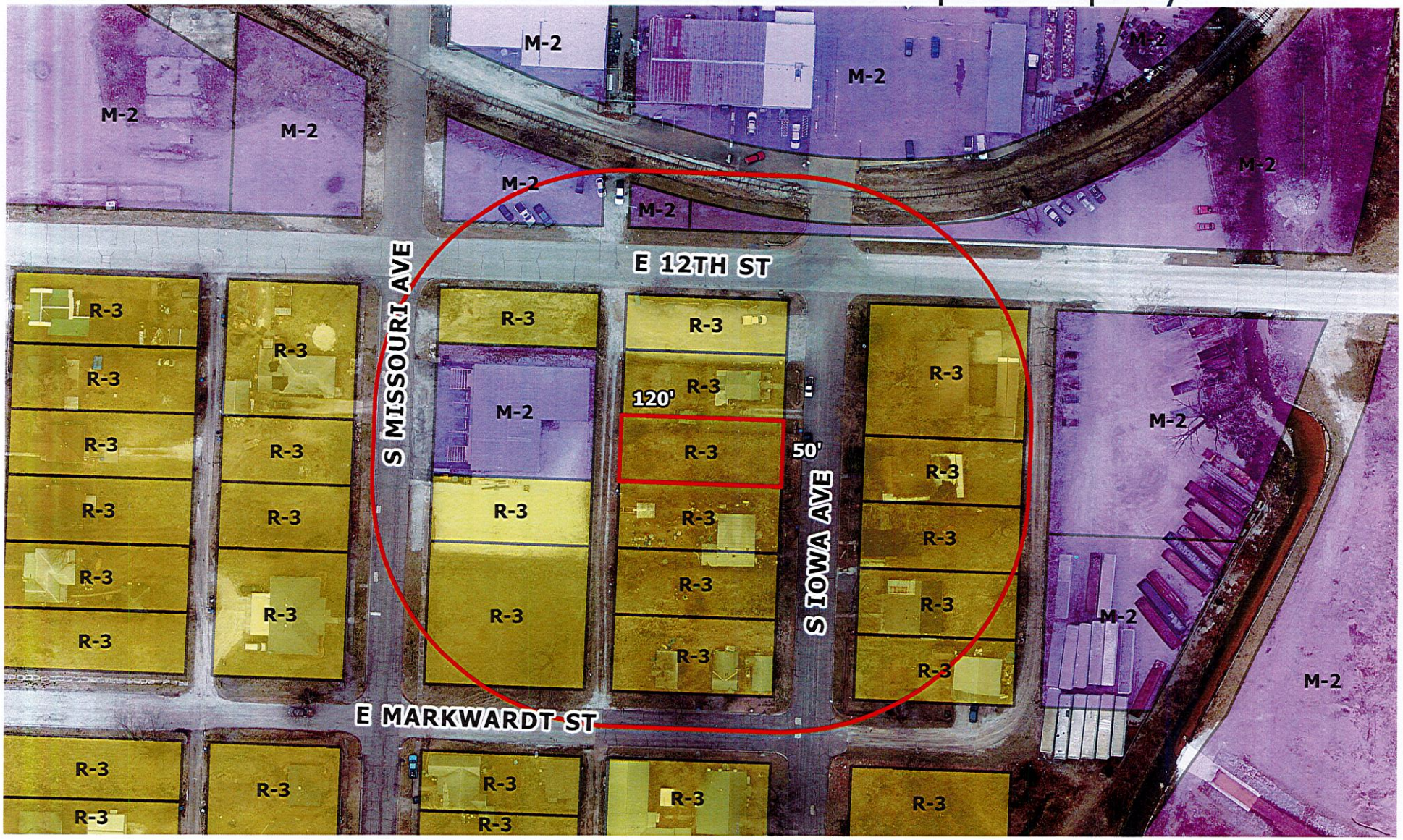
This property is currently owned by the City of Joplin. It is the City's intent to sell the property. This would remove maintenance and upkeep expenses the City currently incurs while in possession of the property. The City also would like to turn over the property to a more productive use.

ADDITIONAL INFORMATION OR COMMENTS

This property was acquired from the Jasper County Trustee in August 2014.

Staff recommends approval of Case 078-21

Case 078-21: 1210 S. Iowa Ave. - Surplus Property


M-2
M-2
M-2
M-2
M-2
M-2
M-2
M-2
E 12TH ST
S MISSOURI AVE
S IOWA AVE
E MARKWARDT ST
R-3
R-3
R-3

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 078-21 – Excess Property – 1210 S. Iowa Ave.

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 078-21: 1210 S. Iowa Ave. - A request to declare property surplus – City of Joplin.

BACKGROUND:
This property was acquired from the Jasper County Trustee in August 2014.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated this lot is 120' x 50 and is zoned R-3, again we anticipate residential development.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 078-21.
Planning & Zoning Commission recommends approval for Case 078-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
Staff Planning Report, P&Z Commission Minutes

Case 079-21: 901 S. Missouri Ave. - A request to declare property surplus – City of Joplin.

Mr. Stanton stated the property is zoned R-3, lot size is 120’ x 50’, anticipated for residential development.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 079-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS “AYE” (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Surplus Property

CASE 079-21 A request to declare property surplus.

LOCATION 901 S. Missouri Ave.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Vacant	Approx. 0.14 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	R-3	M-2
Land Use	Commercial	Commercial	Single-family Residential	Vacant

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Missouri Ave.	Local	60'
E. 9th St.	Local	60'

FLOOD PLAIN The property is not within the 100-year flood zone.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

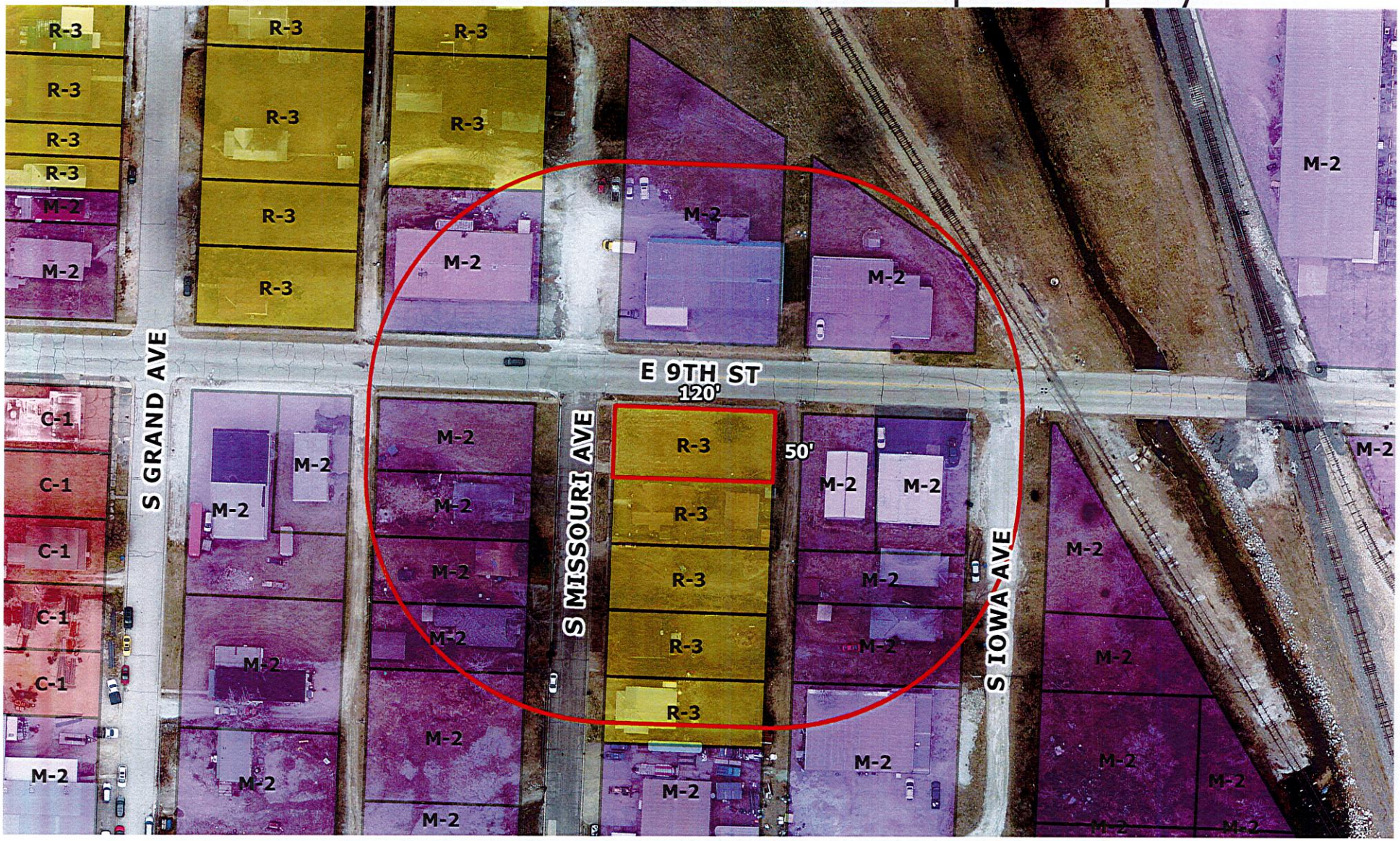
This property is currently owned by the City of Joplin. It is the City's intent to sell the property. This would remove maintenance and upkeep expenses the City currently incurs while in possession of the property. The City also would like to turn over the property to a more productive use.

ADDITIONAL INFORMATION OR COMMENTS

This property was acquired from the Jasper County Trustee in June 2014.

Staff recommends approval of Case 079-21

Case 079-21: 901 S. Missouri Ave. - Surplus Property



Case 079-21: 901 S. Missouri Ave. - a request to declare surplus property. - City of Joplin

N

0 40 80 160 240 320 Feet

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 079-21 – Excess Property – 901 S. Missouri Ave.

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 079-21: 901 S. Missouri Ave. - A request to declare property surplus – City of Joplin.

BACKGROUND:
This property was acquired from the Jasper County Trustee in June 2014.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated the property is zoned R-3, lot size is 120' x 50', anticipated for residential development.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 079-21.
Planning & Zoning Commission recommends approval for Case 079-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
Staff Planning Report, P&Z Commission Minutes

Case 080-21: 807 S. McKinley Ave. - A request to declare property surplus – City of Joplin.

Mr. Stanton stated the lot is 125’ x 50’ and is zoned R-1, anticipated for residential development.

MS. WARREN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 080-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS “AYE” (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Surplus Property

CASE 080-21 A request to declare property surplus.

LOCATION 807 S. McKinley Ave.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.15 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. McKinley Ave.	Local	60'

FLOOD PLAIN The property is not within the 100-year flood zone.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

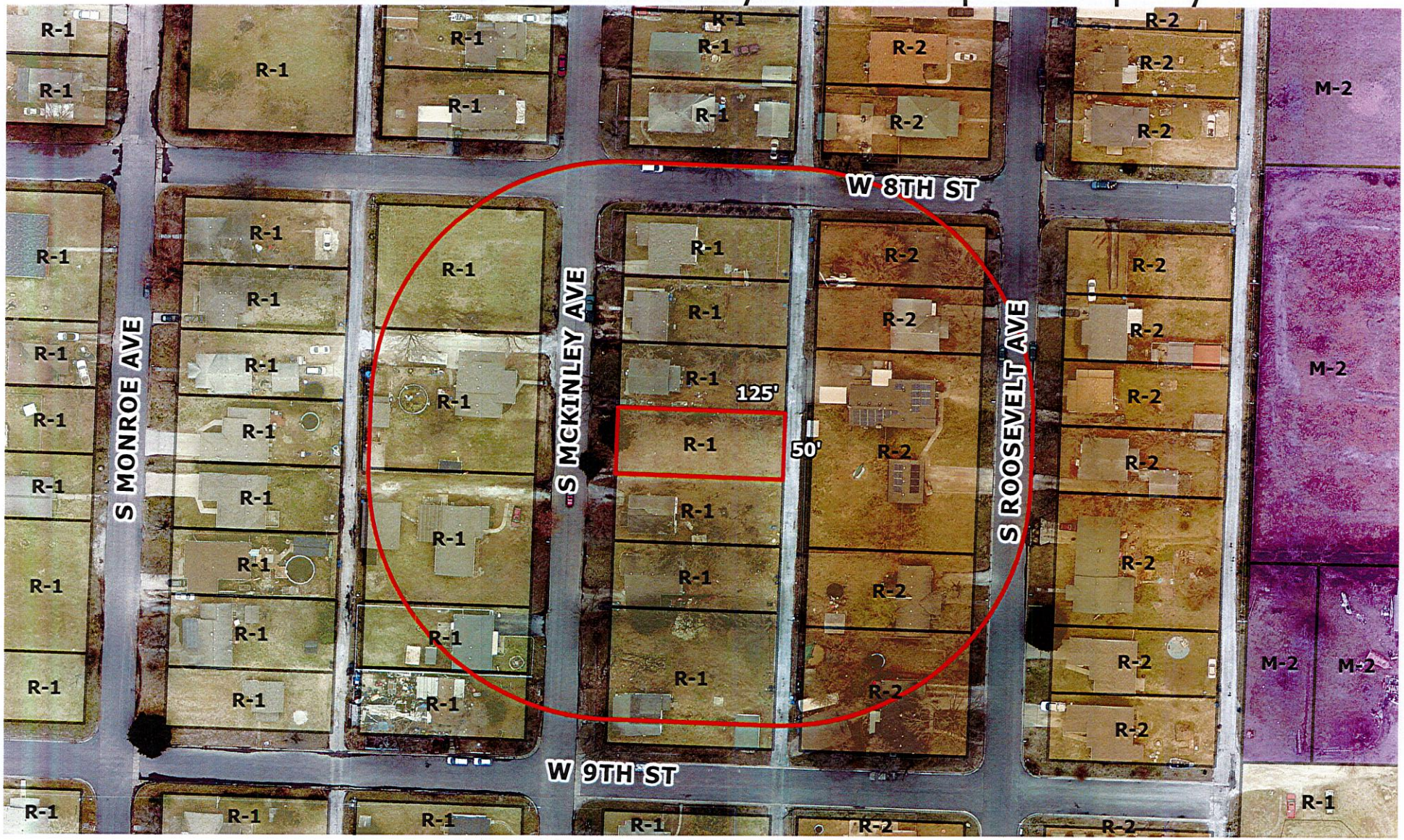
This property is currently owned by the City of Joplin. It is the City's intent to sell the property. This would remove maintenance and upkeep expenses the City currently incurs while in possession of the property. The City also would like to turn over the property to a more productive use.

ADDITIONAL INFORMATION OR COMMENTS

This property was acquired from the Jasper County Trustee in June 2014.

Staff recommends approval of Case 080-21

Case 080-21: 807 S. McKinley Ave. - Surplus Property



Case 080-21: 807 S. McKinley Ave. - a request to declare surplus property. - City of Joplin

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 080-21 – Excess Property – 807 S. McKinley Ave.

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 080-21: 807 S. McKinley Ave. - A request to declare property surplus – City of Joplin

BACKGROUND:
This property was acquired from the Jasper County Trustee in June 2014.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated the lot is 125' x 50' and is zoned R-1, anticipated for residential development.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 080-21.
Planning & Zoning Commission recommends approval for Case 080-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
Staff Planning Report, P&Z Commission Minutes

Case 081-21: 121 N. Schifferdecker Ave. - A request to declare property surplus – City of Joplin.

Mr. Stanton mentioned that the lot is 120’ x 50’, zoned R-1 and anticipated for residential development.

MS. PHILLIPS MOVED, SECONDED BY MS. STEELE THAT CASE 081-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS “AYE” (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Surplus Property

CASE 081-21 A request to declare property surplus.

LOCATION 121 N. Schifferdecker Ave.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.15 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Schifferdecker Ave.	Arterial	70'

FLOOD PLAIN The property is not within the 100-year flood zone.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

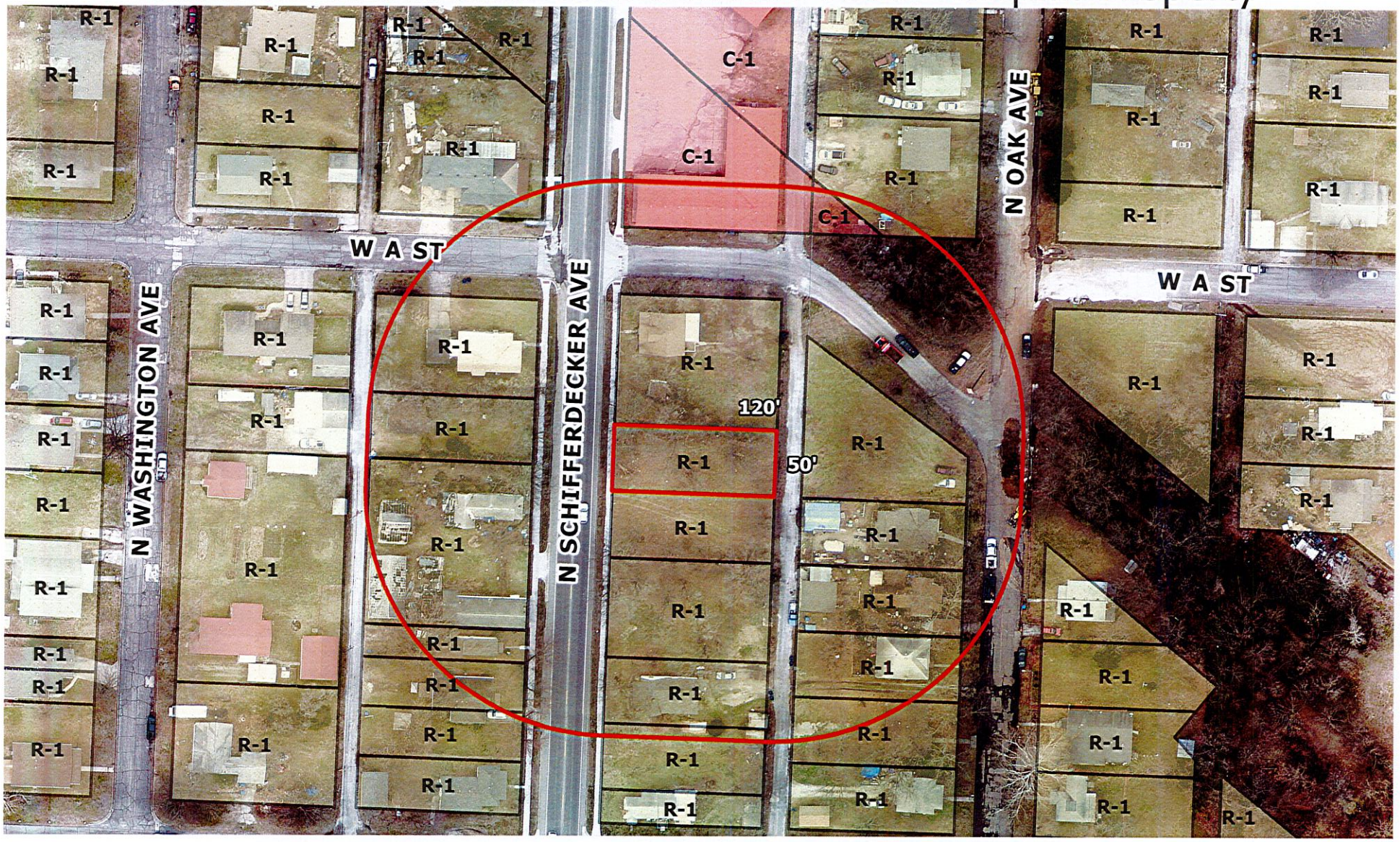
This property is currently owned by the City of Joplin. It is the City's intent to sell the property. This would remove maintenance and upkeep expenses the City currently incurs while in possession of the property. The City also would like to turn over the property to a more productive use.

ADDITIONAL INFORMATION OR COMMENTS

This property was acquired from the Jasper County Trustee in June 2012.

Staff recommends approval of Case 081-21

Case 081-21: 121 N. Schifferdecker Ave. - Surplus Property



Case 081-21: 121 N. Schifferdecker Ave. - a request to declare surplus property. - City of Joplin

N

0 40 80 160 240 320 Feet

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 081-21 – Excess Property – 121 N. Schifferdecker Ave.

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 081-21: 121 N. Schifferdecker Ave. - A request to declare property surplus – City of Joplin

BACKGROUND:
This property was acquired from the Jasper County Trustee in June 2012.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton mentioned that the lot is 120' x 50', zoned R-1 and anticipated for residential development.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 081-21.
Planning & Zoning Commission recommends approval for Case 081-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
Staff Planning Report, P&Z Commission Minutes

JOPLIN CITY COUNCIL
DECEMBER 20, 2021
MEETING MINUTES

CALL TO ORDER

The December 20, 2021 regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Ryan Stanley.

INVOCATION was read by City Clerk Barbara Gollhofer.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by Dr Reid Adams.

ROLL CALL

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Doug Lawson Anthony Monteleone, Diane Reid Adams, Gary Shaw, Mayor Ryan Stanley, and Christina Williams. Absent: Phil Stinnett .Motion by Mr. Monteleone, second by Mr. Lawson to excuse Mr. Stinnett. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8.
Also in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

PRESENTATIONS

Boards & Commissions Recognition and Appreciation

Mayor Stanley recognized the following persons for completing their terms as volunteer members on various boards & commissions:

Pete Ramsour-Planning & Zoning	2013-2021 (in attendance)
Marshall Hogue-Police & Fire	2016-2021
Troy Hill-JRC	2015-2021 (in attendance)
Robert Schroer-Traffic Commission	2015-2021
Ron Gatz-JIDA	2006-2021
Todd Hawkins-Personnel	2015-2021
David Sweeney-JRC	2015-2021
Denise Dubois-CVB	2013-2021

The members received an appreciation plaque. City Council members expressed their sincere thanks and appreciation for the volunteer's service.

Guidehouse Recognition

Troy Bolander, Planning and Community Development Director introduced and recognized the CDBG-Disaster Recovery consultant from the consulting firms of Guidehouse (Chuck Banks) and (Subcontractor consultant)Viriya.(Shannon Anastosopolis). The City of Joplin was awarded nearly $158 million of disaster recovery assistance after the 2011 tornado. The City entered into a master agreement for professional administrative support services with three consulting firms to assist City staff in managing the program of expending the appropriated funds. Mr. Bolander stated Guidehouse and Viriya did an outstanding job of making sure the City complied with all applicable laws and regulations within the timelines given.

Mr. Anastosopolis stated he was grateful for the opportunity to have worked on the disaster recovery projects The experience he gained has enabled his company, which is headquartered in Joplin, to land 14 contracts throughout the nation and one in Puerto Rico. He thanked everyone for their support and assistance during his time with the City.

Mr. Bolander also recognized city staff who assisted the consultants: Larry Eller, Johan Bullington, Rob Beachner; and Patty Heagel .

Patty Heagel spoke on the importance of the team approach during the recovery period. The use of consultants working with city staff to accomplish goals proved to be effective and successful. Joplin is recognized as a "can do, untroublesome" community that can get things done. Ms. Heagal thanked the consultants, city staff and city council for their support throughout the whole recovery process.

Mr. Banks stated it was an amazing journey to have worked with the dedicated staff at City of Joplin over the past eight and a half years. He mentioned the invaluable partners and subcontractors who helped accomplish many great projects for the City during this time. He stated Joplin has a strong team of resources and it was an honor and a pleasure work with everyone. He encouraged the city to keep the momentum with Smart Cities and to put a comprehensive plan together to move forward into the future just like Joplin did after the tornado.

Mayor Stanley expressed the City's sincere thanks and appreciation to the consultants and city staff for their heart, knowledge, and service to the City and for making Joplin proud.

FINALIZATION OF CONSENT AGENDA
There being no further business to come the Council, the Consent Agenda was finalized.

REPORTS AND COMMUNICATIONS
Capital Improvements & Public Safety Sales Tax Oversight Committee Semi-Annual Report
Lori Haun, Chair of the CIPSSTOC presented the report.
As of the Oversight Committee's last meeting on November 17, 2021, it is agreed that the revenues from the ¼-cent parks and stormwater sales tax, the 3/8 cent capital improvements sales tax, and the ½-cent public safety sales tax are being collected above the projected level for the 2021 fiscal year.

The projects under Phase I of the Parks/Stormwater Sales Tax have been completed as promised. The projects under Phase II of the Parks/Stormwater Sales Tax are in progress as set forth to the voters.

The projects under Phase I of the Capital Improvements Sales Tax are all complete as promised, except one which is the Traffic Signal Upgrades. This project is expected to be completed during the 2022 fiscal year. The projects under Phase II of the Capital Improvements Sales Tax are in progress as set forth to the voters.

For the public safety sales tax, all capital items have been completed as promised except for the remaining Eastside fire station. All operational items have been completed except the staffing for the remaining Eastside fire station and the remaining streetlights.

News from the Public Information Office

The Joplin Police Department will hold a Citizens Police Academy in early 2021. This 4-week program targets people in our area who want to learn more about the JPD. Offered free of charge, this hands-on, interactive, behind-the-scenes program is taught by experienced police officers, who share their unique perspective on law enforcement. The classes are held on Thursday evenings at various locations throughout the City. The class size is limited to approximately 25 participants – and they should be at least 21 years of age and pass a background check. Topics include crime scene investigation, narcotics and gangs, child abuse investigations, vehicle stops, SWAT operations and equipment, use of force tactics, building clearing, DWI enforcement, an introduction to the K9 unit and many more. An application can be viewed and printed from JPD's website at joplinmo.org, under the Events tab, or obtained at the front desk of JPD, 303 E. 3rd St.

The City of Joplin has three collection points for discarded, natural (live) Christmas trees starting December 26 and running through January 31. Trees, bare of any decorations can be placed near the "Christmas Tree" drop-off sign posted at one of these locations:

- Humphreys Park parking lot in the Royal Heights area
- McIndoe Park at Glendale Road and Jackson Avenue –
- Public Works Center at 1301 West 2nd Street

The Recycling Center also accepts many discarded holiday items including, gift wrapping paper boxes, bottles, cans, greeting cards, cooking oil, and clean packing materials such as peanuts and bubble wrap. Just a little helpful info as we tidy up after the holidays.

City offices will be closed on Friday, December 24 and Friday, December 31 for the Christmas and New Year's holiday. This also includes MAPS, the Sunshine Lamp Trolley, and the Recycling Center. Residential trash service and curbside recycling pick up will NOT change this year since the actual holiday falls on a Saturday.

CITIZEN REQUESTS AND PETITIONS

Rhonda Thompson spoke on starting a Vita Nova Village in Joplin, which is a project to assist homeless persons in learning life skills to overcome obstacles that prevent them from working and having a home. The project is in the development phase and at this time the founders are trying to secure property on which to build the tiny homes community.

Matthew Cooper requested to speak on abuse/willful neglect by Joplin Police, Jasper County and Child Protective Services, but he did show up to the meeting.

Amanda Calderón-Kidston requested to speak in support of the Joplin Complete Streets Policy, but she did not show up to the meeting.

PUBLIC HEARINGS

Public Hearing Procedures were read by City Clerk Barbara Gollhofer

Public Hearing for Resolution No. 2021-299

Mayor Stanley opened the Public Hearing

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO.2021-299

Mr. Monteleone introduced Council Bill No. 2021-299 - AN ORDINANCE amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Sec. 29A-201, Definitions, Article 25, Administration, and Appendix A, Land Use Table, by adding language to permit and regulate short-term rentals in certain districts. Motion by Mr. Monteleone, second by Mr. Copple that Council Bill No. 202-299 be passed on First Reading and advance to Second and Third Reading. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Bill was read as **Council Bill No. 2021-299.**

CONSENT AGENDA

Motion by Mr. Cortez, second by Mr. Lawson to approve the Consent Agenda. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1

Minutes of the December 6, 2021 City Council Meeting

COUNCIL BILL NO. 2021-173 - an ordinance approving the City of Joplin to enter into a construction agreement with Blevins Asphalt Construction Company Inc. in the not to exceed amount of One Million, Nine Hundred Ninety-One Thousand, Two Hundred Sixty-Four and 67/100 Dollars, ($1,991,264.67) for the Mill and Overlay 2022 project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin. **Ordinance No. 2021-189**

COUNCIL BILL NO. 2021-291 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-3 (Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 313 N. Buchanan Rd., City of Joplin, Jasper County, Missouri. **Ordinance No. 2021-190**

COUNCIL BILL NO. 2021-292 -an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 1524 E. Central St., City of Joplin, Jasper County, Missouri. **Ordinance No. 2021-191**

COUNCIL BILL NO. 2021-293 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-3 (Commercial) and R-1 (Single-family Residential) and including in District C-3-PD (Commercial Planned Development) property as described below and located at 2014 S. Range Line Rd. & 2019 S. Highview Ave. City of Joplin, Jasper County, Missouri. **Ordinance No. 2021-192**

COUNCIL BILL NO. 2021-409 - an ordinance approving an Agreement between the City of Joplin, Missouri, and the Homeless Coalition that pertains to 2021 CDBG public service grant funds; authorizing the City Manager to execute same on behalf of the City. **Ordinance No. 2021-193**

COUNCIL BILL NO. 2021-410 - an ordinance approving an Agreement between the City of Joplin, Missouri, and the Economic Security Corporation that pertains to 2021 CDBG public service grant funds; authorizing the City Manager to execute same on behalf of the City. **Ordinance No. 2021-194**

RESOLUTIONS

ORDINANCES – EMERGENCY

COUNCIL BILL NO. 2021-172

Mr. Shaw introduced Council Bill No. 2021-172 - an ordinance approving a Purchase Order to be issued to EZ Liner in the amount of Two Hundred Ninety-Nine Thousand, Two Hundred Seventy-Five and 81/100 Dollars ($299,275.81) for the purchase of a Paint Striper Truck; and containing an emergency clause. Motion by Mr. Shaw, second by Mr. Copple that Council Bill No. 2021-172 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2021-195**

COUNCIL BILL NO. 2021 – 361

Mr. Cortez introduced Council Bill No. 2021- 361 - an ordinance approving the contract by and between the City of Joplin and Gator Demolition for the demolition of the structure(s) and clearing of lot area located at 814 W. 9TH St. in the City of Joplin, Missouri, for Three Thousand Four Hundred Thirty-four and 00/100 Dollars ($ 3,434.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Cortez, second by Mr. Copple that Council Bill No. 2021-361 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1 The Council Bill was declared adopted and entitled **Ordinance No. 2021-196**

COUNCIL BILL NO. 2021 – 362

Mr. Lawson introduced Council Bill No. 2021-362 - an ordinance approving the contract by and between the City of Joplin and Gator Demolition for the demolition of the structure(s) and clearing of lot area located at 2023 Bird Ave. in the City of Joplin, Missouri, for Three Thousand Three Hundred Fifty-five and 00/100 Dollars ($ 3,355.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Lawson, second by Mr. Cortez that Council Bill No. 2021-362 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2021-197**

COUNCIL BILL NO. 2021 – 363

Mr. Copple introduced Council Bill No. 2021-363 - an ordinance approving the contract by and between the City of Joplin and Gator Demolition for the demolition of the structure(s) and clearing of lot area located at 120 N. Schifferdecker Ave. in the City of Joplin, Missouri, for Four Thousand Five Hundred and 00/100 Dollars ($ 4,500.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Copple, second by Mr. Monteleone that Council Bill No. 2021-363 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and

entitled **Ordinance No. 2021-198**

COUNCIL BILL NO. 2021-459

Mr. Lawson introduced Council Bill No. 2021-459 - an ordinance authorizing the City of Joplin to enter into a Pharmaceutical Services Agreement by and between the City of Joplin, Missouri, and ScriptClaim Systems, LLC, a MO LLC, operating a full service pharmaceutical operation at Walmart and Walmart Neighborhood Market locations, providing generally for the utilization of Walmart and Walmart Neighborhood Market locations pharmacies as the City Health Department's pharmaceutical provider; and authorizing the City Manager of the City of Joplin, Missouri, to execute the same by and on the behalf of the City of Joplin, Missouri; and containing an emergency clause. Motion by Mr. Lawson, second by Mr. Shaw that Council Bill No. 2021-459 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2021-199**

COUNCIL BILL NO. 2021-613

Dr. Reid Adams introduced Council Bill No. 2021-613 - an ordinance authorizing the City of Joplin to enter into an agreement with MacQueen Equipment LLC; DBA MacQueen Emergency Group., a Missouri Corporation, for the purpose of purchasing one (1) new Pierce Velocity PUC (Pump Under Cab) Pumper for the not to exceed price of Seven Hundred Ninety-One Thousand, Two Hundred Eighty-Nine Dollars and No Cents ($791,289.00); authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, containing an emergency clause. Motion by Dr. Reid Adams, second by Mr. Copple that Council Bill No. 2021-613 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1 The Council Bill was declared adopted and entitled **Ordinance No. 2021-200**

COUNCIL BILL NO. 2021-614

Mr. Cortez introduced Council Bill No. 2021-614 - an ordinance approving a Purchase Order to be issued to Motorola Solutions, Inc. in the amount of Three Hundred Eighty-Six Thousand, Eight Hundred Sixty-Six Dollars and 60/100 Dollars ($386,866.60) for the purchase of portable and mobile radios; and containing an emergency clause. Motion by Mr. Cortez, second by Dr. Reid Adams that Council Bill No. 2021-614 be passed on emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1 The Council Bill was declared adopted and entitled **Ordinance No. 2021-201**

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2021-408

Ms. Williams introduced Council Bill No. 2021-408 - an ordinance approving a Complete Streets program for the City of Joplin. Motion by Ms. Williams, second by Mr. Lawson to pass Council Bill No.2021-408 on Frist Reading and advance to Second and Third Reading. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The bill was read as **Council Bill No. 2021-408**.

COUNCIL BILL NO. 2021-543

Mr. Cortez introduced Council Bill No. 2021-543 - an ordinance repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter

30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Cortez, second by Mr. Copple to pass Council Bill No. 2021-543 on First Reading and advance to Second and Third Reading. Voting in favor were Council Members: Copple, Cortez, Lawson, Monteleone, Reid Adams, Shaw, Stanley, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The bill was read as **Council Bill No. 2021-543.**

UNFINISHED BUSINESS

Mayor Stanley informed the council members that he and Mayor Pro Tem Cortez met with the city manager and city attorney to discuss the FOP concerns that were presented at the December 6, 2021 city council meeting. The mayor stated there is an employee internal equity study committee working on an RFP to hire a consultant to do an internal equity study. The committee will help determine what will be on the RFP, help select and score the consultants that submit an RFP and interview the finalists if necessary. Mayor Stanley asked the council members for their approval to allow the mayor and mayor pro tem to attend the committee meetings to act as liaisons to the council. The council members consented. The study is expected to be completed midyear 2022. Council members asked if the study could be completed sooner. City Manager Nick Edwards stated he would work with the committee to ask if the study could be completed sooner and report to the council within a week with a response.

NEW BUSINESS

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully,

Barbara Gollhofer, City Clerk, MPCC

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021-299: Zoning Regulation Text Amendment – Short-Term Rental Uses

MEETING DATE
December 20, 2021

ORIGINATING DEPT
Planning, Development, & Neighborhood Services

REVIEWED BY
Director of Planning, Development & Neighborhood Services Troy Bolander; Director of Finance: Leslie Haase, City Attorney: Peter Edwards; City Manager: Nicholas Edwards.

SUMMARY
Case 074-21: Joplin Zoning Regulations Text Amendment – A request to review a text amendment to the City of Joplin's zoning regulations that addresses the time, place and manner for short-term rental uses – City of Joplin.

BACKGROUND
Short-term rentals are generally offered in residential areas as an alternative form of short-term stay compared to typical hotels and motels. They are leased for a little as one night, to as much as a few months. These rentals are typically listed for lease on aggregating websites like Airbnb or VRBO. While these websites do provide valuable information to hosts and guests, such as reviews and other vetting materials, those outside of the transaction of the stay are offered little to no information or protection.

Staff estimates that there are between 70 to 100 short-term rentals currently offered for lease within or adjacent to the City of Joplin. The vast majority of these are operating without an approved Special Use Permit under the current regulations. While short-term rentals have been around for almost a decade, it has not been until the latter half of 2021 that Planning staff began to receive complaints regarding short-term rentals. Most of these complaints were simply due to the short-term rental operating without an approved Special Use Permit, though a few cases did have complaints regarding noise, occupancy levels, and traffic.

PLANNING & ZONING COMMISSION TESTIMONY
Keegan Stanton, 602 S. Main Street, Joplin, MO. He stated that everyone should have received a copy of the ordinance along with the Staff Report. He stated he had a short presentation for the Commissioners, and it will also be presented to the City Council. We welcome your feedback and any comments you have. He proceeded with the presentation.

Following Mr. Stanton presentation, Mr. Eastman asked the Commissioners if they had any other questions?

Ms. Warren wanted to know what happens if a neighbor wants to apply, do they have to wait until the year is up and if so if the person wants to reapply to, they get priority over the neighbor?

Mr. Stanton stated that you would apply for the short-term rental permit one time. Each year, the operator will need to apply for their annual business license and be inspected. If the operator fails to renew the business license, they would be removed from the list of STRs currently operating, and a neighbor within that 200-foot radius may apply.

Mr. Eastman asked about collection of sales tax.

Mr. Stanton stated that there has been discussion on that, but that would at the discretion of the City Council.

Mr. Bolander stated that Legal and Finance is checking into the sales tax plus the lodging tax.

Ms. Steele asked who was responsible for ensuring that the posting of the material, the parking, the restrictions of the property use are being followed?

Mr. Stanton stated that would be our department.

Ms. Phillips asked what the other cities around us doing on this subject?

Mr. Stanton stated that was a lot of research that was completed. We model a lot of this after the City of Springfield's ordinance. We did make one major change that they were considering but didn't make. That was implementing a protest model to allow for neighborhood interaction to the process.

Ms. Steele stated that we have had a lot of these applications within the last several months. Now we have this regulation are they grandfathered in because they got in before this ordinance was done.

Mr. Stanton stated that they would continue to operate under their special use permit until it expires. Then they would have to cease operations or apply under the new system. We have waived the fee for them within the first year since they have paid for the Special Use Permit.

RECOMMENDATION

Staff recommends approval for Case 074-21.
Planning & Zoning Commission recommends approval for Case 074-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS

CB 2021-299, Staff Planning Report, P&Z Commission Minutes

CB 2021-299

Case 074-21: Joplin Zoning Regulations Text Amendment – A request to review a text amendment to the City of Joplin's zoning regulations that addresses the time, place, and manner for short-term rental uses – City of Joplin.

Keegan Stanton, 602 S. Main Street, Joplin, MO. He stated that everyone should have received a copy of the ordinance along with the Staff Report. He stated he had a short presentation for the Commissioners, and it will also be presented to the City Council. We welcome your feedback and any comments you have.

Current State of STRs is as follows:

- Required to attain SUP through P+Z Commission and City Council. 2 public hearings.
- Approx. 3-4 months.
- Not required to attain business license or be inspected.
- Zoning Code:
- No defined 'short-term rental' use.
- No unified, codified standards
- Classified as 'Bed & Breakfast'

- Within the City:
  - Unknown number of STRs currently operating but estimated to be around 70-100 via popular listing websites like Airbnb or VRBO. AIRDNA estimates 62 active rentals and 85 total rentals.
  - Only enforcing current requirement on complaint basis. Year-to-date, we have received complaints on 3 properties; 1 case has been closed, and 2 are ongoing.

Definition

A residential unit in which lodging is provided for time-limited durations for periods of time less than twenty-eight (28) consecutive days and may or may not be occupied by the proprietor.

Differentiated from Bed & Breakfasts and by-right leasing.

Permitted Districts:

Residential:
R-1 (Single-family Residential)
R-S (Residential Suburban)
R-2 (Two-family Residential)
R-3 (Apartment House)
R-4 (Townhouse)

Commercial:
C-O (Non-retail Commercial)
C-1 (Neighborhood Commercial)
C-2 (Central Business)
C-3 (Commercial)
M-1 (Restricted Industrial)

Use Standards

- Occupancy Limitation:
  - 3-bed or fewer – 2 per bedroom
  - 4+ bed – 1.5 per bedroom

- Business license required
- Parking:

  1 space per bedroom
- No exterior changes
- No events

- Posting of materials
  - Contact info
  - Certificate of Occupancy
  - Business License
  - Trash collection schedule
  - Noise Ordinance
  - Statement on events

Application

- $550 application fee – in line with other fees.
- Must provide information to ensure compliance as well as legal description.
- 30-day turnaround to approve or deny applications by staff.

Administration
- Mimic protest model of other public hearing cases:
  - Send letter to those within 185 feet.
  - 15 days to return protest petition.
  - 30%+ protest occurrence results in automatic denial.
- Appeals may be made to Board of Adjustment.
- Director has discretion to revoke approved permits for violations.

Implementation
- Density limitations are waived for first 30 days following passage.
- Application fee waived for applicants with existing valid and approved SUPs for Short-term Rentals within the first year following passage.

Mr. Eastman asked the Commissioners if they had any other questions?

Ms. Warren wanted to know what happens if a neighbor wants to apply, do they have to wait until the year is up and if so if the person wants to reapply to, they get priority over the neighbor?

Mr. Stanton stated that you would apply for the short-term rental permit one time. Each year, the operator will need to apply for their annual business license and be inspected. If the operator fails to

renew the business license, they would be removed from the list of STRs currently operating, and a neighbor within that 200-foot radius may apply.

Mr. Eastman asked about collection of sales tax.

Mr. Stanton stated that there has been discussion on that, but that would at the discretion of the City Council.

Mr. Bolander stated that Legal and Finance is checking into the sales tax plus the lodging tax.

Ms. Steele asked who was responsible for ensuring that the posting of the material, the parking, the restrictions of the property use are being followed?

Mr. Stanton stated that would be our department.

Ms. Phillips asked what the other cities around us doing on this subject?

Mr. Stanton stated that was a lot of research that was completed. We model a lot of this after the City of Springfield's ordinance. We did make one major change that they were considering but didn't make. That was implementing a protest model to allow for neighborhood interaction to the process.

Ms. Steele stated that we have had a lot of these applications within the last several months. Now we have this regulation are they grandfathered in because they got in before this ordinance was done.

Mr. Stanton stated that they would continue to operate under their special use permit until it expires. Then they would have to cease operations or apply under the new system. We have waived the fee for them within the first year since they have paid for the Special Use Permit.

Mr. Eastman asked if there was anyone to speak in favor or against of this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MS. PHILLIPS THAT CASE 074-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. PHILLIPS, AND MS. WARREN "AYE". (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: December 20, 2021

STAFF PLANNING REPORT
Zoning Text Amendment

CASE 074-21 A request to review a text amendment to the City of Joplin's zoning regulations that addresses the time, place, and manner for short-term rental uses

APPLICANT City of Joplin

STAFF ANALYSIS

BACKGROUND

Short-term rentals are generally offered in residential areas as an alternative form of short-term stay compared to typical hotels and motels. They are leased for a little as one night, to as much as a few months. These rentals are typically listed for lease on aggregating websites like Airbnb or VRBO. While these websites do provide valuable information to hosts and guests, such as reviews and other vetting materials, those outside of the transaction of the stay are offered little to no information or protection.

Staff estimates that there are between 70 to 100 short-term rentals currently offered for lease within or adjacent to the City of Joplin. The vast majority of these are operating without an approved Special Use Permit under the current regulations. While short-term rentals have been around for almost a decade, it has not been until the latter half of 2021 that Planning staff began to receive complaints regarding short-term rentals. Most of these complaints were simply due to the short-term rental operating without an approved Special Use Permit, though a few cases did have complaints regarding noise, occupancy levels, and traffic.

EXISTING CODE

The present Zoning Code of the City of Joplin does not list 'short-term rental' as an explicitly defined use in the Land Use Table. Under the terms of the Zoning Code, the Director of Planning, Development, and Neighborhood Services has exercised his authority to classify this use under the 'Bed and Breakfast' use, seeing as the two uses have many shared attributes. The 'Bed and Breakfast' use requires a Special Use Permit in R-1 through C-O, inclusive, and is permitted by right in C-1 and C-2. In the past few years, this classification has worked to protect neighbors of short-term rentals through the Special Use Permit process by placing conditions on the operation of short-term rentals.

These conditions have been standardized in recent months to include:

- Occupancy limitations
- Posting of certain materials
- Parking requirements
- Restrictions on property being used for events

As previously stated, over the past year, city staff has received more complaints regarding short-term rentals that has led to a significant increase in the number of Special Use Permit requests, particularly over the last few months. These requests, as well as knowing the estimate of the number of outstanding short-term rentals operating without a permit, have, and will, contribute to a considerable amount of staff time to process, review, and guide these requests through the Special Use Permit process. City staff estimates that the necessary staff time to take one Special Use Permit request through from application to approval requires approximately 8.5 hours. This could increase with any case that produces significant protest.

Should this existing process remain in place for permitting short-term rentals with Special Use Permits, staff estimates that it could take between 1.5 to 2 years to process Special Use Permits for each of the 70-100 estimated short-term rentals presently operating.

Additionally, with the rise in requests for Special Use Permits for short-term rentals, staff finds that it is necessary to adopt a text amendment to recognize and regulate this particular use, rather than placing it in the same category as 'Bed and Breakfast.' Short-term rentals are no longer a niche use or fad, but a bona fide new type of land use.

Furthermore, the Special Use Permit process, while helpful in navigating the initial requests, is found to no longer be adequate for the City and the City's staff to be able to process, approve, and regulate short-term rentals with expediency or clarity. Feedback from both applicants for Special Use Permits as well as those who have protested or opposed requests have indicated that the Special Use Permit process is difficult to follow. There has also been comment on the length of time that applicants must wait – sometimes upwards of 3 months – due to public hearings before a Special Use Permit can be approved.

Creating a standardized procedural and regulatory framework is in the best interest of the city, its citizens, and short-term rental operators in order to manage expectations on behalf of each stakeholder, and optimize a process shown to be slow, inaccessible, and confusing to many. City staff therefore puts forth the proposed text amendment, laid out in the section below, to replace the existing process and regulations with a concise and consistent set of procedures and regulations that clearly reflect the unique nature of short-term rentals and their growing ubiquity.

PROPOSED TEXT AMENDMENT

The proposed ordinance consists of 10 sections. Each section is summarized below.

<u>Section 1.</u>

Addition of 'Short-term Rental' to the list of definitions. Short-term rental is defined as being in a residential unit that is rented for lodging. The rental period is written as less than 28 days so as not to overlap with the existing code that allows for leasing of property for 28 days or more. The final statement on occupancy by the proprietor differentiates this use from bed and breakfasts, which do require a proprietor on site.

<u>Section 2.</u>

Amends the Land Use Table in the Zoning Code to add 'Short-term Rental' to the list of uses.

Section 3.

Amends the Land Use Table in the Zoning Code to permit by right 'Short-term Rental' uses in the AG, R-1, R-S, R-2, R-3, R-4, C-O, C-1, C-2, C-3, and M-1 districts. This list of zoning districts coincides to every district that a residential unit may be located in.

Section 4.

Establishes the Use Standards that all Short-term rental uses would be required to follow.

- Occupancy is limited based on the number of bedrooms. In a structure with 3 or fewer bedrooms, the limit is at 2 persons per bedroom. Where a structure has more than 3 bedrooms, the limit decreases slightly to 1.5 persons per bedroom.
- An annual business license is required. This triggers inspections by zoning, fire, and building.
- Within each unit, in a place that is easily seen, the following info must be posted:
    - Name and contact info for the responsible party
    - Copy of Certificate of Occupancy
    - Copy of Business License
    - Trash collection schedule
    - Noise Ordinance
    - Statement on renting out for large events
- No rental may be rented out for large gatherings, parties, weddings, or other events.
- No alteration of the structure or site that changes the residential character.
- One parking space is required per bedroom.
- In residential districts, no short-term rental can be located closer than 200 feet to another short-term rental.
- In non-residential districts, no more than 2 short-term rentals would be permitted on any one property.

Section 5.

Establishes the application procedure for Short-term rentals. A standardized application will be provided by the city that is to be submitted to the Office of the Director of Planning, Development, and Neighborhood Services. At the same time, any additional materials as well as the required fee will be submitted.

Section 6.

Establishes the review and issuance procedure for Short-term rental applications. Permits will be issued or denied within 30 days of receipt of an application. Upon receipt, notice that an application has been received will be sent to property owners within 185 feet. Should protest of more than 30% of the area within 185 feet occur, the application will be denied. These limits were written to mirror the public hearing protest model. In this way, the neighborhood still has a say in allowing a Short-term rental in

their area.

The Director may revoke an issued permit for any noncompliance. Any applicant who disagrees with the Director's findings or decision may appeal to the Board of Adjustment.

Section 7.

Sets the application fee for a Short-term Rental at $550.00. This is identical to the fees for other public hearing requests such as rezoning.

Section 8.

Establishes the implementation of the ordinance. Within the first 30 days, the density limitation set forth in Section 4 above is waived. After 30 days, any applicant will be required to meet the density limit. Anyone with a valid and approved Special-Use Permit will be exempt from the application fee for the first year following passage.

Section 9.

Sets the severability clause, allowing portions of the ordinance to be struck down in court as opposed to the ordinance as a whole.

Section 10.

This Ordinance shall be in full force and effect from and after its passage and approval.

Staff finds the above regulations and procedures to be a balance between allowing what has become a popular and persistent new land use and maintaining strong protections for neighbors and neighborhoods through the Use Standards and protest model. By establishing the procedures through an administrative act, the process to apply, review, and approve a permit is not only more efficient, but also more accessible to individuals unfamiliar with city procedures.

Staff recommends approval of Case 074-21.

COUNCIL BILL NO. 2021-299 ORDINANCE NO.

AN ORDINANCE amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Sec. 29A-201, Definitions, Article 25, Administration, and Appendix A, Land Use Table, by adding language to permit and regulate short-term rentals in certain districts.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

WHEREAS, the City of Joplin, Missouri (the "City") is a body corporate, home rule charter city, and political subdivision of the State of Missouri, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri (the "City Code"), was adopted for the purpose of promoting the public health, safety, comfort, morals, convenience, and general welfare of the City; and

WHEREAS, the City desires to amend Chapter 29-A of the City Code to clarify regulations and permitting regarding short-term rentals; and

WHEREAS, the City desires to protect the public health and safety by establishing reasonable regulations on short-term rentals regarding noise, neighborhood safety, neighborhood character, and other health and safety concerns; and

WHEREAS, the Council and the City of Joplin desires to establish fees to meet the reasonable expenditures of permitting short-term rentals; and,

WHEREAS, in accordance with procedures established in Chapter 29-A of the City Code, and Chapter 89 of the Missouri Revised Statutes, proceedings were initiated to amend Chapter 29-A of the City Code as hereinafter set forth; and

WHEREAS, public notice was given by publication in the Joplin Globe on November 27, 2021, a newspaper having a general circulation in the City of Joplin, Missouri, that public hearing of the Zoning and Planning Commission would take place on December 13, 2021 at 4:00 P.M., where the Zoning and Planning Commission of said City would consider the aforesaid amendments; and

WHEREAS, on December 13, 2021 at 4:00 P.M., the Zoning and Planning Commission did conduct said public hearing, and did evaluate the proposed amendments to Chapter 29-A of the City Code; and

WHEREAS, at said public hearing, the Zoning and Planning Commission did conclude and recommend to the City Council that the hereinafter described amendments to Chapter 29-A of the City Code should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Section 29A-201, "Definitions," of the Code of the City of Joplin, Missouri (the "City Code") is hereby amended by adding the following definition as a subpart, which subpart shall hereafter read as follows:

"Short-term Rental" means a residential unit in which lodging is provided for time-limited durations for periods of time less than twenty-eight (28) consecutive days and may or may not be occupied by the proprietor."

Other than as specifically set forth hereinabove, all other definitions and subparts of Section 29A-201 of the City Code shall be unaffected by this amendment and shall remain in full force and effect.

Section 2. Section 1 (Use Table), of Appendix A (Land Use Table), of Chapter 29-A (Zoning Code), of the Joplin Code be amended by adding the following use:

"Short-term Rental."

Section 3. Section 1 (Use Table), of Appendix A (Land Use Table), of Chapter 29-A (Zoning Code), of the Joplin Code be amended by permitting the following use in AG (Agriculture), R-1 (Single-family Residential), R-S (Residential Suburban), R-2 (Two-family Residential), R-3 (Apartment House), R-4 (Townhouse), C-O (Non-retail Commercial), C-1 (Neighborhood Commercial), C-2 (Central Business), C-3 (Commercial), and M-1 (Restricted Industrial) Districts:

"Short-term Rental."

Section 4. Section 2 (Use Standards) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code), of the Joplin Code be amended by adding a new Section II, "Standards for Short-term Rental Uses," which subsection shall hereafter read as follows:

(1) Occupancy. Structures with three (3) bedrooms or fewer shall be limited to no more than two (2) persons per bedroom. Structures with four (4) bedrooms or more shall be limited to no more than one and one-half persons (1 ½) per bedroom. Where the total allowable occupancy calculation results in a fraction, the allowable occupancy limit shall be rounded up.

(2) License. Short-term rentals shall attain an annual business license.

(3) Display of materials. All short-term rental uses shall be required to conspicuously post the following information within the rental:

a. Name and contact information for the individual responsible for the day-to-day operations of the rental.

b. A copy of the Certificate of Occupancy.

c. A copy of the approved Business License.

d. Refuse and recycling collection schedule.

e. City of Joplin noise ordinance.

f. A statement that no short-term rental shall be rented or used for the sole purpose of receptions, parties, weddings, or other similar event.

(4) Events. No short-term rental shall be rented or used for the sole purpose of receptions, parties, weddings, or other similar event.

(5) Exterior. There shall be no alteration to the exterior of a structure or site that changes the residential character of said structure or site.

(6) Parking. Adequate off-street parking shall be provided at a rate of one (1) space per bedroom.

(7) Residential Districts. In the "AG", "R-1", "R-S", "R-2", "R-3", and "R-4" residential districts, short-term rental uses shall be located no closer than 200 feet to any other licensed short-term rental use. Measurement shall be made from the nearest lot line of lot in question to the nearest lot line of existing licensed short-term rental uses.

(8) Non-residential Districts. The "C-O", "C-1", "C-2", "C-3", and "M-1" non-residential districts shall be limited to not more than two (2) short-term rentals on a single property.

Section 5. Article 25 "Administration," of the Code of the City of Joplin, Missouri (the "City Code") is hereby amended by adding a new Section 29A-2515 Short-term Rental Permits – Applications:, which section shall hereafter read as follows:

A. Applications for short-term rental uses shall be filed upon forms prescribed by the City, setting forth the legal description of the lot, tract, or parcel of land, together with a general description of any building or structure thereon, including the approximate size, square footage, number of bedrooms, and number of parking spaces; location of the building and parking upon the lot, tract, or parcel; and any other information deemed necessary by the Director of Planning, Development, and Neighborhood Services.

B. Applications for short-term rental permits shall be submitted for approval to the Director of Planning, Development, and Neighborhood Services.

C. A fee per Sec. 29A-2514 shall accompany each Short-term Rental Application. Said fee shall be deposited with the Director of Planning, Development, and Neighborhood Services at the time said application is filed.

Section 6. Article 25 "Administration," of the Code of the City of Joplin, Missouri (the "City Code") is hereby amended by adding a new Section 29A-2516 Short-term Rental Permits – Issuance:, which section shall hereafter read as follows:

A. Short-term rental permits shall be issued or refused by the Director of Planning, Development, and Neighborhood Services within thirty (30) days after receipt of an application or within such further period as may be agreed to by the applicant. No short-term rental permit shall be issued unless all requirements of the zoning and subdivision regulations are met. In the event of refusal to issue a short-term rental permit upon an application based upon noncompliance with the provisions of this ordinance, the applicant shall have the right to appeal to the Board of Zoning Adjustment as set forth in Article 23.

B. The Planning and Community Development Director shall provide written notice that a Short-term Rental Application has been received to owners of record of lands located within at least one-hundred eighty-five (185) feet of the property indicated in said application. Notices shall include a statement that a complete legal description is available for public inspection and shall indicate where such information is available. When the notice has been deposited in the mail, failure of a party to receive such notice shall not invalidate any subsequent action taken by the Director of Planning, Development, and Neighborhood Services. Such notice is sufficient to permit the Director of Planning, Development, and Neighborhood Services to issue or refuse a permit.

C. If a protest against such permit is filed in the office of the Director of Planning, Development, and Neighborhood Services, duly signed by the owners of thirty (30) percent or more, within an area determined by lines drawn parallel to and one-hundred eighty-five (185) feet distant from the boundaries of the property indicated in said application, the application for a short-term rental permit shall be refused by the Director of Planning, Development, and Neighborhood Services. Said protest shall be received by the office of the Director of Planning, Development, and Neighborhood Services no later than fifteen (15) days after the date of postmark on the written notice mailed to owners of record of lands located within at least one-hundred eighty-five (185) feet.

D. A permit issued by the Director of Planning, Development, and Neighborhood Services is subject to revocation under the terms of Sec. 29A-2511.

Section 7. Section 29A-2514 "Fees," of the Code of the City of Joplin, Missouri (the "City Code") is hereby amended by adding the following fee as new subpart, which subpart shall hereafter read as follows:

Short-term Rental Application $550.00

Section 8. Implementation.

A. Applicants filing an application for a short-term rental within the first thirty (30) days following passage of this ordinance shall not be subject to the density limitations set forth in Section II of Section 2 (Use Standards) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code), of the Joplin Code. Applications received after this initial period will be subject to said density limitations.

B. Applicants who have a valid and current Special Use Permit for a short-term rental shall be exempt from any application fee for any application for a short-term rental within the first year following passage of this ordinance.

Section 9. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected that it cannot be presumed that the City Council would not have enacted such provisions without the others.

Section 10. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer,
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards,
City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021-408 – approving a Complete Streets ordinance for the City of Joplin.

ORIGINATING DEPARTMENT
Planning, Development, and Neighborhood Services

MEETING DATE
December 20, 2021

REVIEWED BY
Director of Planning, Development and Neighborhood Services- Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY
Complete Streets are designed and operated to provide safety and accessibility for all users of our roadways and trail systems, including pedestrians, bicyclists, trolley users, motorists, emergency vehicles, freight and commercial vehicles, and people of all ages and abilities. Complete Streets principles contribute to the safety, health, equity, and economic viability of a community by providing accessible and efficient connections between home, school, work, recreation, and retail destinations and improving the transportation environment throughout the City of Joplin.

This ordinance formalizes the planning, design, operations, and maintenance of our streets so they are safe for all ages and abilities and provide a multimodal transportation network.

BACKGROUND
In 2020, the City of Joplin was selected to participate in the Active Living Community of Practice program through the Missouri Department of Health and Senior Services. This program provided technical support for Missouri communities to adopt active transportation policies and create plans for activity friendly routes that link everyday destinations. These resources were used to develop a draft Complete Streets ordinance for the City of Joplin.

The Joplin Complete Streets ordinance creates a formalized process for reviewing transportation projects to ensure context-sensitive design for all users of the roadway. Additionally, the ordinance forms a Complete Streets Committee made up of City of Joplin staff and external community stakeholders to review transportation projects and ensure alignment with Complete Streets principles.

FUNDING SOURCE
No additional funding is required for this ordinance.

RECOMMENDATION
Staff recommends approval of the Complete Streets ordinance.

ATTACHMENTS
CB2021-408; Complete Streets ordinance, “Exhibit A”

Joplin Complete Streets Ordinance

Vision and Intent

Complete Streets are designed and operated to provide safety and accessibility for all users of our roadways and trail systems, including pedestrians, bicyclists, trolley users, motorists, emergency vehicles, freight and commercial vehicles, and people of all ages and abilities. Complete Streets principles contribute to the safety, health, equity, and economic viability of a community by providing accessible and efficient connections between home, school, work, recreation, and retail destinations and improving the transportation environment throughout the City of Joplin.

The City of Joplin intends to formalize the planning, design, operation and maintenance of streets so they are safe for all ages and abilities and provide a multimodal transportation network.

Diverse Users

Joplin recognizes that users of various modes of transportation, including, but not limited to, pedestrians, bicyclists, transit users, motorists, emergency responders, freight and commercial drivers, are legitimate users of the transportation network and deserve safe facilities. “All Users” includes users of all ages and abilities.

While this ordinance applies throughout the community, Joplin shall develop plans and set goals to prioritize and ensure the successful implementation of Complete Streets in neighborhoods which have experienced historic underinvestment, poor health outcomes, or can be otherwise categorized as low-income neighborhoods. “Low-income neighborhoods” are defined as neighborhoods where 51% or more of residents are low-income.

Full Commitment

The City of Joplin recognizes that all transportation projects must apply Complete Streets design principles; this shall include new projects, reconstruction, or maintenance. Joplin will, to the maximum extent practical, design, construct, maintain, and operate all streets to provide a comprehensive and integrated street network of facilities for people of all ages and abilities.

While any such Complete Streets projects are being constructed or repaired, Joplin will ensure that appropriate accommodations are provided to support the safe, reliable movement of all users within the project area, regardless of their preferred mode of transportation.

Clear Exceptions

Transportation infrastructure may only be excluded where documentation and data indicate that the costs or impacts of accommodation are excessively

disproportionate to the need or probable use or future use upon approval of the Complete Streets Committee.

Any and all documentation or data provided for the purpose of demonstrating a proposed exception must be made publicly available and identified as such via public notice at least 30 days prior to granting said exception.

Jurisdiction

Implementation of the Joplin Complete Streets ordinance will be carried out cooperatively within all relative departments in Joplin and, to the greatest extent possible, among private developers, and state, regional, and federal agencies.

Joplin shall, when applicable, work to encourage collaboration across jurisdictions within its borders on appropriate projects.

Implementation of the Joplin Complete Streets ordinance will be carried out by the Complete Streets Committee. The Complete Streets Committee will be made up of internal City of Joplin staff and community members from the following groups:

- Department of Public Works
- Department of Planning, Development and Neighborhood Services
- Department of Parks and Recreation
- Department of Health
- Convention and Visitors Bureau
- Joplin Trails Coalition
- Trails and Connectivity Working Group
- 2 Representatives from neighborhoods which have experienced historic underinvestment, poor health outcomes, or can be otherwise categorized as low-income neighborhoods.

Joplin shall train pertinent staff and decision-makers on the content of Complete Streets principles and best practices for implementing policies. Such a training opportunity must occur at least once per calendar year.

Design

Complete Streets design recommendations shall be incorporated into all publicly and privately funded projects, as appropriate. All transportation infrastructure and street design projects requiring funding or approval by the City of Joplin as well as projects funded by the State and/or Federal government shall adhere to Joplin's Complete Streets policy.

The Joplin Complete Streets policy will focus on developing a connected, integrated network that serves all road users. Complete Streets will be integrated into policies, planning, and design of all types of public and private projects, including new

construction, reconstruction, rehabilitation, repair, and maintenance of transportation facilities on streets and redevelopment projects.

To the greatest extent possible, Joplin shall work to incorporate native plant species and sustainable landscaping elements into Complete Streets projects.

The latest design guidance, standards, and recommendations available will be used in the implementation of Complete Streets. A list of guiding documents will be maintained and updated by the Complete Streets Committee and can be found on the Complete Streets page of the City of Joplin website.

Land Use and Context Sensitivity

The endeavor to reorient Joplin towards the principles of Complete Streets also necessitates a greater consideration for how transportation intersects with broader land use decisions. As a result, all new or revised land use policies, plans, zoning ordinances, and other documents shall be required to specify how they will support Complete Streets.

In order to ensure that full consideration is being given to Joplin's physical, economic, and social setting, Complete Streets principles, in both development and implementation, shall include community context as a factor in decision making. The context-sensitive approach will include a range of goals by giving significant consideration to stakeholder and community values. The overall goal of this approach is to preserve and enhance scenic and historic resources while improving or maintaining safety, mobility, and infrastructure conditions.

Such significant changes, while necessary, can impose a burden on vulnerable communities if significant care is not taken from the outset to discover and avoid such harms. Thus, to the greatest extent possible, when implementing this policy, Joplin shall work to identify and mitigate unintended consequences, such as involuntary displacement due to the rising costs of living.

Performance Measures

In order to monitor and fully understand progress that is being made towards the implementation of Complete Streets, Joplin shall establish internal and external performance measures as part of the Complete Streets policy.

Joplin shall use the categories and metrics listed below to measure the internal implementation of the Complete Streets policy:

Category	**Metrics**
Policy	Number of policies updated to comply with the Complete Streets policy
	Number of exemptions granted
Personnel	Number of staff trainings completed
	Number of community engagement activities

Joplin shall use the categories and metrics listed below to measure the external implementation of the Complete Streets policy:

Category	Metrics
Safety	Number of crashes resulting in fatalities and/or serious injury
	Crash location
Infrastructure	Amount of new sidewalks built
	Amount of existing sidewalks repaired
	Amount of new trails and/or bike lanes built
	Number of connective* projects completed
Usage	Number of users on existing infrastructure
	Number of users on new infrastructure
	Breakdown of transportation mode usage on existing roadways

*Connective projects link existing infrastructure, e.g., a project that connects two trails via bridge.

Additionally, the data related to external performance measures outlined within this policy shall be disaggregated to measure how implementation affects neighborhoods with historic disinvestment, poor health outcomes, and areas with diminished access to transportation options.

Data related to both the internal and external performance measures outlined within this policy shall be collected, analyzed, and released to the public every two years.

Project Selection Criteria

Joplin shall establish criteria to encourage funding prioritization for Complete Streets implementation with at least the following principles in mind:

- Connectivity – connecting existing infrastructure to existing infrastructure and creating additional connections to community assets (including, but not limited to, businesses, schools, community centers, city halls, medical facilities, parks, voting locations, or libraries)
- Multimodality – implementing projects that expand infrastructure for modes of transportation other than the car
- Economic Development – proposed project supports broader efforts to enhance economic development
- Equity – project will broaden transportation options for neighborhoods with limited connectivity to community assets

Implementation Steps

Joplin shall make Complete Streets practices a routine part of everyday operations when feasible, shall approach every transportation project and program as an opportunity to improve streets and the transportation network for all users, and shall work in coordination with other departments, agencies, and jurisdictions to achieve Complete Streets.

Joplin shall work to revise all related procedures, plans, regulations and other necessary processes to adhere to the principles of this policy within five years of its adoption.

Further, Joplin will work to ensure that this policy remains in accordance with the optimal standards of the latest policy elements as authored by the National Complete Streets Coalition.

The Complete Streets Committee, in collaboration with appropriate staff, shall collect and publicize the performance measures identified in this policy. The committee should also use community engagement to educate the public about the principles of Complete Streets.

In addition to this policy, Joplin shall look for opportunities to curb dangerous driving behavior, including but not limited to, distracted driving and excessive speeding.

COUNCIL BILL NO. 2021-408 ORDINANCE NO.

AN ORDINANCE approving a Complete Streets program for the City of Joplin.

WHEREAS, Complete Streets are designed and operated to provide safety and accessibility for all users of our roadways and trail systems, including pedestrians, bicyclists, trolley users, motorists, emergency vehicles, freight and commercial vehicles, and people of all ages and abilities; and

WHEREAS, Complete Streets principles contribute to the safety, health, equity, and economic viability of a community by providing accessible and efficient connections between home, school, work, recreation, and retail destination; and

WHEREAS, a Complete Street Network provides many benefits to our residents, including the potential for cleaner air, better health outcomes, reduced traffic congestion, more livable communities, and more efficient use of resources;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1 – The City Council hereby adopts the "Complete Streets Policy," attached hereto as "Exhibit A."

Section 2 – The City Council directs the City Manager to ensure that the Department of Planning, Development and Neighborhood Services and the Department of Public Works follow the Complete Streets Policy in the planning and implementation of all street construction, reconstruction, and retrofit projects when technically feasible.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2021, by a _____vote.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021-543 – Approving a new business license fee for short-term rentals

MEETING DATE
December 20, 2021

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2021-543 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Planning Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill creates a new business license fee for short-term rentals.

BACKGROUND
The City is updating the Zoning Code for short-term rentals. As such, a new business license fee is being created for short-term rentals based on gross receipts, with a minimum fee of $30.00 per year. The fee can vary based on gross receipts as set forth in the gross receipts table of the business license ordinance.

The new fee will be effective on April 1, 2022.

FUNDING SOURCE
This item is not applicable.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2021-543 ORDINANCE NO.

AN ORDINANCE repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective.

WHEREAS, a new classification type is required for a new type of business; and,

WHEREAS, the Council of the City of Joplin desires to establish a fee for this new classification type to meet the reasonable expenditures of this function.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, be repealed and a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"DIVISION 2. SCHEDULE OF FEES

Sec. 30-121. License classifications and fees.

Except as otherwise indicated in this article, the annual schedule of license fees and classification of occupations, trades, pursuits, businesses and vocations shall be as follows:

Abstracting Business …The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Accountant, Auditor, Bookkeeper ……The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Advertising Agencies or Services ……....100.00

Agent or Agency not enumerated ……100.00

Ambulance Services or Companies, ……175.00

Amusement Centers, Card Tables, Recreation

A) Bowling Alley, Per Alley……..15.00
B) Billiard or Pool Hall, Per Table ……15.00
C) Dancehall ……100.00
Per Month……..10.00

Per Day …….. 5.00
D) Miniature Golf ……100.00
E) Domino Parlor
Per Table …… …15.00
F) Shuffleboard or Card Table
Per Table …….15.00
G) Any Other Amusement Type Activity, Per Activity……15.00

Apartment Houses and Complexes……25.00
Plus each unit offered for rent……..2.00

Architects
1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Armored Car Services ……..……The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Artist, per year ……30.00

Auction House or Business …….The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Auctioneer ……150.00

Automobile Dealers-New and/or Used ..... The fee provided in section 30-92 (1), with a minimum license fee of $175.00 per year in any case.

Automobile Dealer Tags
A) First Tag …….10.00
B) Each Additional Tag ……5.00

Automobile Leasing or Renting…… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Automobile Parking Lots or Storage Garage …… The fee provided in section 30-92 (1).

Automobile Washing, Waxing or Polishing
Establishments, Power Washers …….. The fee provided in section 30-92 (1).

Banking, Trust, or Mortgage Company
Having Deposit Market Share inside Joplin of in (000's):
$0-$20,000…….. ……100.00
$20,001-$50,000……..200.00
$50,001-$100,000……300.00

$100,001-$200,000……..400.00
$200,001 and Up……..500.00

Barbers and Beauty Operators, without a place of business
Per year……10.00

Barbershops and Beauty Parlors
Per Chair or Per Operator ……5.00

Billboard Business, Outdoor Advertising Companies … The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Bondsmen, Bail
A) Professional Bondsmen ……....100.00
B) Agent/Employee……..50.00

Brokers and Brokerage Companies ……100.00

Business or Correspondence School, For Profit ….The fee provided in section 30-92 (1).

Carnivals, For Profit
A) Per Day ……250.00
B) Per Week ……..…1,000.00

Carnivals, Not for Profit (excluding school functions)
A) First Ten Days, Per Day ……10.00
B) Each Day After, Per Day ……..5.00
Carnivals, Inside Facility for more than 30 days….The fee provided in section 30-92(1).

Cash Register Agency ……. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Caterer (other than as part of a licensed restaurant)……50.00

Circus, For Profit
A) First Day ……..300.00
B) Each Day After, Per Day ……200.00

Circus, Not for Profit (excluding school functions)
A) First Ten Days, Per Day……10.00
B) Each Day After, Per Day ……5.00

Cleaners of Windows, Buildings, Carpet & Rugs,
Furniture & Similar Items ……..…… The fee provided in section 30-92 (1)

Coin Operated Devices
(1) Operator's License for any type Coin

Operated Machine, Amusement/Prophylactic Machine ……50.00
Operated Machine, Vending Machine ……...30.00
A) Amusement Machine, Each …… 10.00
B) Vending Machine, Each …… …2.00
C) Prophylactic Device Machine, Each ……..10.00

Cold Storage Warehouse & Locker Plants ……100.00

Collection Agency, Credit Bureau or Retail Credit Association ……100.00

Contractors
A) General Builders, Commercial ……500.00
B) General Builders, Residential ……...200.00
C) Subcontractor or Specialty (Including Demolition) ……150.00
D) Electrical
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00
E) Plumber
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00
F) Mechanical
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00

Dental Laboratories ……. The fee provided in section 30-92 (1)

Employment Agency ……...100.00

Engineer or Engineering Company
1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Florist, Greenhouse, Nurseries ……..…… The fee provided in section 30-92 (1)

Fortunetelling ……50.00

Garage Repair Shop ……. The fee provided in section 30-92 (1)

Health Permit
- Low Priority ……..…..120.00
- Medium Priority ……..240.00
- High Priority ……360.00
- Change of Ownership Inspection ……..42.00
- New Construction/Remodel Inspection ……...131.00
- Tattoo Parlor Plan Review-New Facilities ……85.00
- Swimming Pools, Public and Semi-Public, Seasonal ……..…131.00
  - Each Additional Seasonal Facility…….15.00
- Swimming Pools, Public and Semi-Public, Year-Round ……315.00
  - Each Additional Yearly Facility…….50.00

Hospital, Private ……500.00

Hotels and Motels
- A) First Room ……15.00
- B) Each Additional Room ……...1.00

House Mover …….50.00

Ice Cream Stand …….50.00

Ice Dealer
- A) First Delivery Vehicle ……..30.00
- B) Each Additional Vehicle ……..10.00

Insurance Adjusters & Claim Agents or Agencies ……175.00

Insurance Agent, Agency or Broker
Representing Fire, Casualty, Bonding, Plate Glass, Accident or Life Insurance Companies
- A) Not more than 1 Person ……...100.00
- B) For each additional Partner, Member of the Firm or Officer of the Company engaged in the Sales Part of the Business…….10.00

Internet Service Providers…….$2 per employee, with a minimum license fee of $30.00 per year in any case.

Investment Company ……100.00
- A) Plus, Each Salesman or Solicitor …….10.00

Junk, Scrap, Salvage Dealer …….. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Land Surveyor

1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Laundry, Cleaning and Pressing …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Laundry, Self-Service ……..50.00

Lead-Litharge Smelting ……The fee provided in section 30-92 (1), with a minimum license fee of $1,200.00 per year in any case.

Liquor

A) Dealers at Retail in Intoxicating Liquor-
for consumption on premises where sold ……..450.00
B) Dealers at Retail in Intoxicating Liquor-
in original package ……200.00
C) Dealers at Retail in Intoxicating Liquor-
restaurant bars ……450.00
D) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for consumption on premises where sold ……...100.00
E) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for sale in original package ……100.00
F) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for sale in original package on Sundays ……300.00
G) Dealers at Retail in Nonintoxicating Beer (3.2%)
in original package ……..50.00
H) Dealers at Retail in Nonintoxicating Beer (3.2%)
for consumption on premises where sold ……75.00
I) Dealers at Wholesale & Solicitation in Intoxicating Liquor-
all intoxicating liquor …….600.00
J) Dealers at Wholesale & Solicitation in Intoxicating Liquor-
containing not in excess of 22% alcohol by weight ……..300.00
K) Dealers at Wholesale & Solicitation in Intoxicating Liquor-
containing not in excess of 5% alcohol by weight ……150.00
L) Dealers at Wholesale in Nonintoxicating Beer (3.2%) …….100.00
M) Wine, malt beverages, and distilled spirits tasting permit ……..25.00

Locksmith & Gunsmith …… The fee provided in section 30-92 (1)

Manufacturer ……..The fee provided in section 30-92 (1)

Masseurs, Physical Therapy, Weight Control,
Exercise or Health Studios or similar establishments ……..……..…100.00

Merchants, Wholesale & Retail ……..…….. The fee provided in section 30-92 (1)

Merchant, Temporary
Temporary Merchant means any person who sells or offers for sale merchandise or wares on a temporary basis and shall include special events, which constitutes less than on an annual basis.
A) Each Event …….5.00
B) Per Week ……..……10.00
C) Per Month …….20.00

Messenger Service …….100.00

Mobile Home Park
A) First Mobile Home Lot ……15.00
B) Each Additional Lot ……..2.00

Mortuary, Undertakers or Funeral Establishments …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Nurseries, Daycare, Preschools
A) First five children ……..10.00
B) Each Additional child ……..1.00

Nursing, Convalescent or Old-Age Homes ……30.00

Office Buildings
A) First Ten Rooms ……25.00
B) Each Additional Room ……1.00

Optical Goods, Manufacturing, Wholesale or Retail …….……. The fee provided in section 30-92 (1)

Parcel Delivery or Express Company
A) For 1 Vehicle ……..30.00
B) Each Additional Vehicle …….10.00

Pawnbroker, which shall include the buying and selling of gold, silver and jewelry …
The fee provided in section 30-92 (1), with a minimum license fee of $200.00 per year in any case.

Peddlers
A) Conducting Business on foot
1. Per Special Event……5.00
2. Per Week ……..…10.00

3. Per Month ……..…20.00
4. Per Year …….50.00

B) Using a wagon, automobile, cart or other vehicle or conveyance, which shall include concession trailers, per such vehicle

1. Per Special Event……5.00
2. Per Week ……..…10.00
3. Per Month ……..…20.00
4. Per Year …….50.00

Pest, Vermin Control …… The fee provided in section 30-92 (1)

Photographer …….50.00

A) Plus each agent or solicitor per day ……..5.00

Printing Establishment

Printing, typesetting or linotype, mimeographing, photostating, engraving, photocopying or lithographing services …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Private Investigators and Security Guards …….…….50.00

Processing Services

Those processing establishments or processing services not otherwise enumerated …… The fee provided in section 30-92 (1)

Promoters or Booking Agents or Agencies

Promoters of all types of entertainment where an admission is charged to the public for profit or the expectation of profit ……..50.00

Radio Stations ……..150.00

Railroads or Railways ……...500.00

This item shall apply to every person operating a railroad or railway company and transacting business within the city (but not including business done to or from points within the state and not including any business done for the government of the United States, its officers or agents), and every person operating a railroad or railway company operating its trains or keeping and maintaining its tracks across, upon or along any street, alley or other public place in the city, by means of any surface track, bridge, viaduct or tunnel, and every person operating a railroad or railway company occupying any portion of any street, alley or other public place of the city with its roadbed, tracks, ties, switches, bridges, viaducts, tunnels or other structures

Real Estate Agent, Agency or Broker …….……...100.00
A) Plus, for each salesman ……15.00

Rental Businesses ……..……. The fee provided in section 30-92 (1)

Repair Establishments ……. The fee provided in section 30-92 (1)

Restaurants, Café, Cafeteria's & Lunchrooms…The fee provided in section 30-92 (1), but in no case shall a restaurant license be more than $500 per year.

Sales/Service Agent or Agency
Receiving gross annual commissions, fees, charges or compensation of
A) $25,000 or less per year ……25.00
B) More than $25,000 and not more than $50,000, per year…….….35.00
C) More than $50,000 and not more than $100,000 per year ……50.00
D) More than $100,000 and not more than $250,000 per year ……100.00
E) More than $250,000 and not more than $500,000 per year …….250.00
F) More than $500,000, per year ……..400.00

Septic Tank Cleaning ……..75.00

Service Center (all other service businesses not enumerated)……..…..$2 per employee, a minimum license fee of $30.00 per year in any case.

Service Station, Filling Station, Gasoline Station … The fee provided in section 30-92 (1)

Short-Term Rental as defined in Section 29-A of the Zoning Code…..The fee provided in section 30-92 (1).

Shows, Transient
Tent shows, exhibits, exhibitions or other attractions held indoors or outdoors or in automotive or other conveyances, other than carnivals or circuses
A) First day ……..……10.00
B) Each additional day …….5.00

Sign Makers and Sign Painters ……75.00

Skating Rinks, Ice or Roller ……...150.00

Sound Recording and Reproduction Services ….. The fee provided in section 30-92 (1)

Stocks and Bonds, Sale or Purchase …….…….100.00

Stockyard ……500.00

Storage Houses and Warehouses ……. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Street Stand, Temporary in nature, Special Events Only

A street stand is any place near to or adjoining any sidewalk, alley, or other public way, or any common area, whether such common area is enclosed or open, where articles are eaten or drunk or articles of ornament or necessity are sold, offered or exposed for sale, this item shall not apply for purposes of stands near to or adjoining any sidewalk, alley or other public way or any common area operating for the sale of fireworks.

A) Each Special Event ……..……5.00
B) Per Week ……10.00
C) Per Month ……...20.00
D) Per Year ……..50.00

Tailoring Business …… The fee provided in section 30-92 (1)

Tattoo Parlor's, per year ……125.00
A) Plus, per operator ……25.00

Taxicab Business
A) Base fee ……..50.00
B) Plus, each cab, per year ……..50.00

Taxicab Drivers
A) Original License ……5.00
B) Each renewal ……3.00

Taxidermists ……..30.00

Theaters and Moving Picture Houses

Those having a seating capacity of:

A) 500 or less ……100.00
B) 501 to 1,000 ……150.00
C) 1,001 to 1,500 ……..175.00
D) 1,501 to 2,000 ……..200.00
E) 2,001 or more ……...250.00

Towel Supply Company ……..50.00

Transfer & Moving Van Companies
A) First vehicle ……30.00
B) Each additional vehicle ……...10.00

Travel Agencies or Agents ……30.00

Tree Surgeons ……..150.00
Those persons engaged in the occupation of tree surgeons, tree trimming, tree and plant treating or spraying services

Truck Terminal or Truck Loading & Unloading Depot ……..150.00

Welding Company …….. The fee provided in section 30-92 (1).

No individual annual occupational license shall exceed $50,000."

Secs. 30-123--30-140. Reserved.

Section 2. That this ordinance shall become effective on April 1, 2022.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2021.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-101: Operating Assistance Grant Agreement.

MEETING DATE
January 3, 2022

ORIGINATING DEPARTMENT
Public Works - Operations

REVIEWED BY
Director of Public Works -David Hertzberg; Director of Finance - Leslie Haase; City Attorney - Peter Edwards; City Manager - Nicholas Edwards

ATTACHMENTS
Council Bill No. 2022-101; Agreement from Missouri Highways and Transportation Commission.

SUMMARY
Approval of an Ordinance authorizing the acceptance of a Missouri Highways and Transportation Commission Public Transit Operating Assistance Grant Agreement for State funds of Eleven thousand six hundred twenty-four dollars and No/100 ($11,624.00) to be used for operating assistance for the Metro Area Public Transit System (MAPS).

BACKGROUND
The City of Joplin has operated the Metro Area Public Transit System (MAPS) since 1998 and the Sunshine Lamp Trolley since 2007. MAPS provides curb-to-curb public transit to residents of the Metropolitan Planning Organization (MPO) and the Sunshine Lamp Trolley provides deviated fixed route service within the City of Joplin.

DISCUSSION
MAPS and the Sunshine Lamp Trolley are funded by a combination of rider fares, donations, and the financial participation of other communities in the MPO. Additionally, the Federal Transit Administration (FTA) reimburses the City for capital and operational expenses at 80% and 50% respectively. These FTA funds require a local match to qualify. The funds being offered by the State of Missouri are unique in that they do not require local matching funds. The State is offering $11,624.00 in grant funds during the period of July 1, 2021 to June 30, 2022.

RECOMMENDATION
City staff recommends approval of Council Bill 2022-101 to accept a MODOT Grant and be approved on an emergency basis per Section 2.12 (4) of the Joplin City Charter.

COUNCIL BILL NO. 2022-101 ORDINANCE NO.

AN ORDINANCE authorizing the acceptance of a Missouri Highways and Transportation Commission Public Transit Operating Assistance Grant Agreement for state funds to be used for operating assistance for the Metro Area Public Transit System (MAPS) and containing an emergency clause.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That an agreement by and between the City of Joplin and the Missouri Highways and Transportation Commission for state funds in the amount of $11,624 to be used for operating assistance for the Metro Area Public Transit System (MAPS) and Sunshine Lamp Trolley, a true accurate copy of said agreement being attached hereto and incorporated herein and the same is hereby approved.

Section 2. That the City Manager or his designee is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 3. That the City of Joplin, Missouri, understands that the grant funds do not require a local match.

Section 4. That this Ordinance is an emergency within the meaning of Section 2.12(4) of the Home Rule Charter of the City of Joplin, Missouri, and shall be in full force and effect immediately after its passage and approval.

Passed by the Council of the City of Joplin, Missouri, this _____ day of _____, 2022, by a _____ vote.

_____

ATTEST: Ryan Stanley, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CCO Form: MO79
Approved: 06/96 (RMH)
Revised: 03/17 (MWH)
Modified:

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
PUBLIC TRANSIT OPERATING
ASSISTANCE GRANT AGREEMENT

THIS AGREEMENT is entered into between the Missouri Highways and Transportation Commission (hereinafter, "Commission") and City of Joplin (hereinafter, "Grantee").

WITNESSETH:

WHEREAS the purpose of this Agreement is to provide financial assistance to the Grantee as appropriated from the State Fund and to set forth the conditions upon which the assistance will be provided.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations in this Agreement, the parties agree as follows:

(1) SCOPE OF WORK: The Grantee shall provide general public transportation in accordance with the "Missouri State Transit Assistance Application" which is attached and made a part of this Agreement as Attachment A.

(2) AMOUNT OF GRANT: The Commission awards the Grantee the sum of eleven thousand six hundred twenty-four dollars ($11,624) during the period from July 1, 2021, to June 30, 2022.

(3) PERFORMANCE OF AGREEMENT: The Grantee shall immediately notify the Commission in writing of any condition or event which may significantly affect its ability to perform the required activities in accordance with the provisions of this Agreement.

(4) RETENTION AND AUDIT OF RECORDS:

(A) The Grantee shall maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its representatives during the period of this Agreement and any extension thereof, and for three (3) years after the date of final payment made under this Agreement.

(B) The Grantee shall submit to the Commission such data, reports, documents, and other information relating to the Grantee's activities as the Commission may require at any time.

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(C) At any time during or after the grant period provided in this Agreement, the Commission may inspect, copy and audit all records possessed by or available to the Grantee, which may be pertinent to this Agreement. If the Commission notifies the Grantee of its specific intention to inspect, copy or audit any of these records, then the Grantee shall retain all of the records pertinent to this Agreement until the Commission notifies the Grantee that it has completed its inspection, copying or audit.

(5) THIRD PARTY CONTRACTS:

(A) Prior to execution by either party, the Grantee shall submit to the Commission for review, comment and approval all contracts for services included in the Public Transportation Budget and Service Statement to be provided to the Grantee by a third party.

(B) The Commission shall not be liable to contractors or subcontractors of the Grantee or any other person not a party to this Agreement in connection with the performance of the project.

(6) PAYMENTS:

(A) Limitations on Commission Contribution: Funds made available to the Commission and the Grantee are subject to appropriations made by the General Assembly. In the event state funds available to the Commission are reduced so that the Commission is incapable of completely satisfying its obligations to all the Grantees for the current state fiscal year, the Commission may recompute and reduce this grant. When added to federal operating assistance funds available and applied to the same operating period, the maximum Commission payment on any monthly or quarterly request shall not cause the total of state and federal operating assistance to exceed the amount of operating assistance for which the Grantee would have qualified in federal funds had additional federal funds been available.

(B) Progress Payments: Progress payments, based upon actual allowable costs, for not less than one (1) month and for no more than three (3) months may be made upon receipt of an itemized invoice from the Grantee in an appropriate format approved by the Commission. The itemized invoice shall be reviewed by the Commission prior to payment and must include a certification that costs have been incurred in the performance of the Agreement and a record of the actual costs. Any costs deemed ineligible for reimbursement by the Commission in accordance with the terms of this Agreement shall be deducted from the itemized invoice before payment is made. Any rejected or unaccepted costs shall be borne by the Grantee.

(C) Availability of Funds: The Commission's duty to pay the Grantee as provided in this Agreement is subject to the availability of funds appropriated by the Missouri General Assembly to and from the State Transportation Fund and any

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subsequent directives mandated by the Governor regarding the withholding of appropriations.

(7) ASSIGNMENT: The Grantee shall not assign, transfer or delegate any interest in this Agreement, or its performance of any work required by this Agreement, without the prior written consent of the Commission.

(8) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the Grantee shall defend, indemnify and hold harmless the Commission, including its members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the Grantee's wrongful or negligent performance of its obligations under this Agreement.

(B) The Grantee will require any contractor procured by the Grantee to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities ($500,000 per claimant and $3,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(9) RIGHT OF COMMISSION TO TERMINATE AGREEMENT: Upon written notice to the Grantee, the Commission may suspend or terminate all or part of the financial assistance provided for in this Agreement when the Grantee is, or has been, in violation of any of the terms of this Agreement.

(10) COMMISSION'S REPRESENTATIVE: The Commission's chief engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in

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furtherance of the performance of this Agreement.

(11) NONDISCRIMINATION CLAUSE: The Grantee shall comply with all state and federal statutes applicable to the Grantee relating to nondiscrimination, including, but not limited to, Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, *et seq*.); and with every applicable provision of the "Americans with Disabilities Act" (42 U.S.C. §12101, *et seq*.).

(12) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The Grantee shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(13) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or respecting its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(14) NONSOLICITATION: The Grantee warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Grantee, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the Commission shall have the right to annul this Agreement without liability, or in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

(15) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment or supplemental agreement signed and approved by the duly authorized representatives of the Grantee and the Commission.

(16) DISPUTES: Any disputes that arise under this Agreement shall be decided by the Commission or its representative.

(17) LACK OF WAIVER: In no event shall payment of grant funds to the Grantee by the Commission constitute or be construed as a waiver by the Commission of any breach of covenants, or any default which may exist on the part of the Grantee, and the making of any such payment by the Commission while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to the Commission with respect to such breach or default.

(18) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

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(A) To the Grantee:

City of Joplin
123 S. Main
Joplin, MO 64801
Facsimile No.:417-625-4747

(B) To the Commission:

Missouri Department of Transportation
105 W. Capitol Ave.
Jefferson City, MO 65102
Facsimile No.:573-751-6555

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

[Remainder of page intentionally left blank.]

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CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-600: AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

MEETING DATE
January 3, 2022

ORIGINATING DEPT
Police Dept.

ATTACHMENTS
Council Bill 2022-600

REVIEWED BY
Police Chief: Sloan Rowland; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill amends Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

BACKGROUND
The General Assembly has historically restricted the hours of sale for alcoholic beverages for days other than Sunday to between 6:00 a.m. and 1:30 a.m. Sunday sales have been restricted to between 9:00 a.m. and 12:00 a.m. The General Assembly recently amended Section 311.293, RSMo. to make Sunday sales consistent with the other days of the week. Council Bill 2022-600 and Council Bill 2022-601 amend the City Code to mirror state statute.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends adoption of this Council Bill on first reading.

COUNCIL BILL NO. 2022-600 ORDINANCE NO.

AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Chapter 10 Alcoholic Beverages, Section 10-3 Hours of sale generally is repealed, and a new Section 10-3 Hours of sale generally is enacted in lieu thereof, as follows:

"**Sec. 10-3 Hours of sale generally.**

No person having a license under this chapter, and no employee of such person, shall sell, give away or allow the consumption of or otherwise dispose of any intoxicating liquor in any quantity, or suffer the such acts to be done upon or about his premises, between the hours of 1:30 a.m. and 6:00 a.m."

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-601: AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

MEETING DATE
January 3, 2022

ORIGINATING DEPT
Police Dept.

ATTACHMENTS
Council Bill 2022-601

REVIEWED BY
Police Chief: Sloan Rowland; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill amends Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

BACKGROUND
The General Assembly has historically restricted the hours of sale for alcoholic beverages for days other than Sunday to between 6:00 a.m. and 1:30 a.m. Sunday sales have been restricted to between 9:00 a.m. and 12:00 a.m. The General Assembly recently amended Section 311.293, RSMo. to make Sunday sales consistent with the other days of the week. Council Bill 2022-600 and Council Bill 2022-601 amend the City Code to mirror state statute.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends adoption of this Council Bill on first reading.

COUNCIL BILL NO. 2022-601 ORDINANCE NO.

AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Chapter 10 Alcoholic Beverages, Section 10-4 Sunday sales of packaged liquor is repealed.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney