JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, MAY 2, 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**

   1. Discussion On Funding Public Safety Needs

      Documents:

      PUBLIC SAFETY NEEDS AND FUNDING 5-2-22.PDF

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. News From The Public Information Office

6. **Citizen Requests And Petitions**

   1. Margey Upson Requested To Speak On Part 4

   2. Zach Spiering Requested To Speak On North Heights Neighborhood Group

   3. Brian Evans Requested To Speak Regarding The City Of Joplin's Budgetary Needs And Responsibilities, And How To Begin Addressing The Critical Situation That Our Community Faces In Regards To Public Safety And Security

7. **Public Hearings**

   1. Public Hearing Procedures

      Documents:

      PUBLIC HEARING PROCEDURES.PDF

2. RESOLUTION NO. 2022-006
A RESOLUTION granting a Special Use Permit (1st Request) for the operation of an outdoor entertainment and recreation use located at 2401, 2419, 2423, & 2427 S. Main St., in the City of Joplin, Jasper County, Missouri.

Documents:

RS 2022-006 SUMMARY.PDF
RS 2022-006 MINUTES.PDF
RS 2022-006 STAFF REPORT.PDF
RS 2022-006.PDF

3. COUNCIL BILL NO. 2022-265
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 (Apartment House) and including in District C-3 (Commercial) property as described below and located at 655 S. Lavender Ln.., City of Joplin, Jasper County, Missouri.

Documents:

CB 2022-265 SUMMARY.PDF
CB 2022-265 MINUTES.PDF
CB 2022-265 STAFF REPORT.PDF
CB 2022-265.PDF

4. COUNCIL BILL NO. 2022-266
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 R-2 (Two-family Residential) property as described below and located at 1908 W. 10th St., City of Joplin, Jasper County, Missouri.

Documents:

CB 2022-266 SUMMARY.PDF
CB 2022-266 STAFF REPORT.PDF
CB 2022-266 MINUTES.PDF
CB 2022-266.PDF

5. COUNCIL BILL NO. 2021-267
AN ORDINANCE providing the vacation of a utility easement lying on property Northeast of 2810 E Water's Edge Blvd., City of Joplin, Jasper County, Missouri.

Documents:

CB 2022-267 SUMMARY.PDF
CB 2022-267 MINUTES.PDF
CB 2022-267 STAFF REPORT.PDF

CB 2022-267.PDF

6. COUNCIL BILL NO. 2022-268
   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 R-1-PD (Single-family Residential Planned Development) property as described below and located at 3330 and 3332 N. St. Louis Ave., City of Joplin, Jasper County, Missouri.

   Documents:

   CB 2022-268 SUMMARY.PDF
   CB 2022-268 MINUTES.PDF
   CB 2022-268 STAFF REPORT.PDF
   CB 2022-268.PDF
   EXHIBIT A EMERALD GLADES.PDF

8. **Consent Agenda**
   1. Minutes Of April 18, 2022 City Council Meeting

      Documents:

      APRIL 18, 2022 MINUTES.PDF

9. **Resolutions**
10. **Ordinances - Emergency**
11. **Ordinances - First Reading**
12. **Ordinances - Second Reading And Third Reading**
13. **Unfinished Business**
14. **New Business**

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.

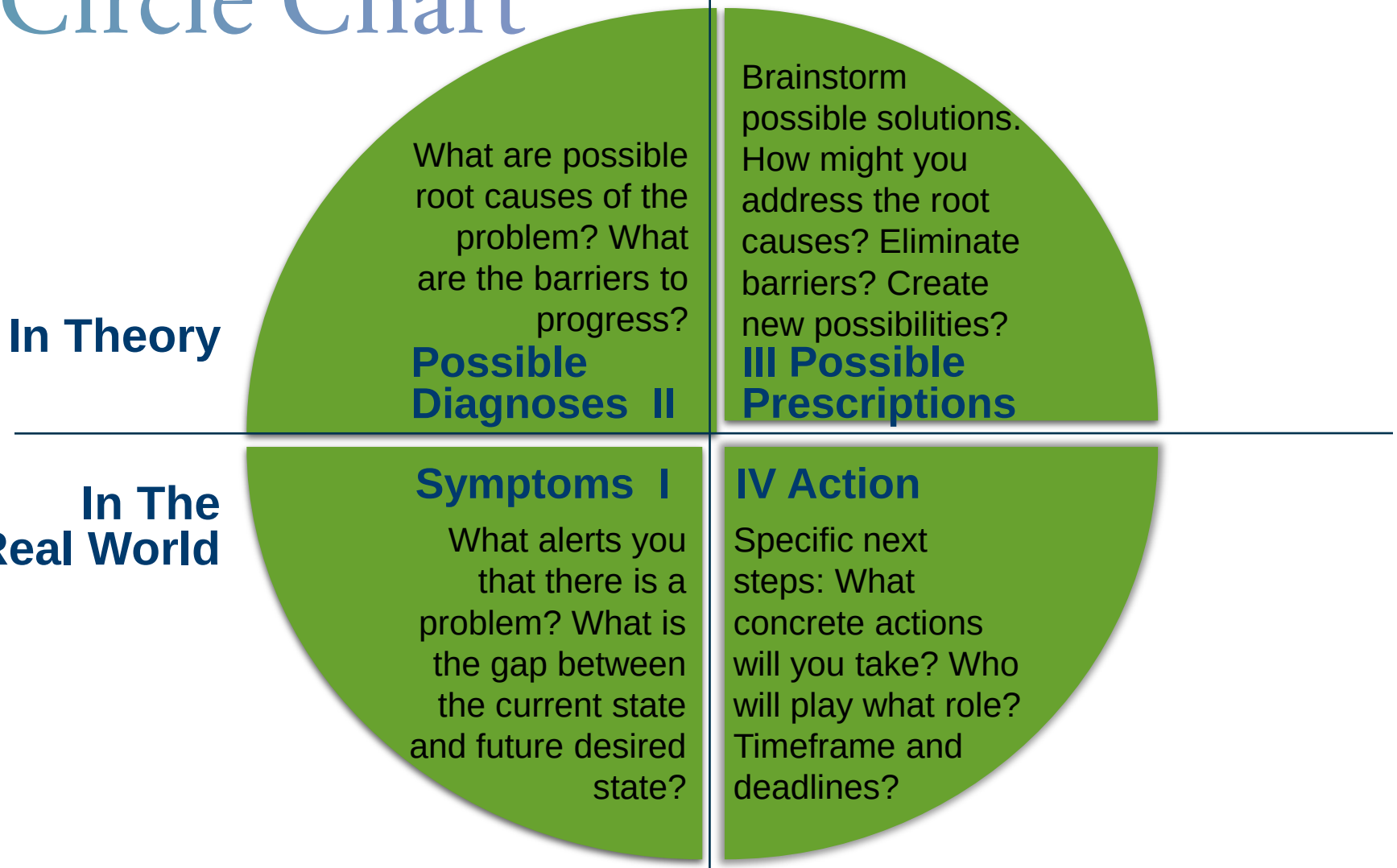
Notice posted at 2:30 PM on this 28th day of April 2022, (RSMo 610.020)

JOPLIN
MISSOURI

PUBLIC SAFETY NEEDS

- April 26, 2022

The Circle Chart



Symptoms/Problem: Attraction and Retention of Public Safety Personnel

- Possible Diagnosis:
  - Staffing and Workload
  - Quality of Life and Job Satisfaction
  - The old pension system
  - Compensation
  - Inability to financially keep up with growing needs

Symptoms/Problem: Attraction and Retention of Public Safety Personnel

- Possible Prescriptions:
  - Add additional staffing
  - Shift to more friendly schedules (PD)
  - Improve Recognition and Morale
  - Allow Public Safety Personnel to extend careers
  - Improve Compensation
  - Pursue need funding methods

Symptoms/Problem: Attraction and Retention of Public Safety Personnel

- Possible Actions/Solutions:
  - Add additional staffing
  - Shift to more friendly schedules (PD)
  - Improve Recognition and Morale
  - Allow Public Safety Personnel to extend careers
  - Improve Compensation
  - Pursue need funding methods

POLICE PAY PLAN SUMMARY

CURRENT PAY PLAN

GRADE	POSITION	BEG STEP	END STEP
166	Police Officer Trainee	$32,119	N/A
196	Police Officer	$37,789	$56,447
206	Police Corporal	$40,716	$60,072
316	Police Sergeant	$45,804	$69,041
346	Police Captain	$59,334	$88,319
366	Asst Chief	$60,911	$92,302
406	Police Chief	$78,343	$118,084

PROPOSED PAY PLAN

GRADE	POSITION	BEG STEP	END STEP
166	Police Officer Trainee	$37,789	$38,923
196	Police Officer	$47,789	$70,180
206	Police Corporal	$54,957	$80,707
316	Police Sergeant	$63,201	$95,597
346	Police Captain	$79,001	$119,496
366	Asst Police Chief	$86,901	$131,446
406	Police Chief	$95,591	$144,591

SUMMARY OF POLICE PAY PLAN PROVISIONS

- $10,000 Beginning Wage Increase for Police Officer over Current Starting Pay (Provisions for Trainee Different)
- 3% Between Steps with 14 or 15 Steps
- 10%, 15% or 25% Between Grades with 47% or 51% Across Grades
- Placement within new Pay Plan will be on Step corresponding to number of years in Current Position with no less than at least a 10% Pay Increase

FIRE PAY PLAN SUMMARY

CURRENT PAY PLAN

GRADE	POSITION	BEG STEP	END STEP
162	Firefighter Trainee	$32,471	N/A
172	Firefighter/EMT	$34,178	$50,302
192	Fire Driver/Engineer	$38,051	$55,356
312	Fire Captain	$45,993	$69,043
342	Battalion Chief Fire Marshal Fire Training Chief	$55,426	$79,924
362	Deputy Fire Chief	$63,292	$89,382
402	Fire Chief	$79,377	$118,084

PROPOSED PAY PLAN

GRADE	POSITION	BEG STEP	END STEP
162	Firefighter Trainee	$34,178	$35,203
172	Firefighter/EMT	$44,178	$64,877
192	Fire Driver/Engineer	$50,805	$74,608
312	Fire Captain	$58,425	$88,374
342	Battalion Chief Fire Marshal Fire Training Chief	$67,189	$101,630
362	Deputy Fire Chief	$77,268	$116,874
402	Fire Chief	$88,858	$134,405

SUMMARY OF FIRE PAY PLAN PROVISIONS

- $10,000 Beginning Wage Increase for Firefighter/EMT over Current Starting Pay (Provisions for Trainee Different)
- 3% Between Steps with 14 or 15 Steps
- 15% Between Grades with 47% or 51% Across Grades
- Placement within new Pay Plan will be on Step corresponding to number of years in Current Position with no less than a 10% Pay Increase

ANTICIPATED UNFUNDED EXPENDITURES

POLICE DEPARTMENT NEEDS:

Additional Police Staffing	$2,200,000

- Up to 22 Officers

Additional Support Staffing	$155,000

- Up to 3 Positions-Dispatch, Court, etc.

Re-hire Tier 1 at same level	$695,000
Est Cost of Step Plan	$1,850,000
Grand Total	$4,900,000

ANTICIPATED UNFUNDED EXPENDITURES

FIRE DEPARTMENT NEEDS:

Additional Fire Staffing	$1,700,000

- Up to 15 for Additional Station, 3 for Station 6, Deputy Fire Marshal
- Doesn't Include Fire Station and Apparatus

Re-hire Tier 1 at same level	$395,000
Est Cost Similar Step Plan	$1,715,000
Grand Total	$3,810,000

USE TAX FUNDING FOR IMPROVEMENTS

- The annual use tax is estimated to generate $3.7 million ($170,000 in April)
- The annual amount is split between the current six sales taxes based upon the percentage of each tax

PROJECTED USE TAX BREAKDOWN	AMOUNT
~~1% General~~	~~$1,184,000~~
~~½% General for Pension~~	~~$592,000~~
½% General for Public Safety	**$592,000**
~~¼% Parks/Stormwater~~	~~$296,000~~
~~½% Transportation~~	~~$592,000~~
~~3/8% Capital Improvement~~	~~$444,000~~
ESTIMATED TOTAL USE TAX	**$3,700,000**

SUMMARY OF RESOURCES VS. NEEDS

DESCRIPTION	AMOUNT
Estimated Available Resources	$350,000*
*Based on Current Collections	
Estimated Combined Public Safety Needs	$8,710,000
FUNDING GAP	**($8,360,000)**

Property Tax

- With voter approval, City can assess up to $1.00 in real and personal property tax

PROPERTY TAX	ASSESSED VALUATION	PROPERTY TAX RATE	ESTIMATED REVENUE
Real	$720,924,875	$1.00	$6,900,000
Personal	$221,960,494	$1.00	$2,100,000
GRAND TOTAL			$9,000,000

OTHER CITY TAX COMPARISON

PROPERTY TAX

CITY	REAL ESTATE RATE	PERSONAL PROPERTY RATE	GENERAL PROPERTY RATE	TOTAL PROPERTY TAX BUDGET
Joplin	$0.1746	$0.00	$0.00	$1,530,600
Columbia	$0.4032	$0.4032	$0.4032	$9,864,737
Springfield	$0.6196	$0.6196	$0.6196	$23,196,862
Blue Springs	$0.6366	$0.6366	$0.5759	$7,107,588
St Joseph	$1.2679	$1.2679	$0.67	$21,941,400
Grandview	$1.2866	$1.2866	$0.8095	$4,793,000
Lee's Summit	$1.4563	$1.4563	$0.9384	$43,600,000

SALES TAX

CITY	CITY SALES TAX RATE	GENERAL SALES TAX RATE	TOTAL SALES TAX BUDGET
Columbia	2.00%	1.00%	$49,978,656
Springfield	2.125%	1.00%	$129,934,973
Lee's Summit	2.25%	1.00%	$47,500,000
Blue Springs	2.50%	1.00%	$22,449,846
Grandview	3.00%	1.00%	$8,739,000
Joplin	3.125%	2.00%	$48,212,500
St Joseph	3.375%	1.50%	$42,330,000

PROPERTY TAX LEVY CALCULATION

APPRAISED VALUE OF RESIDENCE (A)	ASSESSMENT RATIO FOR RESIDENTIAL (B)	PER $100 OF ASSESSED VALUATION (C)	PROPERTY TAX RATE (D)	TAX LIABILITY PER YEAR (A X B)/C X D
$150,000	19%	$100	$1.00	$285.00

APPRAISED VALUE OF PERSONAL PROPERTY (A)	ASSESSMENT RATIO FOR PERSONAL (B)	PER $100 OF ASSESSED VALUATION (C)	PROPERTY TAX RATE (D)	TAX LIABILITY PER YEAR (A X B)/C X D
$30,000	33%	$100	$1.00	$100.00

ANNUAL COST	$385.00
MONTHLY AMOUNT	$32.08

PUBLIC SAFETY FUNDING NEEDS

- Questions?

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.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Resolution No. 2022-006 – Special Use Permit (1st Request)

MEETING DATE:
May 2, 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 025-22: 2401, 2419, 2423, & 2427 S. Main St. – A request for a Special Use Permit (1st Request) for the operation of an outdoor entertainment & recreation use – Jason Shaw.

BACKGROUND:
The applicant is requesting a Special Use Permit for the first time with this application for the operation of an outdoor recreation and entertainment use, more specifically, a food truck park. The facility provides up to 30 off-street parking spaces on-site and employs 4-6 assistants or employees.

The applicant anticipates operations from Tuesday to Thursday, 10am – 8pm, Friday and Saturday 8am – 10pm, and Sunday 8am – 2:30pm.

Food truck parks are often found along existing commercial corridors for high visibility for food trucks that do not often have the means to advertise that brick-and-mortar restaurants have. In the same way, locating in that regard allows the public to know about the location as well. It is also more appropriate for a use like this to be located in existing commercial areas rather than within predominately residential areas.

PLANNING & ZONING COMMISSION TESTIMONY;
Jason Shaw from Chester, SD and we are looking to bring a business to the Joplin Area. We would like to move a food trailer into the area and allow outside activities. We would like to bring employment into Joplin. Eventually we would like to go brick and mortar,

Mr. Eastman wanted to know about the hours of operation.

Mr. Shaw stated they are Monday- Closed, Tuesday through Thursday – 10:00am to 8:00pm, Friday and Saturday-8:00am to 10:00pm and Sunday-8:00am to 2:30pm.

PUBLIC COMMENT;
Amanda Giebler, 211 Foxfire Lane, Joplin, MO, also owned commercial property at 2402 S. Main St., which is directly across the street. More of just questions than a protest. The hours of the business that is being presented seem more of a permanent fixture than temporary. We had to have to uphold the guidelines when we opened our business. Just curious where this temporary business falls in those guidelines. What about their parking?

Mr. Stanton stated that any permanent fixture on the property will need to meet the requirements of the South Main Corridor including the restrooms. They have indicated a capacity of thirty parking spaces, and they would fall under the regulations for a different use.

FUNDING SOURCE:
These payments are included in the FY 2021-22 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends Approval (5 Favor, 2 Nay)

ATTACHMENTS
RS 2022-006, Staff Planning Report, P&Z Commission Minutes.

RS 2022-006

Case 025-22: 2401, 2419, 2423, & 2427 S. Main St. – A request for a Special Use Permit (1st Request) for the operation of an outdoor entertainment & recreation use – Jason Shaw.

Jason Shaw from Chester, SD and we are looking to bring a business to the Joplin Area. We would like to move a food trailer into the area and allow outside activities. We would like to bring employment into Joplin. Eventually we would like to go brick and mortar,

Ms. Brueckner-Sears mention she saw on the plans you submitted, you do have restrooms, are they port-a-potties or permanent?

Mr. Shaw stated that the original thought was port-a-potties, but in the documentation with conditions it states permanent.

Mr. Eastman wanted to know about the hours of operation.

Mr. Shaw stated they are Monday- Closed, Tuesday through Thursday – 10:00am to 8:00pm, Friday and Saturday-8:00am to 10:00pm and Sunday-8:00am to 2:30pm.

Ms. Brueckner-Sears asked if there was anyone that would like to speak in favor of this case? There were not. Ms. Brueckner-Sears asked in there anyone who like to speak against this request?

Amanda Giebler, 211 Foxfire Lane, Joplin, MO, also owned commercial property at 2402 S. Main St., which is directly across the street. More of just questions than a protest. The hours of the business that is being presented seem more of a permanent fixture than temporary. We had to have to uphold the guidelines when we opened our business. Just curious where this temporary business falls in those guidelines. What about their parking?

Mr. Stanton stated that any permanent fixture on the property will need to meet the requirements of the South Main Corridor including the restrooms. They have indicated a capacity of thirty parking spaces, and they would fall under the regulations for a different use.

Mr. Kimble wanted to know on the parking lot area is that just kept as is or will it be paved?

Mr. Stanton stated they are using the parking lot that has been left behind.

Ms. Brueckner-Sears asked if there was anyone else to speak against this request? There were not.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 025-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MR. KIMBLE, "AYE" MS. WARREN, AND MS. PHILLIPS VOTED "NAY" (5 IN FAVOR, 2 NAYS)

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 025-22 A request for a Special Use Permit (1st Request) for the operation of an outdoor entertainment & recreation use

LOCATION 2401, 2419, 2423, & 2427 S. Main St.

APPLICANT Jason Shaw

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3 Commercial	Vacant	Approximately 6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	R-1	C-3	C-3
Land Use	Vacant	Single-family residential/Vacant	Vacant	Restaurant

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Main St.	Arterial	80′
E. 24th St.	Local	50′
E. 25th St.	Local	50′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

Food truck parks are often found along existing commercial corridors for high visibility for food trucks that do not often have the means to advertise that brick-and-mortar restaurants have. In the same way, locating in that regard allows the public to know about the location as well. It is also more appropriate for a use like this to be located in existing commercial areas rather than within predominately residential areas.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

The use will be required to follow the conditions set forth below regarding noise, lighting, and health requirements in order to ensure the public health, safety, and welfare will be protected.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

S. Main St. is an arterial corridor with a variety of commercial uses located along the street from general retail to restaurants. While there are some residential uses nearby, generally speaking, most commercial corridors transition to residential uses once off of the main corridor. This location is no different. The S. Main St. corridor is still filling out from losses from the tornado.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

Any permanent or semi-permanent structure will be required to meet the height requirements of the C-3 district, including any bathrooms or tents. No additional structure, or addition to the existing structure, is planned.

OFF-STREET PARKING AND LOADING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ZONING REGULATIONS AND SUCH AREAS WILL BE SCREENED FROM ADJOINING RESIDENTIAL USES AND LOCATED SO AS TO PROTECT SUCH RESIDENTIAL USE FROM ANY INJUIOUS EFFECT.

Limited parking for up to 30 vehicles will be provided on-site.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Utilities are presently in place. Drainage is handled via curb and gutter running parallel to the street. No alterations to the site are planned that would increase impervious area or stormwater runoff.

DISCUSSION

The applicant is requesting a Special Use Permit for the first time with this application for the operation of an outdoor recreation and entertainment use, more specifically, a food truck park. The facility provides up to 30 off-street parking spaces on-site and employs 4-6 assistants or employees.

The applicant anticipates operations from Tuesday to Thursday, 10am – 8pm, Friday and Saturday 8am – 10pm, and Sunday 8am – 2:30pm.

CONDITIONS

1. This Special Use Permit is issued to Jason Shaw for the operation of an outdoor recreation and entertainment use at 2401, 2419, 2423, & 2427 S. Main St.
2. The permit shall be valid for 1 year upon approval, being eligible for renewal in May 2023.
3. Off street parking for at least thirty (30) vehicles shall be provided.
4. Vehicles shall be legally parked curbside and/or the owner shall have parking areas provided. Any shared parking agreements shall be on the east side of S. Main St. to minimize pedestrian crossings. All parking areas are to be of an all-weather surface.
5. Onsite events, such as live music, fairs, or other large gatherings, shall end no later than one half hour prior to when the City noise ordinance takes effect.
6. Alcoholic beverages shall be served by legal means. Proper state liquor licensing shall occur. No alcoholic beverage shall leave the property into public spaces. Trash receptacles shall be provided.
7. Temporary food vendors may serve/sell food on the premises at no more than one monthly event.
8. Mobile food vendors (those licensed under the City of Joplin Food Ordinance) may serve/sell food at any time that operations are permitted through this Special Use Permit.
9. All vendors shall pass inspections from the Joplin City Fire Department. All vendors needing electricity shall have electric service inspected for appropriateness for service lines to their rented site.
10. Tents are limited to being erected for no more than 180 days in a calendar year.
11. Onsite fires shall be prohibited per the Fire Marshal.
12. Permanent restrooms must be provided and meet the onsite setback and design regulations per the Zoning Code and Comprehensive Plan.
13. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
14. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Map of subject property
- Application

RECEIVED
3-1-22

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
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.: 025-22
Filing Fee: $550.00
Date Advertised: 3-27-22
Date Notices Sent 3-28-22
Public Hearing Date: 4-11-22

APPLICANT: Jason Shaw PHONE: 605 351 9583

ADDRESS: # P.O. Box 265 Chester, SD 57016 EMAIL: oldfarmhousecafe@outlook.com

OWNER: Artie's Delectable Delights & Catering PHONE: 6053519583

ADDRESS: same as above EMAIL:

LOCATION/ADDRESS OF PROPERTY: 24 & 25 & main

PRESENT ZONING CLASSIFICATION: commercial ACREAGE:

PRESENT USE OF PROPERTY: vacant

PROPOSED LAND USE ACTIVITY: food, with occational music and family activities.

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	vacant	commercial
South	vacant	commercial
East	Residential / vacant	
West	commercial	commercial

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.	X	

Continues on following page

2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected. X ____

3. Is found to be generally compatible with the neighborhood in which it is proposed. X ____

4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. X ____

5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect. X ____

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. X ____

Should this special use be valid only for a specific time period? Yes _____ No X

If Yes, what length of time? _____

ATTACHMENTS REQUIRED:

1. One copy of a legal description of the property on which the use is to be located (deed or certified survey). Must be legible.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
3. One copy of a site plan of the property.

The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation: Tuesday-Thursday 10am-8pm Fr & Sat 8am-10pm Sunday 8am-2:30pm
2. Days of Operation: see above
3. Number of Off-street Parking Spaces: 30
4. Signs (Generally signs are limited to one sign not larger than one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line): _____
5. Number of Assistants or Employees: 4-6
6. Nature of the Business: food service, family entertainment, activities under our L.L.C.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

AGENT AFFIDAVIT AND CONSENT

Comes now Jason Shaw (Agent) who, being duly sworn upon his/her oath, does state that he/she is the representative speaking on behalf of the owner Gary Powers (Owner) of the property located at S. Main 24th 25th, for Case Number ____.

Date: March 1, 2022

Jason A. Shaw
Signature of Agent

Jason A. Shaw
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 1st day of March, 2022.

Lindsay J. Dunn
Notary

My commission expires: 6-29-2024

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

STATE OF MO)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Gary Powers (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 24 to 25 Main Joplin Mo (legal description) more commonly known as S Main 24th 25th. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Brendon Swartzer or Jason Shaw to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: Feb 28 2022

Gary Powers
Signature of Owner

Gary Powers
Printed Name

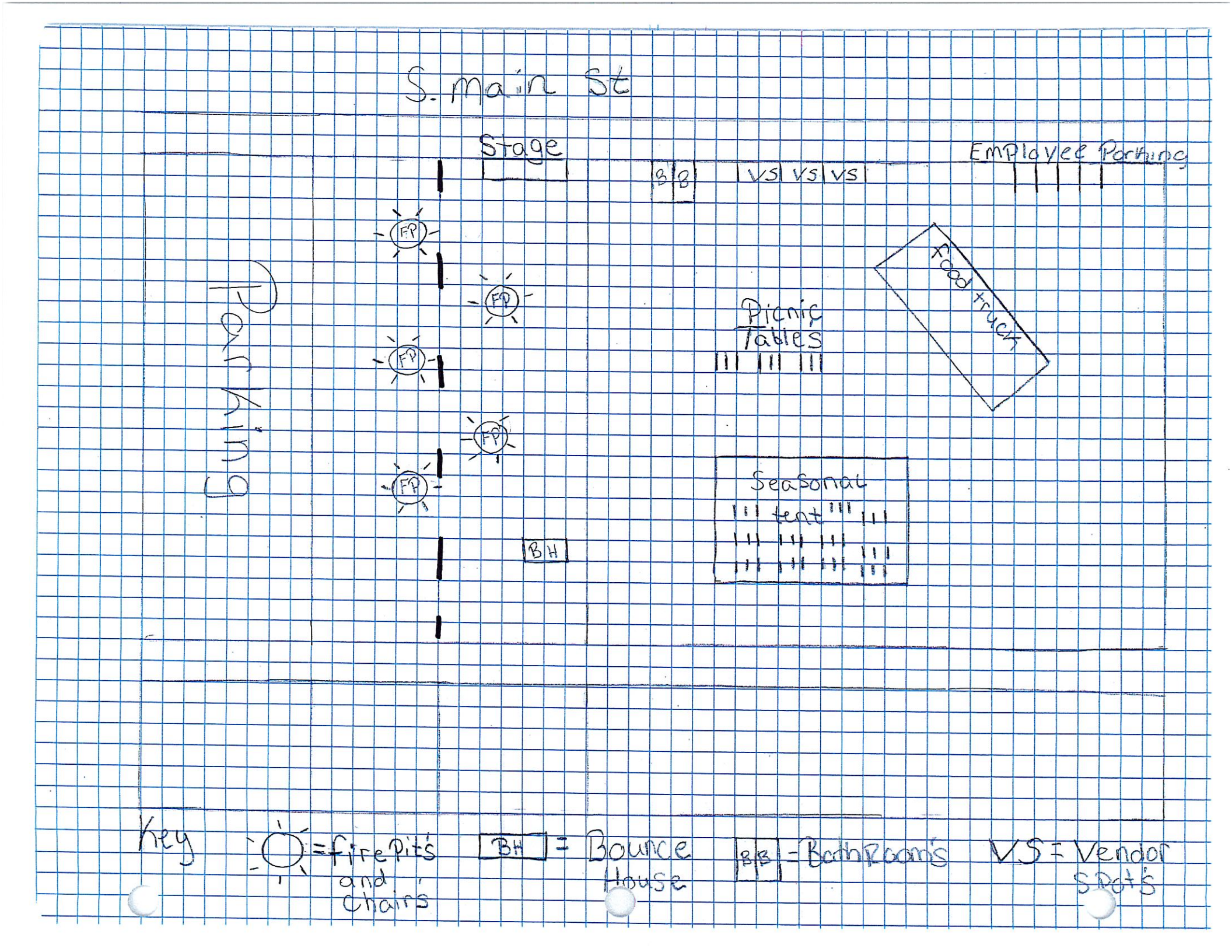
In witness whereof I have hereunto subscribed my name and affixed my official seal this 28 day of Feb, 2022.

Tamara R. Miranda
Notary

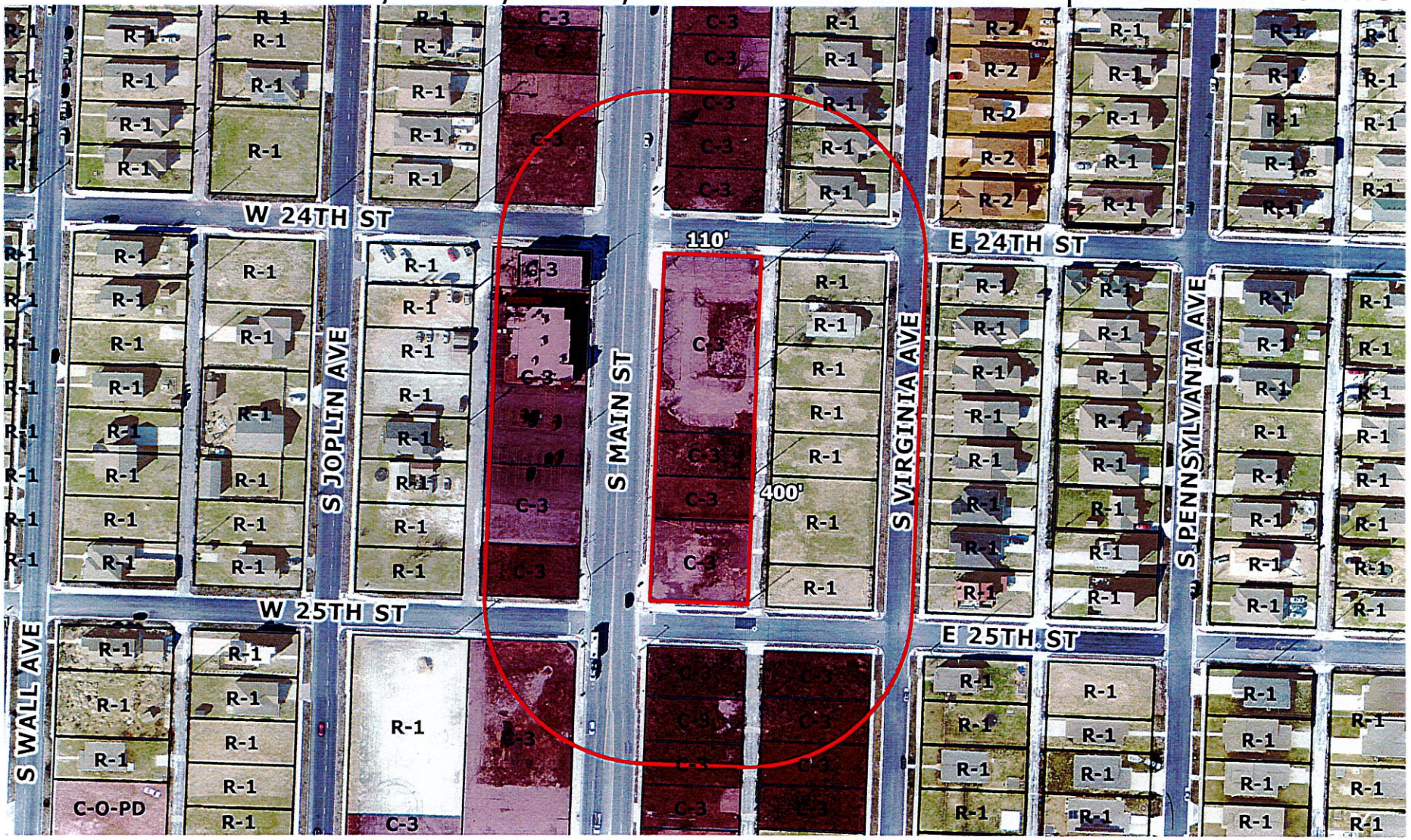
My commission expires: 4/4/2023

TAMARA R. MIRANDA
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Apr. 4, 2023
Commission #15168123

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)


S. Main St
Stage
Employee Parking
B B
VS VS VS
FP
FP
FP
FP
FP
Food truck
Picnic Tables
Seasonal tent
BH
Town Square
Key
= Fire Pits and Chairs
BH = Bounce House
B B = Bathrooms
VS = Vendor Spots

Case 025-22: 2401, 2419, 2423, & 2427 S. Main St. - Special Use Permit



A request for a Special Use Permit (1st Request) for the operation of an outdoor entertainment & recreation use – Jason Shaw.

Joplin City Limits

0 62.5 125 250 375 500 Feet

N

P & Z Case 025-22
Jason Shaw
(P & Z Recommended for Approval)

RESOLUTION NO. 2022-006

A RESOLUTION granting a Special Use Permit (1st Request) for the operation of an outdoor entertainment and recreation use located at 2401, 2419, 2423, & 2427 S. Main St., in the City of Joplin, Jasper County, Missouri.

WHEREAS, A public hearing was held before the City Council on December 6, 2021, in compliance with said request.

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

That a Special Use Permit be granted to Serita Eldridge for the operation of an outdoor recreation and entertainment use in the City of Joplin, Missouri, on the following described real estate, to-wit:

All of Lots Numbered One Hundred Forty-eight (148), One Hundred Forty-nine (149), One Hundred Fifty (150), One Hundred Fifty-one (151), One Hundred Fifty-two (152), One Hundred Fifty-three (153), One Hundred Fifty-four (154), and One Hundred Fifty-five (155) in O'Keefe's Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof And the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Jason Shaw for the operation of an outdoor recreation and entertainment use at 2401, 2419, 2423, & 2427 S. Main St.
2. The permit shall be valid for 1 year upon approval, being eligible for renewal in May 2023.
3. Off street parking for at least thirty (30) vehicles shall be provided.
4. Vehicles shall be legally parked curbside and/or the owner shall have parking areas provided. Any shared parking agreements shall be on the east side of S. Main St. to minimize pedestrian crossings. All parking areas are to be of an all-weather surface.
5. Onsite events, such as live music, fairs, or other large gatherings, shall end no later than one half hour prior to when the City noise ordinance takes effect.
6. Alcoholic beverages shall be served by legal means. Proper state liquor licensing shall occur. No alcoholic beverage shall leave the property into public spaces. Trash receptacles shall be provided.
7. Temporary food vendors may serve/sell food on the premises at no more than one monthly event.
8. Mobile food vendors (those licensed under the City of Joplin Food Ordinance) may serve/sell food at any time that operations are permitted through this Special Use Permit.

9. All vendors shall pass inspections from the Joplin City Fire Department. All vendors needing electricity shall have electric service inspected for appropriateness for service lines to their rented site.
10. Tents are limited to being erected for no more than 180 days in a calendar year.
11. Onsite fires shall be prohibited per the Fire Marshal.
12. Permanent restrooms must be provided and meet the onsite setback and design regulations per the Zoning Code and Comprehensive Plan.
13. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
14. Any other conditions set by the City Council of the City of Joplin.

That the City Clerk is hereby ordered to file this Resolution 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 _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN COUNCIL
AGENDA ITEM

ITEM:
CB 2022-265 – Rezone R-3 to C-3.

MEETING DATE:
May 2, 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 026-22: 655 Lavender Ln. A request to remove from District R-3 (Apartment House) and include in District C -3 (Commercial) for future commercial development – Samantha Schneickert.

BACKGROUND:
This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, and C-3 zoning is appropriate to coincide with that designation. This request to rezone to C-3 Commercial is appropriate for this property. The E. 7th St. corridor has been designated as a future Retail Commercial area.

PLANNING & ZONING COMMISSION TESTIMONY:
Samantha Schneickert, 5502 W. 34th Pl., Joplin, MO. We would like to purchase this lot and build storage facility, laundromat, and a home base for a diaper bank for the Central Christian Center.

PUBLIC COMMENT:
Lori Alburty, 100 Lavender Ln., the traffic is horrible to get in and out, especially at night. The back part of that lot is in a flood plain. To left there is a drainage ditch that will overflow into people's driveway/backyards.

Mr. Stanton stated that with any commercial development in the city limits, they are required to meet the stormwater regulations. Those include both Federal EPA and FEMA regulations, as well as our own city regulations. What they cannot do is create more of a problem.

Wendy Bruner, 4222 University Circle, Joplin, MO. The neighborhood that abuts to this property is a nice residential area. I am concerned about what we will be looking at in our back yards when this is built?

Mr. Stanton stated that there have not been any building plans received. The back third of this property is going to be in a flood zone.

RECOMMENDATIONS:
Staff recommends approval for Case 026-22.
Planning & Zoning Commission recommends approval for Case 026-22 (7 Favor, 0 Nays).

ATTACHMENTS
CB 2022-265, Staff Planning Report, P&Z Commission Minutes

CB 2022-265

Case 026-22 - 655 S. Lavender Ln. – A request to remove from District R-3 (Apartment House) and include in District C-3 (Commercial) for future commercial development – Samantha Schneickert.

Samantha Schneickert, 5502 W. 34th Pl., Joplin, MO. We would like to purchase this lot and build storage facility, laundromat, and a home base for a diaper bank for the Central Christian Center.

Ms. Phillips stated that there is a lot of commercial properties on 7th Street. Why was that zoned R-3? Just a holdover from years ago?

Mr. Stanton stated that he believed at one time there was a proposal for multi-family use there.

Ms. Brueckner-Sears asked if there was anyone else that would like to speak in favor of this request? There were none. Ms. Brueckner-Sears asked if there was anyone in opposition to this request?

Lori Alburty, 100 Lavender Ln., the traffic is horrible to get in and out, especially at night. The back part of that lot is in a flood plain. To left there is a drainage ditch that will overflow into people's driveway/backyards.

Mr. Stanton stated that with any commercial development in the city limits, they are required to meeting the stormwater regulations. Those include both Federal EPA and FEMA regulations, as well as our own city regulations. What they cannot do is create more of a problem.

Wendy Bruner, 4222 University Circle, Joplin, MO. The neighborhood that abuts to this property is a nice residential area. I am concerned about what we will be looking at in our back yards when this is built?

Mr. Stanton stated that there have not been any building plans received. The back third of this property is going to be in a flood zone. We do have buffer requirements in the city limits.

Ms. Brueckner-Sears asked if there was anyone else to speak against this request? There were not.

MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 026-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR, 0 NAYS)

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 026-22 A request to remove from District R-3 (Apartment House) and include in District C-3 (Commercial) for future commercial development

LOCATION 655 Lavender Ln.

APPLICANT Samantha Schneickert

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Vacant	Approximately 8.6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Out of City Limits	Out of City Limits	Out of City Limits	R-1/Out of City Limits
Land Use	Single-family residential	Single-family residential	Single-family Residential	Single-family Residential

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. Lavender Ln	Private	0'
E. 7th St.	Arterial	165'

UTILITIES

Utilities in place.

FLOOD PLAIN

The northern 1/3 of the property is in the 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, and C-3 zoning is appropriate to coincide with that designation.

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

The current zoning of R-3 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This corridor is in transition to more dense commercial uses like those right on the corner of E. 7th St. and S. Duquesne Rd. Buffer requirements will be required where this property abuts residential zoning.

DISCUSSION

This request to rezone to C-3 Commercial is appropriate for this property. The E. 7th St. corridor has been designated as a future Retail Commercial area by the Comprehensive Plan and Future Land Use Map, and, as an arterial-level street, commercial uses, such as those permitted in C-3, would be appropriate.

Staff recommends approval of Case 026-22.

ENCLOSURES

- Map of property
- Application

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.: 026-22
Filing Fee: $550.00
Date Advertised: 3-26-22
Date Notices Sent 3-2822
Public Hearing Date: 4-11-22

APPLICANT: Samantha Schneickert PHONE: 573 999 4976
ADDRESS: 5502 W 34th Pl, Joplin MO 64804 EMAIL: Sbpotucek@yahoo.com

OWNER: Glen Davidson PHONE:
ADDRESS: 7 Deer Run Drive, Joplin MO 64804 EMAIL:

LOCATION/ADDRESS OF PROPERTY: 655 S Lavender Ln, Joplin MO ~~64804~~ 64801

Present Zoning R-3 Residential Requested Zoning: C3 Acreage: 8.6
Present Use of Property: none, empty lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Not in city limits	Agricultural
South	Not in city limits	Residential
East	Not in city limits	Agricultural
West		

Character of the Neighborhood: Mixture of residential and commercial businesses. Close to University Plaza, MSSU, and not far from 7th & Rangeline retail area.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No, businesses located near by to East and West
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Plans to build a business on this lot that would not be allowed with residential zoning.

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: 7th Street
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 160 ft
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:

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: Samantha Schneickert DATE: 3- -22

TITLE: Buyer

Derek and Samantha Schneickert
REASON FOR REZONING

Derek and Samantha Schneickert would like to purchase the lot at 655 S Lavender Ln, Joplin MO 64801 contingent on it being rezoned C3 for commercial use. They have future plans of building a large upscale storage facility and small upscale laundry mat. This storage facility will also be used to run a non-profit diaper bank for the Joplin and Carl Junction communities.

There will be no increased danger of fire hazards and 7th street has plenty of right of way to accommodate for any increased traffic in the area due to the construction of these businesses. The laundry mat will be a smaller facility that may accommodate 15-20 customers at a time max. Storage facilities are shown to not significantly increase traffic and usually only have a few customers pre sent at one time. The diaper bank will be operating out of this facility but will not increase traffic because distribution of diapers will occur at a local church or WIC office, not the facility itself.

This proposed change will increase the visual appeal of the area leading into University Plaza and the Rangeline shopping district for anyone entering the city on 7th street off of Hwy 249. The Schneickerts' plan to design the front of the businesses upscale to match and improve the character of this entrance into the city. They plan to have an appealing landscape all around the fenced-in facility with video surveillance to maintain the safety of the area. They also plan to use solar energy to minimize fossil fuel emissions and decrease costs. There is already a significant number of established trees on the west side of Lavendar lane to shield residential homes from any light or unappealing looks created by the facility. These homes are located towards the back half of the lot and expansion to this area is not anticipated for years if at all due to the Turkey Creek flood plain. If the storage facility expands to the back half of this lot the owners plan to extend the visual appeal of the front of the business down Lavendar Ln in order to not cause an eye sore to the residents from their back yards when the trees are not in full bloom.

Storage facilities and laundry mats contribute a sizable amount of property taxes to the local government due to commercial tax rates. In order for this benefit to be possible for the City of Joplin this land would need to be rezoned to C3. Derek is a Joplin Native and local dentist who wants to help improve his community any way possible. Samantha has a passion to help low-income families in the local school districts.

They believe this facility will be a great business opportunity for the Joplin area. Most storage facilities around have waiting lists for the most common sizes plus the laundry facility would be close to MSSU. It will be a family business that is run by a Joplin native and a family dedicated to improving their community. The more they succeed in this business adventure the more Joplin will benefit.

STATE OF _____)
) ss.
COUNTY OF _____)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Glen R. Davidson (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as (see below) _____ (legal description) more commonly known as 655 Lavender Lane. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Derek Schneichert and/or Samantha Schneichert to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: 3/4/22

Signature of Owner

Glen R. Davidson
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 4th day of March, 2022.

Notary

My commission expires: _____

Shelby Elaine Arehart
Notary Public-Notary Seal
State of Missouri, Jasper County
Commission #21453992
My Commission Expires: 9/14/2025

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

LEGAL DESCRIPTION:
All of a tract of land described as follows; Beginning 25 ft E of the SW corner of the SE 1/4 of the SW 1/4 of Section 5, Tnp 27, Range 32, Jasper County, Missouri, thence E 300 ft, thence N 1,320 ft, thence W 300 ft, thence S 1,320 ft to the point of beginning.

STATE OF _____)
) ss.
COUNTY OF _____)

AGENT AFFIDAVIT AND CONSENT

Comes now Samantha Schneickert (Agent) who, being duly sworn upon his/her oath, does state that he/she is the representative speaking on behalf of the owner Glen Davidson (Owner) of the property located at 655 S. Lavender Ln, for Case Number _____.

Date: 3-4-22

Samantha Schneickert
Signature of Agent

Samantha Schneickert
Printed Name

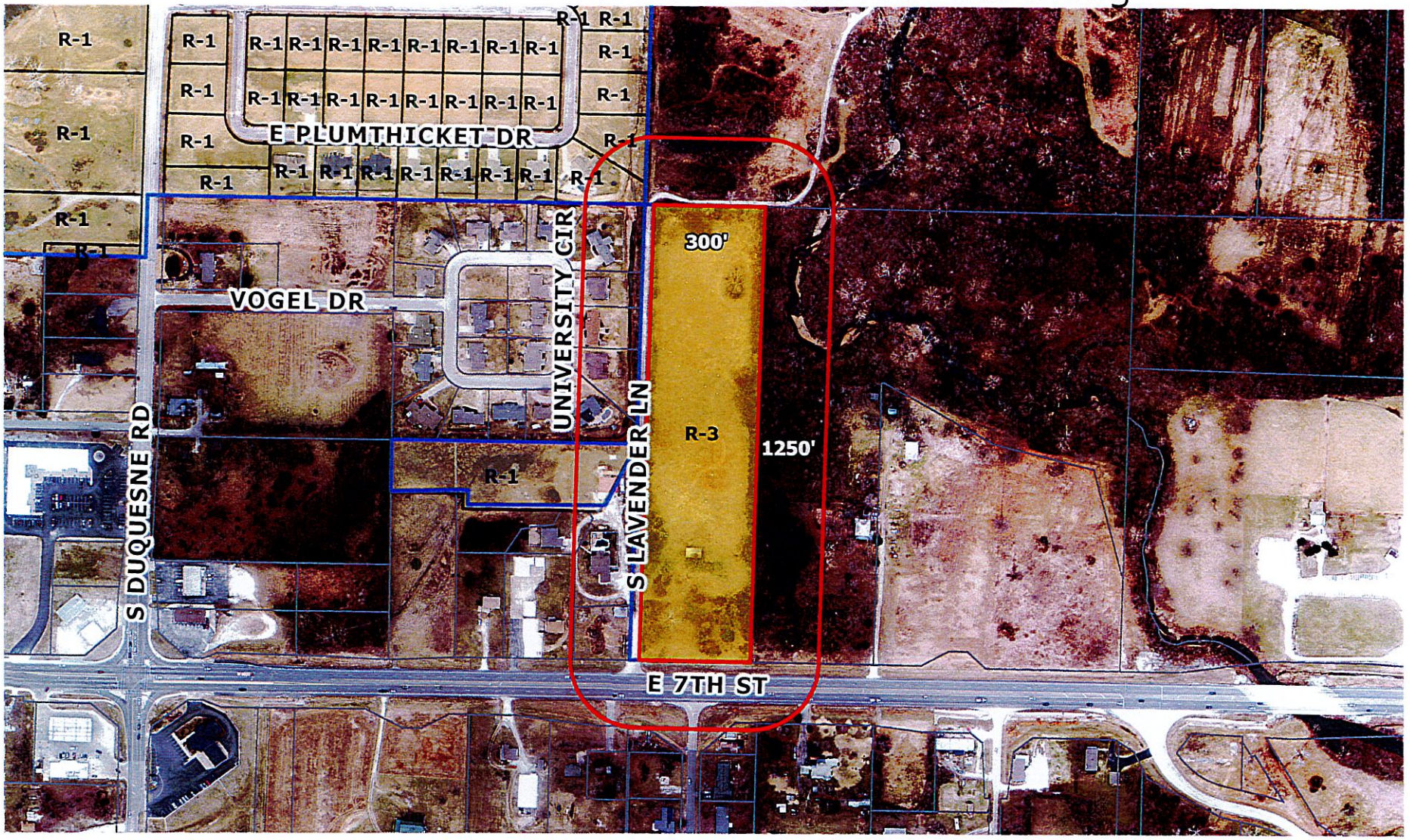
In witness whereof I have hereunto subscribed my name and affixed my official seal this 4th day of March, 2022.

Shelby Elaine Arehart
Notary

My commission expires: 09/14/2025

Shelby Elaine Arehart
Notary Public-Notary Seal
State of Missouri, Jasper County
Commission #21453992
My Commission Expires: 9/14/2025

Case 026-22: 655 S. Lavender Ln. - Rezoning



655 S. Lavender Ln. – A request to remove from District R-3 (Apartment House) and include in District C-3 (Commercial) for future commercial development – Samantha Schneickert.

Joplin City Limits

0 150 300 600 900 1,200 Feet

N

P & Z Case 026-22
Samantha Schneickert
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-265 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 (Apartment House) and including in District C-3 (Commercial) property as described below and located at 655 S. Lavender Ln.., 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.

All of a tract of land described as follows: Beginning 25 feet East of the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 5, Township 27, Range 32, Jasper County, Missouri, thence East 300 feet, thence North 1320 feet, thence West 300 feet, thence South 1320 feet 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 _____.

_____
Douglas W. Lawson , Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-266 – Rezone R-1 to R-2

MEETING DATE:
May 2, 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 027-22: 1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.

BACKGROUND:
The future land use map does indicate future low-density commercial, and R-2 zoning is appropriate to coincide with that designation. Uses in R-2 include single-family residential and two-family residential, both of which maintain characteristics of low-density residential uses. This area is not only a mix of residential zoning and uses, but also some commercial and industrial uses as well. The rezoning of this property to R-2 would continue that mix already existing in the urban fabric of this area of 10th and 11th streets.

PLANNING & ZONING COMMISSION TESTIMONY:
The applicant Mr. Jim Ames was not present. His representative was not present.

Mr. Stanton stated that Mr. Ames is a Florida resident. The request is to rezone this property from R-1 to R-2, which is two-family residential. There is R-2 property surrounding the property along with R-3 property to the southwest. This is a mixed area, along with manufacturing areas.

PUBLIC COMMENT: None.

RECOMMENDATIONS:
Staff recommends approval for Case 027-22.
Planning & Zoning Commission recommends Tabling Case 027-22 (7 Favor, 0 Nays)

ATTACHMENTS
CB 2022-266, Staff Planning Report, P&Z Commission Minutes

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 027-22 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development

LOCATION 1908 W. 10th St.

APPLICANT Jim Ames

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	M-2
Land Use	Single-family residential	Vacant	Cemetery	Auto Repair

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low-density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 10th St.	Local	50′
W. 11th St.	Local	70′

UTILITIES

Utilities in place.

FLOOD PLAIN

No part of this property is in the 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 low-density commercial, and R-2 zoning is appropriate to coincide with that designation. Uses in R-2 include single-family residential and two-family residential, both of which maintain characteristics of low-density residential uses.

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

The current zoning of R-1 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Property to the East has been used as ballfields for the Little League, and property to the West is used as an auto body shop – a use much more intense than any permitted in R-2. The cemetery use to the South will not be affected. Existing, more intense uses permeate this area, and additional R-2 zoning would not be inappropriate.

DISCUSSION

This request to rezone to R-2 Two-family Residential is appropriate for this property. This area is not only a mix of residential zoning and uses, but also some commercial and industrial uses as well. The rezoning of this property to R-2 would continue that mix already existing in the urban fabric of this area of 10th and 11th streets.

Staff recommends approval of Case 027-22.

ENCLOSURES

- Map of property
- Application

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.: 027-22
Filing Fee: $550.00
Date Advertised: 3-27-22
Date Notices Sent 3-28-22
Public Hearing Date: 4-11-22

APPLICANT: JIM AMES PHONE: 417-624-3931
ADDRESS: 4314 LONGCHAMP DR, SARASOTA FL EMAIL: jimpam_ames@yahoo.com

OWNER: SAME PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1908 WEST 10TH ST. JOPLIN, MO 64801

Present Zoning R-1 Requested Zoning: R-2 Acreage: 2
Present Use of Property: VACANT LAND

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENCE	
South	11TH ST	
East	BALL PARK	
West	RALPH KING BODY SHOP	

Character of the Neighborhood: MIXED

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: DESIRE TO BUILD DUPLEX

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: WEST 10TH + WEST 11TH
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? N/A
2. Properly Sized Street Right-of-Way? N/A
3. Drainage Easements? N/A
4. Utility Easements:
   Electricity?_____
   Gas?_____
   Sewers?_____
   Water?_____
5. Additional Comments:_____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

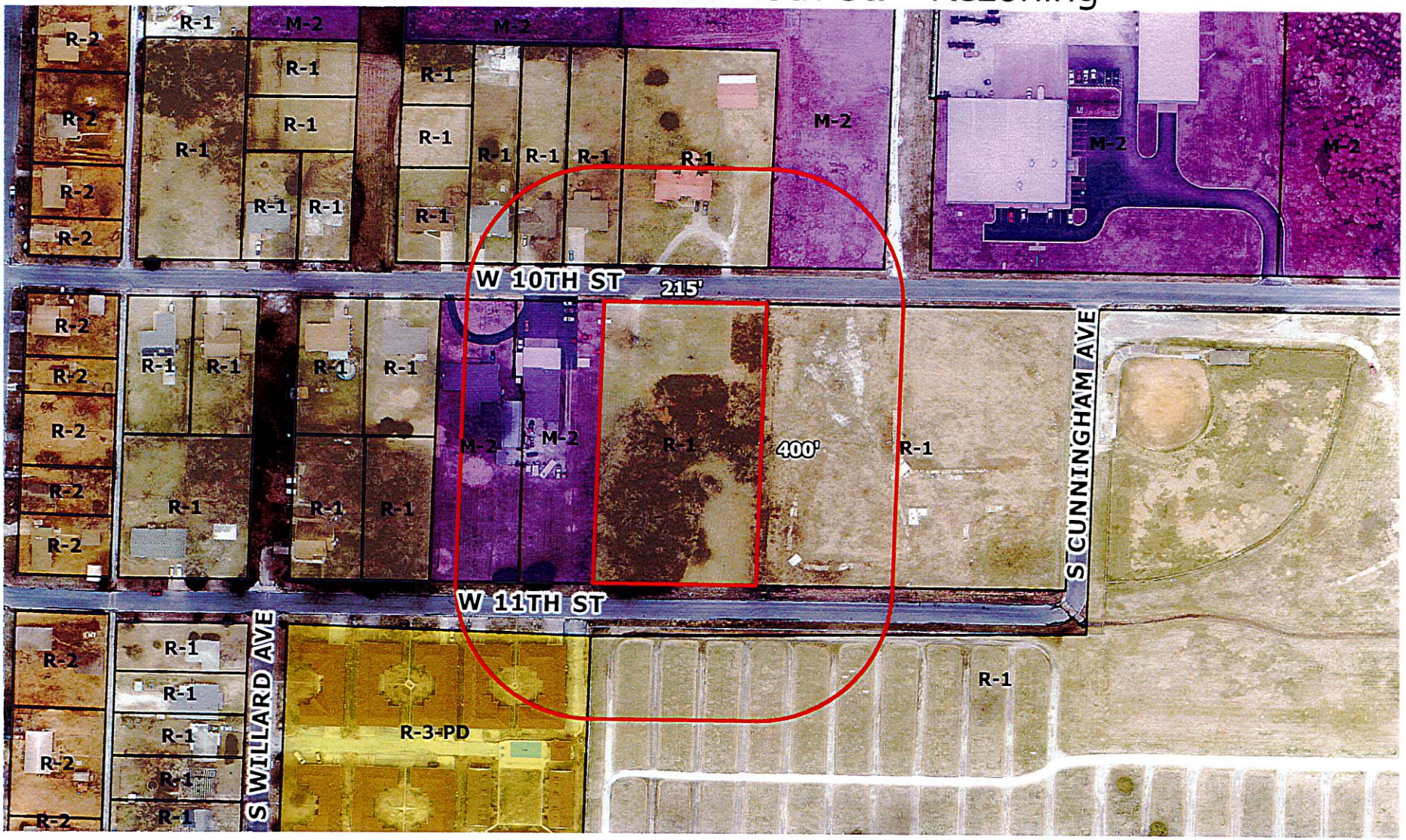
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

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: [signature] DATE: 3/9/2022

TITLE: Owner

Case 027-22: 1908 W. 10th St. - Rezoning



1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.

CB 2022-266

Case 027-22: 1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.

The applicant Mr. Jim Ames was not present. His representative was not present.

Mr. Stanton stated that Mr. Ames is a Florida resident. The request is to rezone this property from R-1 to R-2, which is two-family residential. There is R-2 property surrounding the property along with R-3 property to the southwest. This is a mixed area, along with manufacturing areas.

Ms. Phillips wanted to know how many duplexes can he put on the property?

Mr. Stanton stated the size of the property is two acres, at a max ten duplexes could be built. We have not received any plans. Mr. Stanton also stated that City Council has requested that if the applicant or their representative does not attend then the case be tabled.

Ms. Brueckner-Sears asked if there was anyone to speak in favor of this request? There were not. Is there anyone to speak in opposition of this request.

Phillip Dickson, he owns the property to the west of the requested property. He had the same question that Ms. Phillips asked. Was it one or ten duplexes? That was my questions because that property has issues with drainage and sewer.

MS. STEELE MOVED, SECONDED BY MR. KIMBLE THAT CASE 027-22 BE FORWARDED TO THE CITY COUNCIL WITH A RECOMMENDATION THAT IT BE TABLED. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR, 0 NAYS)

P & Z Case 027-22
Jim Ames
(P & Z Recommend to Table)

COUNCIL BILL NO. 2022-266 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 R-2 (Two-family Residential) property as described below and located at 1908 W. 10th 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 Lots Numbered Thirteen (13) and Fourteen (14) in West Summit Addition to the City of Joplin, Jasper County, Missouri, and the East 30 feet of vacated Adele Avenue that adjoins said lots.

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 _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-267-Utility Easement Vacation

MEETING DATE:
May 2, 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 028-22: Northeast of 2810 E. Water Edge Blvd. – A request to vacate a utility easement – Molandco, Inc.

BACKGROUND:
In order to develop the vacant lot, the applicant is requesting the easement be vacated in order to fit a home on the lot. The utilities would be rerouted to a new easement that heads Northeast and reconnects with the original platted easement.

PLANNING & ZONING COMMISSION TESTIMONY:
Allyn Burt, 2609 Water Edge Blvd., Joplin, MO. This property was platted the first time Waters Edge was developed. It was always a strange, shaped lot because of the fact the property behind was not owned by us. We have changed the easement due to the fact that we have a client that would like to purchase the property, and we have now acquired the tract to the East.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2021-22 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 028-22.
Planning & Zoning Commission recommends approval for Case 028-22 (7 in favor, 0 Nays,)

ATTACHMENTS
CB 2022-267, Staff Planning Report, P&Z Commission Minutes

CB 2022-267

Case 028-22: Northeast of 2810 E. Water's Edge Blvd. – A request to vacate a utility easement – Molandco, Inc.

Allyn Burt, 2609 Water Edge Blvd., Joplin, MO. This property was platted the first time Waters Edge was developed. It was always a strange, shaped lot because of the fact the property behind was not owned by us. We have changed the easement due to the fact that we have a client that would like to purchase the property, and we have now acquired the tract to the East.

Ms. Brueckner-Sears asked if there was anyone who would like to speak in favor of this request? There were not, nor anyone speaking in opposition.

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE THAT CASE 028-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR, 0 NAYS)

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 028-22 A request to vacate approximately 120 feet of a platted utility easement.

APPLICANT MoLandCo, Inc

REPRESENTATIVE Allyn Burt

LOCATION Northeast of 2810 E. Waters Edge Blvd.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 120' x 20'

REASON FOR VACATION

In order to develop the vacant lot, the applicant is requesting the easement be vacated in order to fit a home on the lot. The utilities would be rerouted to a new easement that heads Northeast and reconnects with the original platted easement.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the easement. Rerouting of utilities has already occurred.

UTILITIES PLANNED TO LOCATE IN THE RIGHT-OF-WAY?

No plans for new utilities to be located in the right-of-way.

DISCUSSION

This vacation is sought to develop the empty lot. A proposed building would encroach on the existing easement, so a new easement will be recorded that makes room for the rerouting of utilities as well as the footprint of the proposed building.

Staff recommends approval of Case 028-22.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form and Attachments 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.: 028-22
Filing Fee: $550.00
Date Advertised: 3-27-22
Date Notices Sent 3-28-22
Public Hearing Date: 4-11-22

I. Applicant Name: MOLANDCO INC. Phone: (417) 206-2400

If more than one property applicant, please submit additional names, address and phone numbers on attached sheet(s)

Address: 2300 East 7th Street Joplin, MO 64801 Email: molandco@joplin.com

II. Type of vacation requested (check one):

Street Vacation_____

Alley Vacation_____

Utility Vacation X

Other (Please specify)_____

III. Location of street, alley, utility easement, or other reservation: East line of Lot-7 in Water's Edge Unit No. 2

IV. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation.

No private rights will be injured or endangered by the vacation.

2. The vacation will not cause the public to suffer a loss or inconvenience.

The public will not suffer a loss or inconvenience by the vacation.

3. In justice to the applicant(s) the vacation should be granted. The vacation should be granted to make

more buildable space available on the existing lot.

V. Required Attachments:

1. Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.

2. Survey or such other drawing acceptable to the Planning / Community Development Manager depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

3. Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

4. Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
AT&T	Jon Fisk	jf4583@att.com	417-529-0840
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	417-437-1270
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
~~Republic Services (Trash)~~			(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	417-768-9444
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

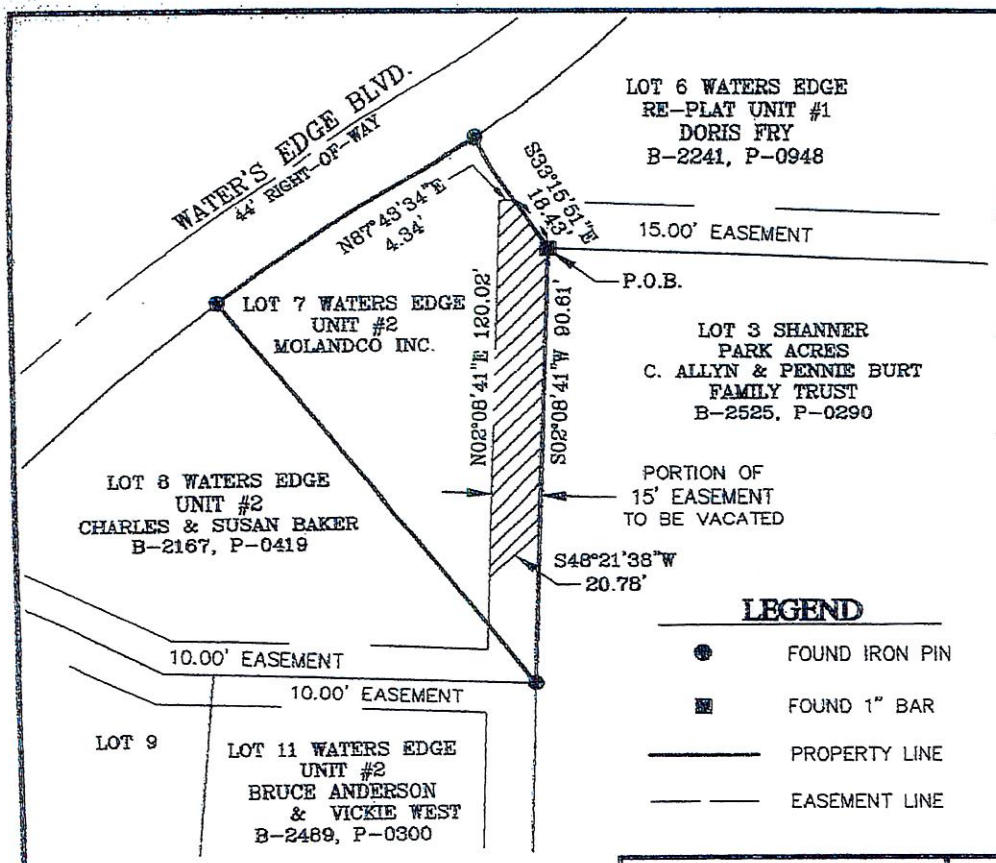
Randy 800-610-3283

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature

3/11/22

Date



LEGEND

- FOUND IRON PIN
- FOUND 1" BAR
- PROPERTY LINE
- EASEMENT LINE

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

ZONING NOTE

SUBJECT PROPERTY IS ZONED R-1
(SINGLE FAMILY RESIDENTIAL)

BASIS OF BEARING

BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

GRID

SOURCE DOCUMENTS

BOOK 20 PAGE 39 (WATERS EDGE UNIT NO. 2)

EASEMENT VACATION DESCRIPTION

A PORTION OF A FIFTEEN (15) EASEMENT BEING ALONG THE EAST LINE OF LOT NUMBERED SEVEN (7) IN WATER'S EDGE UNIT NO. 2, BEING A RE-PLAT OF PART OF WATER'S EDGE RE-PLAT NO. 1, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN THE JASPER COUNTY MISSOURI RECORDER'S OFFICE IN PLAT BOOK 20 AT PAGE 39, BEING DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT SEVEN (7) THENCE SOUTH 02°08'41" WEST ALONG SAID EAST LINE OF LOT SEVEN (7) 90.61 FEET; THENCE LEAVING SAID EAST LINE SOUTH 48°21'38" WEST 20.78 FEET; THENCE NORTH 02°08'41" EAST 120.02 FEET; THENCE NORTH 87°43'34" EAST 4.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT SEVEN (7); THENCE ALONG SAID NORTHERLY LINE, SOUTH 33°15'51" EAST 18.43 FEET TO THE POINT OF BEGINNING. CONTAINING 1,609 SQUARE FEET MORE OR LESS, 0.04 ACRES MORE OR LESS.

RANDALL B. LYON, PLS-2015000231

DATE OF CERTIFICATION

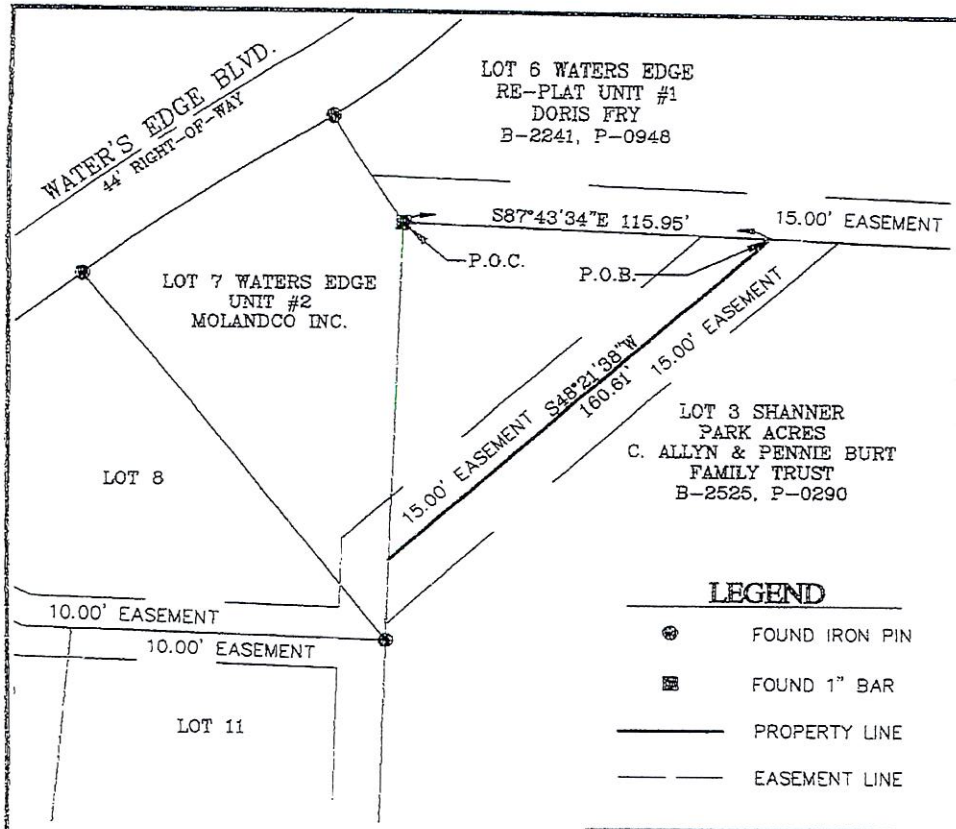
MOLANDCO INC
2300 EAST 7TH ST.
JOPLIN, MO 68401
PH (417) 206-2400

CERTIFICATE OF AUTHORITY: LS-2020032830 EXPIRES 12/31/2022

CLIENT: MOLANDCO

DESCRIPTION: EASEMENT VACATION
LOT 7 WATERS EDGE UNIT NO. 2
JOPLIN, JASPER CO, MO

SCALE:	DATE:	DRAWN BY:	FIELD BOOK:	DRAWING #:
1" = 50'	01-07-2022	RBL	WE-M	WE2-7-EV



LEGEND

- FOUND IRON PIN
- FOUND 1" BAR
- PROPERTY LINE
- EASEMENT LINE

ZONING NOTE

SUBJECT PROPERTY IS ZONED R-1
(SINGLE FAMILY RESIDENTIAL)

BASIS OF BEARING

BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

GRID

SOURCE DOCUMENTS

BOOK 20 PAGE 39 (WATERS EDGE UNIT NO. 2)
BOOK 3 PAGE 294 (SHANNER PARK ACRES)

EASEMENT DESCRIPTION

A 30 FOOT WIDE UTILITY EASEMENT DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT THREE (3) IN SHANNER PARK ACRES, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN THE JASPER COUNTY MISSOURI RECORDER'S OFFICE IN PLAT BOOK 3 AT PAGE 294; THENCE ALONG THE NORTH LINE OF SAID LOT THREE (3) SOUTH 87°43'34" EAST A DISTANCE OF 115.95 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF LOT THREE (3) SOUTH 48°21'38" WEST A DISTANCE OF 160.61 FEET TO A POINT ON THE WEST LINE OF LOT SEVEN (7) IN WATER'S EDGE UNIT NO. 2, BEING A RE-PLAT OF PART OF WATER'S EDGE RE-PLAT NO. 1, SAID POINT BEING NORTH 02°08'41" EAST A DISTANCE OF 26.12 FEET FROM THE SOUTH CORNER OF SAID LOT SEVEN (7) AND POINT OF TERMINATION. SIDELINES TO BE LENGTHENED OR SHORTENED TO TERMINATE ON EXISTING LOT LINES. CONTAINING 4,818 SQUARE FEET MORE OR LESS.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

RANDALL B. LYON, PLS-2015000231

DATE OF CERTIFICATION

MOLANDCO INC
2300 EAST 7TH ST.
JOPLIN, MO 68401
PH (417) 206-2400

CERTIFICATE OF AUTHORITY: LS-2020032830 EXPIRES 12/31/2022

CLIENT: MOLANDCO

DESCRIPTION: 30' EASEMENT
LOT 3 SHANNER PARK ACRES
JOPLIN, JASPER CO, MO

SCALE:	DATE:	DRAWN BY:	FIELD BOOK:	DRAWING #:
1" = 50'	01-07-2022	RBL	WE-M	WE2-7-ESMT

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that MOLANDCO INC. , *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of a 15' platted easement

Located at: East line of Lot-7 in Water's Edge Unit No. 2, Joplin, Jasper Co., MO

For the following purpose: To increase the buildable space on Lot-7 in Water's Edge Unit No. 2

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☒ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

Please return this form within 21 days to the applicant listed above.

Jerry Jenkins
Authorized Representative

2/8/2022
Date

Missouri American Water
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that MOLANDCO INC., *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of a 15' platted easement

Located at: East line of Lot-7 in Water's Edge Unit No. 2, Joplin, Jasper Co., MO

For the following purpose: To increase the buildable space on Lot-7 in Water's Edge Unit No. 2

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☒ Other: WILL VACATE UPON SIGNED NEW EASEMENT ACROSS LOT 3 SHAVER PARK ACRES PER DWG ATTACHED.

Please return this form within **21 days** to the applicant listed above.

JEFFREY R LEBEDA 2-9-2022

Authorized Representative Date

LIBERTY UTILITIES

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that MOLANDCO INC., *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of a 15' platted easement

Located at: East line of Lot-7 in Water's Edge Unit No. 2, Joplin, Jasper Co., MO

For the following purpose: To increase the buildable space on Lot-7 in Water's Edge Unit No. 2

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☑ No (form complete)
2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

Please return this form within 21 days to the applicant listed above.

Steven Martinez — 2/7/22

Authorized Representative — Date

City Storm Sewer

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that MOLANDCO INC., *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of a 15' platted easement

Located at: East line of Lot-7 in Water's Edge Unit No. 2, Joplin, Jasper Co., MO

For the following purpose: To increase the buildable space on Lot-7 in Water's Edge Unit No. 2

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☒ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☒ Relocate facilities
   ☐ Other: Cable will be moved by our Contractor

Please return this form within 21 days to the applicant listed above.

Authorized Representative — Date: 3/11/22

Stark Light
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that MOLANDCO INC., *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of a 15' platted easement

Located at: East line of Lot-7 in Water's Edge Unit No. 2, Joplin, Jasper Co., MO

For the following purpose: To increase the buildable space on Lot-7 in Water's Edge Unit No. 2

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - [X] Yes (proceed to #2)
   - [ ] No (form complete)
2. Our utility:
   - [ ] has no objection
   - [ ] objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - [X] will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - [ ] Retain utility easement and protect facilities
     - [ ] Relocate facilities
     - [X] Other: provide easement west to waters edge blvd

Please return this form within **21 days** to the applicant listed above.

[signature] — 03/09/2022

Authorized Representative — Date

at&t

Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

February 10, 2022

MOLANDCO INC.
2300 E. 7th Street
Joplin, MO 64801

Re: Request to release a portion of a 15' platted easement.

Vacation: Vacate a portion of a 15' platted easement along the East line of Lot 7 in Water's Edge Unit No. 2, City of Joplin, Jasper Co., MO.

MOLANDCO, INC.,

In response to your letter dated December 4, 2022, relative to the above referenced Vacate a portion of a 15' platted easement along the East line of Lot 7 in Water's Edge Unit No. 2, City of Joplin, Jasper Co., MO.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

AlSt
Alex Sammet (Feb 20, 2022 21:38 CST)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF:MRS
cc: alexabkendall@gmail.com

Engineering Dept. Approval: JMA
JMA

System Planning Approval: JMK
JMK

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that MOLANDCO INC., *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of a 15' platted easement

Located at: East line of Lot-7 in Water's Edge Unit No. 2, Joplin, Jasper Co., MO

For the following purpose: To increase the buildable space on Lot-7 in Water's Edge Unit No. 2

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocare facilities
      ☐ Other: _____

Please return this form within 21 days to the applicant listed above.

Alex Sammet (Feb 20, 2022 21:38 CST)
Authorized Representative

02/20/2022
Date

Spire
Name of Utility

Signature: Julie King
Julie King (Feb 16, 2022 13:47 CST)

Email: julie.king@spireenergy.com

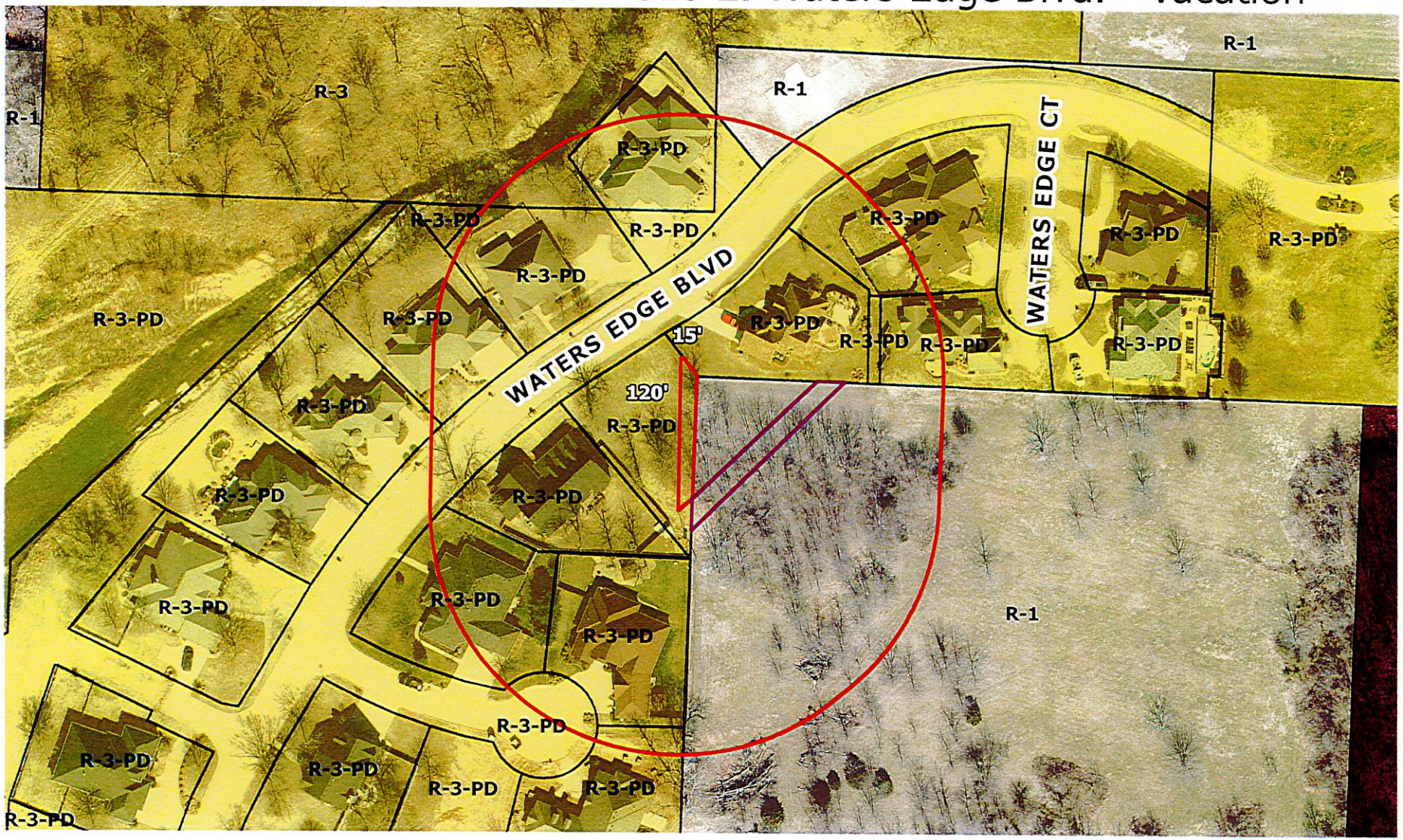
Signature: Jose Arellano
Jose Arellano (Feb 18, 2022 14:34 CST)

Email: jose.arellano@spireenergy.com

Signature: Matt Aplington
Matt Aplington (Feb 24, 2022 15:38 CST)

Email: matt.aplington@spireenergy.com

Case 028-22: Northeast of 2810 E. Waters Edge Blvd. - Vacation


R-1
R-3
R-1
R-1
R-3-PD
R-3-PD
R-3-PD

P & Z Case 028-22
Molandco, Inc.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-267 ORDINANCE NO.

AN ORDINANCE providing the vacation of a utility easement lying on property Northeast of 2810 E Water's Edge Blvd., City of Joplin, Jasper County, Missouri.

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

Section 1. That the vacation of a utility easement lying on property the Southeast Corner of S. Anderson Ave. and W. 26th St. City of Joplin, Jasper County, Missouri described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the abutting lots and land:

A portion of a fifteen (15) easement being along the East Line of Lot Numbered Seven (7) in Water's Edge Unit No. 2, being a re-plat of part of Water's Edge Re-plat No. 1, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, filed in the Jasper County Missouri Recorder's Office in Plat Book 20 at Page 39, being described as beginning at the Northeast Corner of said Lot Seven (7) thence South 02°08'41" West along said East Line of Lot Seven (7) 90.61 feet; thence leaving said East Line South 48°21'38" West 20.78 feet; thence North 02°08'41" East 120.02 feet; thence North 87°43'34" East 4.34 feet to a point on the Northerly Line of said Lot Seven (7); thence along said Northerly Line, South 33°15'51" East 18.43 feet to the point of beginning, containing 1,609 square feet more or less, 0.04 acres more or less.

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

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-268 – Rezone R-1 to R-1-PD.

MEETING DATE:
May 2, 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 029-22: 3330 and 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H. & Debra S. Family Trust.

BACKGROUND:
This request to rezone to R-1-PD Single-family Residential Planned Development is for a future 281-lot subdivision. The applicant is requesting the PD Overlay for approval of smaller lot sizes and shorter lot widths than is currently permitted by the subdivision regulations. The minimum lot area would be 6,760 square feet under this request, approximately 1000 square feet less than code minimum 7,800 square feet. Additionally, the minimum lot width would be 52' under this request, 13' shorter than the code minimum of 65'. Smaller lots, such as the ones requested, have become increasingly popular in Joplin in recent years. Many of the lots in existing plats in Joplin's historic grid system are roughly the same size, and the few vacant ones that remain have been scooped up and developed as of late.

PLANNING & ZONING COMMISSION TESTIMONY:
Terry Mitchell, Schuber Mitchell Homes representing the Gaskills, from whom we purchased the property.

Mr. Eastman wanted to know what the rationale was going from R-1 to R-1-PD?

Mr. Stanton stated that the PD allows the applicant to request smaller lot sizes and widths. Our minimum code regulation is 65 feet per single family lot, they are requesting down to a 52-foot lot.

Joshua Oathout, 114 Sunset, Carl Junction, MO, Engineer/Land Surveyor, Anderson Engineering. The basis is we are requesting R-1-PD, but if you look at the image, we have a large area of wetlands on this site that we want to preserve. We picked an overlay district because the PD encourages the use of green space preserving natural habitat. The Southwest side of the plat in the triangle we will be doing the same thing. We are requesting the PD from the code so that we can preserve area lost to wetlands.

Ms. Phillips wanted to know how many years; months are between the phases?

Troy Nebo, Schuber Mitchell Homes, 1835 Golf St., Webb City, MO., The goal is in the next three years we will be developing this. The actual timeline will be based on sales.

Mr. Kimble mentioned that the lot sizes are thirteen feet shorter than the minimum code. What is the purpose of having the smaller lots?

Mr. Oathout stated that so much of the property is unusable because of the Army Corp, it still makes the development developable.

Ms. Phillips wanted to know if all the houses will have garages on the front and extend further than the house?

Mr. Oathout stated the garages will be on the front and extends to the front and we have setbacks that we have to abide by the city.

Mr. Bolander stated that the lots sizes in the U.S are decreasing. People want smaller lot size. Our experience in Joplin, the 50'x 120' are very popular now.

Mr. Kimble wanted to know about the pond area to the north, given the lot sizes will be smaller. Will there be anything built in there? Trails, anything else in that green space for the families?

Mr. Oathout stated there is planned trails.

PUBLIC COMMENT;

Katie Proctor, my home is directly above the center, the red line. and our property touches the back of that western half. As you will notice all the properties to the north of this proposed development are 4+ acres tracts and we wanted to preserve that feeling of being in the country. Mine is right next to the easement that divides those upper rectangles, and would that become a street? There is also an easement that runs from St. Louis Ave. along the north edge of the east half of the proposed development. Where is all the traffic going to go?

Mr. Stanton explained that in the plat there will be 281 lots roughly over the eighty-two acres. As far as traffic they will have in the beginning two entrances off St. Louis. There are no connections going to the north. They will not be able to build a street to that dedicated right-of-way, because the Army Corp of Engineers protects the wetland that is located in the path of that right-of-way.

RECOMMENDATIONS:

Staff recommends approval for Case 029-22.
Planning & Zoning Commission recommends denial for Case 029-22 (4 in Favor, 2 Nays, 1 Abstain)

ATTACHMENTS

CB 2022-268, Staff Planning Report, P&Z Commission Minutes, Exhibit A-Emeral Glades Preliminary Plat.

CB 2022-268

Case 029-22: - 3330 & 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H & Debra S Family Trust.

Terry Mitchell, Schuber Mitchell Homes representing the Gaskills, from whom we purchased the property.

Mr. Stanton stated the details of this request, you might find easily on the plat, which is Case 030-22.

Mr. Eastman wanted to know what the rationale was going from R-1 to R-1-PD?

Mr. Stanton stated that the PD allows the applicant to request smaller lot sizes and widths. Our minimum code regulation is 65 feet per single family lot, they are requesting down to a 52-foot lot.

Joshua Oathout, 114 Sunset, Carl Junction, MO, Engineer/Land Surveyor, Anderson Engineering. The basis is we are requesting R-1-PD, but if you look at the image, we have a large area of wetlands on this site that we want to preserve. We picked an overlay district because the PD encourages the use of green space preserving natural habitat. The Southwest side of the plat in the triangle we will be doing the same thing. We are requesting the PD from the code so that we can preserve area lost to wetlands.

Ms. Phillips wanted to know how many years; months are between the phases?

Troy Nebo, Schuber Mitchell Homes, 1835 Golf St., Webb City, MO., The goal is in the next three years we will be developing this. The actual timeline will be based on sales.

Ms. Phillips mention to get to phase 6?

Mr. Nebo stated that was correct. We are planning to start on development as soon as the approval from the city is final.

Mr. Kimble mentioned that the lot sizes are thirteen feet shorter than the minimum code. What is the purpose of having the smaller lots?

Mr. Oathout stated that so much of the property is unusable because of the Army Corp, it still makes the development developable.

Ms. Brueckner-Sears asked if there were any other questions? This has nothing to do with the lot sizes, correct?

Mr. Stanton stated that it does because if you approve the overlay then that includes the reduction of the lot sizes.

Ms. Brueckner-Sears stated she has concerns with the smaller lot sizes.

Ms. Steele stated she has a question. Where else have you gone down to the 52-foot lot.

Mr. Oathout stated out at Wildwood Ranch.

Mr. Stanton stated that outside of Schuber Mitchell subdivisions a large portion of the historic grid system, Main Street, to the East and West of that, those original plats are 50-foot lots. They are very common in Joplin.

Mr. Nebo stated that we have seen on sales that the preference from buyers is the smaller lots.

Ms. Phillips wanted to know if all the houses will have garages on the front and extend further than the house?

Mr. Oathout stated the garages will be on the front and extends to the front and we have setbacks that we have to abide by the city.

Mr. Bolander stated that the lots sizes in the U.S are decreasing. People want smaller lot size. Our experience in Joplin, the 50'x 120' are very popular now.

Mr. Kimble wanted to know about the pond area to the north, given the lot sizes will be smaller. Will there be anything built in there? Trails, anything else in that green space for the families?

Mr. Oathout stated there is planned trails.

Ms. Brueckner-Sears asked if there wanted anyone who would like to speak in favor of this request? There were not. She also asked if there was anyone is opposition of this request?

Katie Proctor, my home is directly above the center, the red line. and our property touches the back of that western half. As you will notice all the properties to the north of this proposed development are 4+ acres tracts and we wanted to preserve that feeling of being in the country. Mine is right next to the easement that divides those upper rectangles, and would that become a street? There is also an easement that runs from St. Louis Ave. along the north edge of the east half of the proposed development. Where is all the traffic going to go?

Mr. Stanton explained that in the plat there will be 281 lots roughly over the eighty-two acres. As far as traffic they will have in the beginning two entrances off St. Louis. There are no connections going to the north. They will not be able to build a street to that dedicated right-of-way, because the Army Corp of Engineers protects the wetland that is located in the path of that right-of-way.

Ms. Proctor wanted to know about the intersection of St. Louis Ave. and Fountain Rd., will a light be added?

Mr. Stanton stated that the city has requested a traffic impact for that area. They came back and indicated that there was no need for improvements for St. Louis Ave., even with a full build out.

Ms. Brueckner-Sears asked if there was anyone else in opposition? There were not.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 029-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MR. EASTMAN, MS. WARREN, AND MR. MCCULLOUGH VOTED "AYE" MS. STEELE, MR. KIMBLE, MS. PHILLIPS, AND MS. BRUEKNER-SEARS "NAY" (3 IN FAVOR, 4 NAYS) MOTION FAILED.

MS. PHILLIPS MOVED, SECONDED BY MR. KIMBLE THAT CASE 029-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR DENIAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MS. STEELE, MR. KIMBLE, AND MS. PHILLIPS "AYE" (4 IN FAVOR, 2 NAYS, 1 ABSTAIN) MR. EASTMAN AND MS. WARREN VOTING "NAY", MR. MCCULLOUGH VOTING "ABSTAIN".

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN

PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 029-22 A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development

LOCATION 3330 and 3332 N. St. Louis Ave.

APPLICANT Gaskill, Jason H & Debra S Family Trust.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 83 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Out of City Limits
Land Use	Single-family residential	Single-family Residential	Single-family Residential	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low-density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. St. Louis Ave.	Collector	60'

UTILITIES

Utilities will be extended throughout the proposed subdivision.

FLOOD PLAIN

No part of this property is in the 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 low-density commercial, and R-1-PD zoning is appropriate to coincide with that designation.

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

The current zoning of R-1 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Abutting property, and most property in the area, are zoned R-1 and have similar or identical uses to those proposed in this request.

DISCUSSION

This request to rezone to R-1-PD Single-family Residential Planned Development is for a future 281-lot subdivision. The applicant is requesting the PD Overlay for approval of smaller lot sized and shorter lot widths than is currently permitted by the subdivision regulations. The minimum lot area would be 6,760 square feet under this request, approximately 1000 square feet less than code minimum 7,800 square feet. Additionally, the minimum lot width would be 52' under this request, 13' shorter than the code minimum of 65'.

It is important to note that not every lot will be the smallest versions requested by the applicant. There is a mix of lots that are smaller and larger throughout the proposed neighborhood.

Smaller lots, such as the ones requested, have become increasingly popular in Joplin in recent years. Many of the lots in existing plats in Joplin's historic grid system are roughly the same size, and the few vacant ones that remain have been scooped up and developed as of late. Staff has observed that this is part of a larger trend nationwide of growing popularity and demand for smaller yards and less property to maintain.

Staff recommends approval of Case 029-22.

ENCLOSURES

- Map of property

- Application

REZONING APPLICATION FORM

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

For Office Use Only

Case No.:
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: GASKILL JASON H & DEBRA S FAMILY TR PHONE:
ADDRESS: PO BOX 561 WEBB CITY MO ZIP: 64870 0561

OWNER: GASKILL JASON H & DEBRA S FAMILY TR PHONE:
ADDRESS: PO BOX 561 WEBB CITY MO ZIP: 64870 0561

LOCATION/ADDRESS OF PROPERTY: SEE ATTACHED LEGAL DESCIPTION 3330 N St Louis
3332 N St Louis

Present Zoning R-1 Requested Zoning: R1-PD Acreage: 82.61
Present Use of Property: RURAL HOMESITE AND RURAL AG VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	VACANT & SINGLE FAMILY	
South	VACANT	
East	SINGLE FAMILY	
West	VACANT & SINGLE FAMILY	

Character of the Neighborhood: PROPERTY SITS ALONG N ST LOUIS AVE. DEVELOPER IS REQUESTING TO REZONE THE TWO PROPERTIES TO R1-PD.

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:
   CHANGING TO PD WILL ALLOW FOR MORE VARIETY IN HOUSING OPTIONS TO BE AVAILABLE TO ADDRESS THE CONTINUED SHORTAGE OF HOMES IN THE JOPLIN AREA. THIS WILL ALSO HELP PRESERVE EXISTING WETLANDS AND RIPARIAN AREA.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

Jason Gaskill

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: N ST LOUIS AVE
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 60 FEET
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:

PLEASE REFER TO ATTACHED EXHIBIT AND DESCRIPTIONS.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

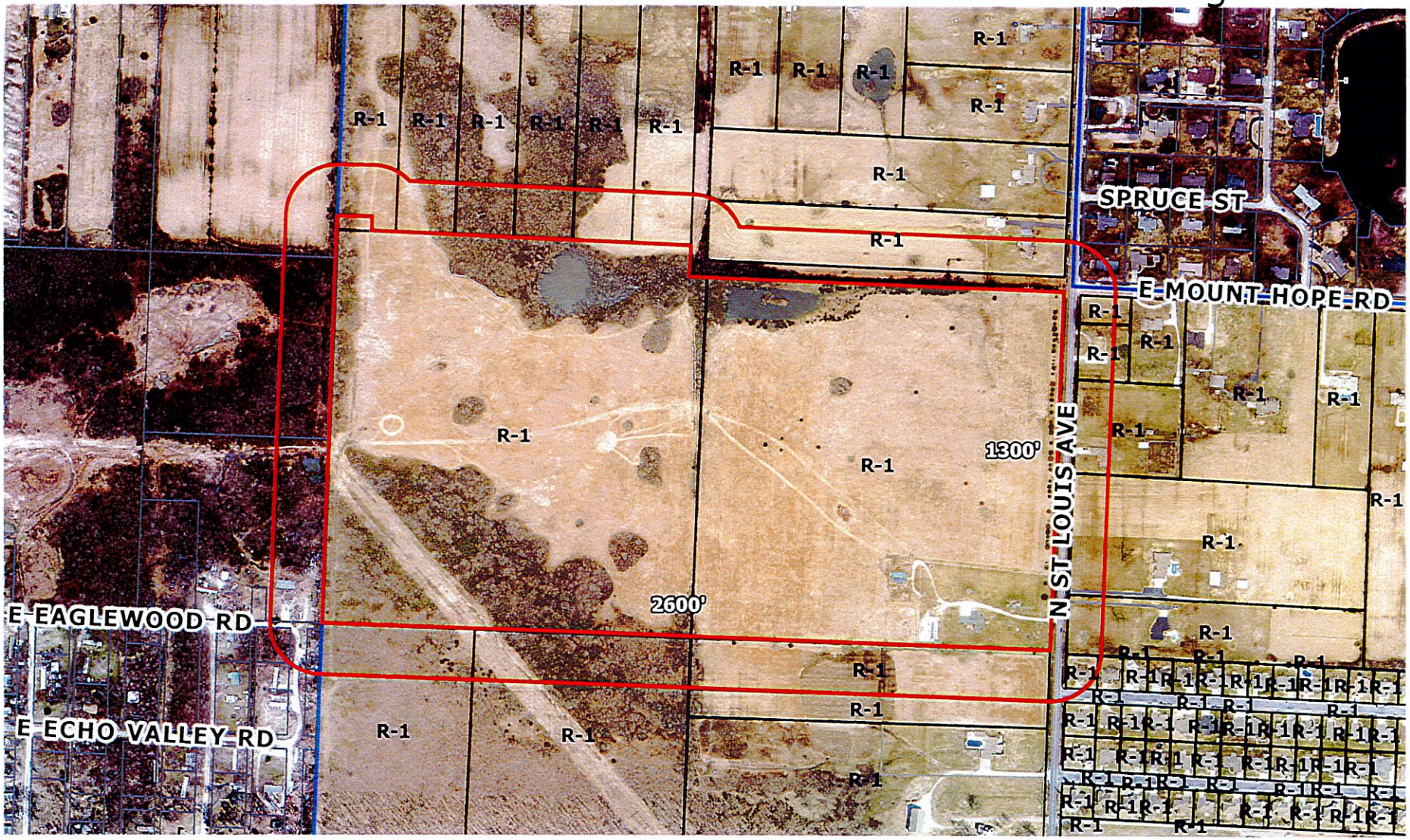
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed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

SIGNATURE: _____ DATE: 12-2-21

EMAIL: _____

TITLE: _____

Case 029-22: 3330 & 3332 N. St. Louis Ave. - Rezoning



3330 & 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H & Debra S Family Trust.

N

0 200 400 800 1,200 1,600 Feet

P & Z Case 029-22
Gaskill, Jason H & Debra S Family
(P & Z Recommended Denial)

COUNCIL BILL NO. 2022-268 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 R-1-PD (Single-family Residential Planned Development) property as described below and located at 3330 and 3332 N. St. Louis 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 R-1-PD.

ALL OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, BEING A PART OF THE TRACT DESCRIBED IN THE JASPER COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2555, PAGE 481, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND HALF INCH (1/2") REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER, SOUTH 02°15'29" WEST, 1175.00 FEET, TO THE POINT OF BEGINNING. THENCE LEAVING SAID WEST LINE SOUTH 87°57'33" EAST, 197.47 FEET; THENCE SOUTH 02°31'36" WEST, 50.00 FEET; THENCE SOUTH 87°57'53" EAST, 1059.90 FEET; THENCE SOUTH 02°15'47" WEST, 99.37 FEET; THENCE SOUTH 87°53'52" EAST, 60.74 FEET, TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 87°55'24" EAST, 1316.62 FEET, TO A FOUND (1/2") REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 02°16'20" WEST, 1323.47 FEET, TO A FOUND (1/2") IRON PIN AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE LEAVING THE EAST LINE OF SAID SECTION, NORTH 87°58'10" WEST, 1315.95 FEET, TO A FOUND (1/2") REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, NORTH 87°49'37" WEST, 1318.22 FEET, TO A FOUND ALUMINUM MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER, NORTH 02°15'29" EAST, 1470.81 FEET, TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MISSOURI

COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 83.1 ACRES 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 _____.

_____
Douglas W. Lawson , Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

PRELIMINARY PLAT OF
EMERALD GLADES SUBDIVISION
A SUBDIVISION IN JOPLIN, MISSOURI
SECTION 26, TOWNSHIP 28N, RANGE 33W
JASPER COUNTY, MISSOURI

POINT OF COMMENCEMENT @ FOUND 1/2" REBAR NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

POINT OF BEGINNING

S2°15'29"W 29.90' FOUND 1/2" IP

S87°57'53"E 197.47'

S2°31'36"W 50.00'

S87°57'53"E 1059.90' 1/2" FOUND REBAR

FOUND 1/2" REBAR

FOUND 5/8" REBAR

S2°15'47"W 99.37'

S87°53'52"E 60.74'

FOUND IP WITH CAP "LPS 2000147864" NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

0.4'±

N87°53'52"W 1257.13'

NEW LADY ADDITION PLAT BOOK 12, PAGE 66

FOUND 1/2" REBAR NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

S87°55'24"E 1316.62'

MARCY LANE
50' RIGHT-OF-WAY PUBLIC

NE CORNER SE 1/4 | 26-28-33

23 24" RCP FL 1020.8' 0.03'±

24" RCP FL 1024.1'

N2°15'29"E 1470.81'

FOUND 1" PIPE

ELLIS R. & MARGARET TOWNSEND NO BOOK AND PAGE

1.8'±

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481 LOT 2

JASON H. & DEBRA S GASKILL BOOK 2555, PAGE 481 LOT 3

BEVERLY J. LLOYD BOOK 1314, PAGE 886 LOT 4

EDWARD H. & VIRGINIA K. COLEMAN BOOK 1301, PAGE 1124 LOT 5

MATTHEW R. & KATHERINE R. PROCTOR BOOK 2048, PAGE 518 LOT 6

LOT 14

NW 1/4 NE 1/4 SEC. 26

R & R LAND DEVELOPMENT CO. BOOK 2594, PAGE 1

NORTH INDIANA AVENUE

STORMWATER RETENTION POND

DETENTION POND/ WETLAND PRESERVATION AREA

STORMWATER RETENTION POND

STORMWATER RETENTION POND

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

STORM DRAINAGE EASEMENT 23'X150'

EAST WHITE OAK STREET 50'

REED ST.

SEDGE STREET

OSAGE STREET

EAST DAISY STREET

ASTER AVE.

NORTH MCKEE AVENUE

NORTH MICHIGAN AVENUE

HICKORY AVENUE

REDWING STREET

N. ST LOUIS AVENUE

SIGN EASEMENT 15'X32.5'

SIGN EASEMENT 15'X32.5'

SIGN EASEMENT 15'X32.5'

30' ELECTRIC EASEMENT BOOK 2453, PAGE 349 BOOK 2609, PAGE 162 BOOK 2222, PAGE 61

30' ELECTRIC EASEMENT BOOK 2609, PAGE 162

BRIAN K. & KATHARINA A JORDAN BOOK 1948, PAGE 1063

GERALD F. KOEHLER TRUST BOOK 2497, PAGE 217

SAM D. & PHYLLIS A. JACKSON BOOK 1538, PAGE 1422

N87°53'58"W 2633.68'

FOUND COPPER WELD WEST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

FOUND ALUMINUM MONUMENT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

N87°49'37"W 1318.22'

FOUND 1/2" REBAR SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

N87°58'10"W 1315.95'

FOUND 1/2" REBAR EAST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

S2°16'20"W 1323.47'

992.37'

331.00'

SEWER MANHOLE RIM 1008.20' FL 1001.50' S (12" PVC) FIELD CREW HEARD FLOW FROM FORCE MAIN BUT NO EVIDENCE

STORM DRAINAGE EASEMENT 15'X130'

SEWER MANHOLE RIM 1006.13' FL IN 999.33' N (12" PVC) FL OUT 999.23' S (12" PVC)

S2°15'12"W 2639.77'

FOUND 1/2" IRON PIN SOUTH QUARTER CORNER OF SECTION 26, T-28-N, R-33-W CORNER DOCUMENT #600-98607 IRON PIN ALUMINUM CAP 2016

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

GRID

E FOUNTAIN RD
N. ST LOUIS AVE
MAIN STREET RD
SITE
26
ZORA ST

LOCATION SKETCH
SECTION 26, T 28 N, R 33 W
SCALE: 1"=2000'

LEGEND

FOUND IRON PIN AS NOTED	●
SET 5/8" X 18" REBAR WITH PLASTIC STAMPED A/E INC LC 62	○
POWER POLE W/ GUY	PP GY
LIGHT POLE	LP
WATER METER	W
CABLE RISER	C
TELEPHONE RISER	T
STREET LIGHT	
UTILITY EASEMENT	UE
BUILDING SETBACK LINE	BSL
STORM DRAINAGE EASEMENT	SD
SANITARY SEWER EASEMENT	SE
PERCENT OF STREET GRADE	X.XX%
PROPOSED SEWER MANHOLE	○
PROPOSED WATER VALVE AND FIRE HYDRATE	
PROPOSED STORM INLET	
PROPERTY LINE	
SECTION LINE	
PHASE LINE	
CENTERLINE LINE	
FENCE LINE	x x
BUILDING SETBACK LINE	
EASEMENT LINE	
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING FORCED MAIN SANITARY SEWER	FM
PROPOSED SANITARY SEWER	SS
PROPOSED FORCED MAIN SANITARY SEWER	FM
PROPOSED WATER LINE	W
PROPOSED STORM PIPE LINE	

SUBDIVISION INFORMATION

TOTAL ACRES:	83.1±
SMALLEST LOT:	6,760± SQ. FT. (LOTS 4–10, 54–58, 60–65, 67–71, 102–106, 108–113, 115–119, 124–128, 130–135, 137–141, 175–176, 178, 180, 182, 184, 201–205, 207–211, 214–222, 243–244, 261–277)
LARGEST LOT:	21,901± SQ. FT. (LOT 23)
TOTAL NO OF LOTS:	278
CURRENT ZONING:	R-1 PD
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2555, PG 481

ZONING DATA
SUBJECT PROPERTY IS ZONED R-1 PD
(SINGLE-FAMILY RESIDENTIAL DISTRICT PLANNED DEVELOPMENT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 10'
REAR: 25'

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT THE EXISTING AND PROPOSED INFORMATION SHOWN HEREON IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

LAST REVISION DATE MARCH 30, 2022
ANDERSON ENGINEERING, INC. L.C. 62
by

RONALD W. WALLACE
MO P.L.S. NO. 2019015191

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

3-30-22
DATE

SOURCE OF DEED
JASON H. GASKILL AND
DEBRA S. GASKILL TRUST
BOOK 2555, PAGE 481

DEVELOPER AND OWNER
SCHUBER MITCHELL HOMES, LLC
1810 FOUNTAIN ROAD
WEBB CITY, MISSOURI 64870

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA OATHOUT, P.E.
RONALD W. WALLACE, P.L.S.

ANDERSON ENGINEERING EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: CF DATE: 3-30-22
DRAWN: SLM FIELD BK:
CHECKED: RWW JOB NO: 21J010090

JOP 100-6276
SHT. 1 OF 2 REV. ___

JOPLIN CITY COUNCIL
APRIL 18, 2022
MEETING MINUTES

CALL TO ORDER

The April 18, 2022, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Doug Lawson.

INVOCATION was read by City Clerk Holly Nagy.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by Dr. Mark Farnham

ROLL CALL

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Josh DeTar, Mark Farnham, Doug Lawson, Gary Shaw, Kate Spencer, Phil Stinnett, and Christina Williams. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

PRESENTATIONS

1. Parks Security Position Presentation

Paul Bloomberg, Director of Parks and Recreation presented.

2. Arbor Day Proclamation

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office

Patrick Tuttle made an announcement regarding an event and job growth.

CITIZEN REQUESTS AND PETITIONS

Margey Upson requested to speak on Part 3

Mr. Frank Thompson stated that he had an issue with item no. 3 on the consent agenda and wasn't recognized during Finalization of Consent Agenda.

Motion by Mr. Copple, second by Mr. Shaw to approve the amended consent agenda by moving item no. 3 - Council Bill No. 2022-120 on Consent Agenda to second and third reading. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0.

Alan Griffin requested to speak regarding thoughts and advice for Council Members on serving.

David Powell requested to speak regarding proposal to exchange real property.

Brad Barton requested to speak regarding proposal to exchange real property.

PUBLIC HEARINGS

CONSENT AGENDA

Motion by Mr. Cortez, second by Mr. Copple to approve the amended Consent Agenda. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0.

Minutes Of April 4, 2022, City Council Meeting
Minutes Of April 11, 2022, Special City Council Meeting

COUNCIL BILL NO. 2022-257 - AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 1949 Snowberry Lane, Joplin, Jasper County, Missouri. **Ordinance No. 2022-052**

COUNCIL BILL NO. 2022-258 - AN ORDINANCE providing to vacate approximately 150 feet of S. Picher Ave. south of Junge Blvd., City of Joplin, Jasper County, Missouri. **Ordinance No. 2022-053**

COUNCIL BILL NO. 2022-259 - AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 4005 W. 32nd Street, Joplin, Newton County, Missouri. **Ordinance No. 2022-054**

COUNCIL BILL NO. 2022-260 - AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 3031 N Arizona Ave., Joplin, Jasper County, Missouri. **Ordinance No. 2022-055**

COUNCIL BILL NO. 2022-261 - AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located in Summit Ridge Plat 1- All lots number One (1) thru Sixty (60) Joplin, Newton County, Missouri. **Ordinance No. 2022-056**

COUNCIL BILL NO. 2022-262 - AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 3110 S. Catnip Ln., Joplin, Jasper County, Missouri. **Ordinance No. 2022-057**

COUNCIL BILL NO. 2022-264 - AN ORDINANCE establishing grades and accepting the Final Plat of Drury 2nd Subdivision located at the Northeast Corner of S. Range Line Rd. and E. 36th St. City of Joplin, Jasper County, Missouri. **Ordinance No. 2022-058**

COUNCIL BILL NO. 2022-508 - AN ORDINANCE repealing Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalk and Other Public Places, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalks and Other Public Places, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. **Ordinance No. 2022-059**

COUNCIL BILL NO. 2022-603 - AN ORDINANCE approving an UPGRADE agreement by and between the City of Joplin and Central Square Technologies, LLC., to cover the annual software payment and related conversion fees for the Public Safety software and related systems as budgeted in the Annual Budget of the City of Joplin for the Fiscal Year 2021-2022 as adopted by Council Bill 2021-523 on October 18, 2021.
Ordinance No. 2022-060

RESOLUTIONS

RESOLUTION NO. 2022-004

Mr. Cortez introduced Resolution No. 2022-004 - A RESOLUTION of the City of Joplin, Missouri, stating the intent to pursue a Community Project Funding Request for various projects and committing to the completion of the projects as set forth in the grant requirements, if awarded. Motion by Mr. Cortez, second by Mr. Shaw to approve Resolution No. 2022-004. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0.

RESOLUTION NO. 2022-005

Mr. DeTar introduced Resolution No. 2022-005 - A RESOLUTION authorizing the filing of a One Year Action Plan with the U.S. Department of Housing and Urban Development as required for use of the City of Joplin's Community Development Block Grant Program (Entitlement) and the Joplin Consortium HOME Investment Partnership Program for fiscal year 2022; and authorizing the City Manager to execute said Plan for and on behalf of the City of Joplin. Motion by Mr. DeTar, second by Mr. Copple to approve Resolution No. 2022-005. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0.

ORDINANCES – EMERGENCY

COUNCIL BILL NO. 2022-353

Mr. Stinnett introduced Council Bill No. 2022-353 - 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 a lot located at 217 N. Gray Ave. in the City of Joplin, Missouri, for Four Thousand Eight Hundred dollars ($4,800.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Stinnett, second by Mr. Cortez that Council Bill No. 2022-353 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-061**.

COUNCIL BILL NO. 2022-354

Dr. Farnham introduced Council Bill No. 2022-354- 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 a lot located at 302 N. Sergeant Ave. in the City of Joplin, Missouri, for Four Thousand dollars ($4,000.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Dr. Farnham, second by Mr. DeTar that Council Bill No. 2022-354 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-062**.

COUNCIL BILL NO. 2022-355

Ms. Spencer introduced Council Bill No. 2022-355- 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 a lot located at 709 W B St. in the City of Joplin, Missouri, for Four Thousand dollars ($4,000.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Ms. Spencer, second by Mr. Shaw that Council Bill No. 2022-355 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-063**.

COUNCIL BILL NO. 2022-356

Mr. Shaw introduced Council Bill No. 2022-356 - 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 a lot located at 223 S. Galena Ave. in the City of Joplin, Missouri, for Five Thousand One Hundred Twenty-seven dollars ($5,127.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Shaw, second by Mr. Copple that Council Bill No. 2022-356 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-064**.

COUNCIL BILL NO. 2022-400

Mr. Copple introduced Council Bill No. 2022-400 - AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and Joplin Economic Housing Development Initiative that pertains to 2019 and 2020 HOME funds in the total amount not to exceed $563,000.00; authorizing the City Manager or his designee to execute same on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Copple, second by Dr. Farnham that Council Bill No. 2022-400 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-065**.

COUNCIL BILL NO. 2022-510

Dr. Farnham introduced Council Bill No. 2022-510 - AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Habitat for Humanity, for the sale of one parcel located at North Cox and Broadway Street, totaling approximately 6,600 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Dr. Farnham, second by Mr. DeTar that Council Bill No. 2022-510 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-066**.

COUNCIL BILL NO. 2022-511

Mr. DeTar introduced Council Bill No. 2022-511 - AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Watered Gardens, for the sale of one parcel located at the 500 Block of South Kentucky Avenue, totaling approximately 11,964 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. DeTar, second by Ms. Williams that Council Bill No. 2022-511 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-067**.

COUNCIL BILL NO. 2022-605

Dr. Farnham introduced Council Bill No. 2022-605 - AN ORDINANCE approving the job description for Transit Driver III and the placement of the new position within the Salary Administration Plan for the City of Joplin; and containing an emergency clause. Motion by Dr. Farnham, second by Mr. Cortez that Council Bill No. 2022-605 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, Stinnett, and Williams, 9. Nays: 0. The Council Bill was declared adopted and entitled **Ordinance No. 2022-068**.

ORDINANCES – FIRST READING

SECOND AND THIRD READING

COUNCIL BILL NO. 2022-120

Mr. Cortez introduced Council Bill No. 2022-120 - AN ORDINANCE approving an Agreement with SFS Architecture in the not to exceed amount of One Hundred Ninety-Nine Thousand Eight Hundred Eighty and 00/100 dollars ($199,880.00) for professional consulting services for the development of a City of Joplin Facilities Masterplan and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin. Motion by Mr. Cortez, second by Mr. Copple to pass Council Bill No. 2022-120 be passed on second reading, advance to third reading and pass. Voting in favor were Council Members: Copple, Cortez, Farnham, Lawson, Shaw, Spencer, and Stinnett, 7. Nays: 0 Abstain: DeTar, Williams 2. The Council Bill was declared adopted

and entitled **Ordinance No. 2022-051**.

Mr. Frank Thompson spoke in opposition to this item.

UNFINISHED BUSINESS

NEW BUSINESS

There were two requests to address Council at this time.
Nick Riker
Frank Thompson

Mr. Stinnett would like for the Council to consider having a work session regarding Memorial Hall within the next 60 to 90 days.

Mr. Copple would like for the City Clerk to develop an online shared calendar. Mr. Copple would like to have the discussion regarding Police Officer and Firefighter Tier 1 and LAGER transition.

Mr. Shaw would like to remind Council that when they ask one of their staff members to do something, it should be a Council decision.

The meeting was adjourned at 8:41 p.m.

Respectfully,

Holly Nagy, City Clerk