CB 2019-287

Case 043-19: West of the Intersection of E. 19th St. and S. Michigan Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for the purpose of a mini-storage development – Joel Standeford

Mr. Standeford was not in attendance. Mr. Bolander stated that since it was advertised as a public hearing the case should proceed.

Mr. Ramsour asked if there anyone in favor of this request? There was not. Mr. Ramsour asked if there was anyone to speak in opposition to the case?

Marsha Ruiez, 1804 S. Michigan, Joplin, MO. She has lived there for 41 years and is in opposition. The neighborhood was hit by the tornado and there are brand new homes there and the neighborhood has beautified. She does not really see the advantage of putting mini storage on a street with new homes.

Cobb Young, 33 W 5th Street, Joplin, MO. He was representing some residents of the neighborhood, Dr. Marianne Akhtar and Dr. Jerrod Ferric, and Jeffery Pollack. The two doctors purchased a new home at 1816 S. Michigan and their house is right next to the vacant lot. There is a fence separating them. In addition to the diminution of value of the property. They have two children and looking forward to them playing in the neighborhood. They are concerned for their children with the traffic going in and out of the storage units if built.

Mr. Pollack has been in the neighborhood since 2005. He opposes it because of the valuation of his property will suffer and as the previous spokesperson stated, except for visitors and the people that live in that neighborhood, there isn't traffic.

Mr. Ramsour asked if there was anyone else to speak in opposition of this case? There was not. Mr. Ramsour asked the Commissioners if they had any other questions?

Mr. Eastman asked Mr. Bolander what is the highest and best use for this property?

Mr. Bolander stated you do see new investments in newer homes. On the other side of the viaduct you do see duplexes. From a commercial standpoint it is not very visible, I know our plan does recommend commercial district up to 19th Street. The access is very limited. Single Family or duplexes at that location would do well.

Mr. Ramsour stated that the Commission has seven (7) written petitions of protest and would like to enter them for the record.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY, MR. DERMOTT FOR CASE 043-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR DENIAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).