JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, JANUARY 8, 2024
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, January 8, 2024. Present were Commission members Drew Kimble, Mary Anne Phillips, Amia Warren, Benjamin Rosenberg, Rodney McCullough and Ryan Jackson. Tyler Bellairs and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call:** Vicky Copeland called the roll.

MR. ROSENBERG MOVED TO EXCUSE MR. COLE LANDIS AND MS. AMIA WARREN FROM THE JANUARY 8TH PLANNING AND ZONING MEETING. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 2 ABSENT)

MR. JACKSON MADE THE MOTION TO REMOVE MS. WARREN FROM THE MOTION TO EXCUSE DUE TO HER ARRIVAL SHORTLY AFTER THE PLANNING AND ZONING MEETING WAS CALLED TO ORDER. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT, 1 ABSTAINED) MS. WARREN DID NOT VOTE.

2. **Approval of Minutes:**

MR. ROSENBERG MOVED TO APPROVE THE DECEMBER 11, 2023, MINUTES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

3. **Public Hearings**

Mr. Kimble read the Public Hearing Procedures.

Case 001-24: Rezoning

2012 W. 2nd St.-Rezoning-A request to rezone from M-2 (Heavy Industrial) to R-3 (Multi-Family Residential)- Land Scout, LLC.

Brit Hale, 2431 Stinnet Dr. Joplin, Missouri represented Land Scout, LLC. They proposed to put single family homes or duplexes facing 2nd street and potentially multi-family apartments along Oliver. They would retain access from 2nd street and Oliver. This would allow people to go in and out that way. This would support the additional housing that was across the street.

Mr. Kimble asked if there were any questions from the Commission on Case 001-24.

Mr. Rosenberg stated Mr. Hale had mentioned houses and apartments. Mr. Rosenberg asked why they were going for R-3 instead of R-2.

Mr. Bellairs stated they had requested R-3 because to do the multi-family development they had requested. He stated that duplexes on a multi-family development they need multi-family zoning to do that.

Mr. Rosenberg stated okay.

Ms. Phillips stated she knew this was premature because they were not looking at site plans or anything, but can you guess at how many living units will be in there or stand-alone structures.

Mr. Hale stated they way they have it platted they have three lots that face 2nd street that would support in his opinion either single family residences or a duplex. Then the larger tract would have access from both streets. He stated he was uncertain the number of units that would potentially go in there with the R-3 zoning being flexible to build either small to medium apartments or a certain number of duplexes. He did not have the number of duplexes that would fit on that square footage planned out just yet.

Ms. Phillips directed a question to Mr. Bellairs. She asked based on the square footage was there a maximum.

Mr. Bellairs stated they had discussed this during the plan review area of this project, and they had not really received any plans like Mr. Hale said. Mr. Bellairs said what they had discussed was whatever they propose, if they are going to do duplexes you must have a minimum of 7800 square feet per duplex. And depending on what type of

housing style or apartment or building Mr. Hale proposed to put on the lots. The square footage density changes depending on what you are trying to do. So, it comes down to when they get to that stage that is when they will look at whether it fits or not.

Mr. Jackson asked if this was the existing side of the F.O.P. Lodge or would this be around it.

Mr. Hale stated he believed it was both. They currently sit on a 4.4-acre parcel, and they would retain 1.2 acre there on the corner. Mr. Hale said they would then own the remaining approximate 3 acres.

Mr. Jackson said so the F.O.P. Lodge would remain in existence.

Mr. Hale stated correct they would stay there, and they wanted to retain parking to support their events to the west. They own all the way to that corner.

Mr. Jackson stated ok.

Mr. Kimble asked if there was any one to speak in favor of Case 001-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 001-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 001-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 1 NAY, 1 ABSENT) MS. WARREN VOTED NAY.

Case 005-24: Voluntary Annexation

> Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae- Voluntary Annexation- A request to voluntary annex property into the Corporate Limits of the City of Joplin-Lance Ledford.

Katrina Smith, 3019 Pennsylvania Ave., Joplin, Missouri present on behalf of OWN, Inc. representing the Ledfords. They have requested to voluntarily annex a little less than 10 acres into the City of Joplin.

Mr. Kimble asked if there were any questions from the Commission on Case 005-24.

Mr. McCullough asked a question of staff. He stated he noticed there were no street signs for the street. He asked if that was the responsibility of the builder or the City.

Mr. Bellairs asked to clarify if they were referring to Nellie Mae.

Mr. McCullough stated yes.

Mr. Bellairs said he believed the street signs must come from Public Works. There was correspondence involved. Mr. Bellairs stated he did not know if they had reached that point yet.

Mr. Kimble asked if there was any one to speak in favor of Case 005-24.

Lance Ledford, 2806 Arizona Ave., Suite C, Joplin, Missouri. He stated he was co-owner of Ledford Construction and was available if anyone had questions.

Mr. Kimble asked if there was any one to speak in opposition of Case 005-24.

There were none.

MR. JACKSON MOVED THAT CASE 005-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

Case 006-24: Street Renaming

> S. McKee Ave, between 3rd St. and Central Street-Street renaming-A request to rename said portion of S. McKee Ave to JD Love Way-City of Joplin.

Tyler Bellairs, representing the City of Joplin presented the case on behalf of the family of retired police officer, J.D. Love. He was a resident of the neighborhood and the family had requested to honor him and his service to the community with the renaming of this section of McKee Ave. to J.D. Love Way. He stated the City staff had sent out notices to the residents in the area about the change. Those letters were mailed out earlier than usual to give the residents the opportunity to petition if they were opposed to the change. He stated the City staff had received no inquires or returns of the request. The City had not received any opposition.

Mr. Rosenberg asked if the City had to notify the post office and approve it or does it make any difference.

Mr. Bellairs stated that was why we held it has a public hearing and we notify the residents because the address change does affect the residents that are adjacent to that section of the street. He said that was their due diligence to make sure utility billing, post office addressing and all that changes. He stated the City did not notify them but we let the applicants know that someone was requesting to rename the street.

Mr. Kimble asked if that was part of the information mailed out in the packets to the residents. He stated he assumed it was a packet.

Mr. Bellairs stated no, our typical letter just lets the residents know of the request. The City does not go into detail. The letter had a phone number they could call if they had questions. He said it was a very generalized letter. A petition was included with the letter.

Ms. Phillips stated, so the residents did not get a list advising them who they needed to contact. She said, so these people were just on their own to figure everything out. Change it on their checkbook. It is a big deal. Ms. Phillips stated she would not want to go through it.

Mr. Bellairs stated they do not go in detail.

Ms. Phillips stated, so if this passed tonight and passed in Council you would do a follow up letter with these people and make suggestions as to what they should do.

Mr. Bellairs said we could but that was typically not our process.

Ms. Phillips stated she did not know if the people who own the houses live in the houses.

Mr. Bellairs said when we send any letters the letters go to the property owners.

Mr. McCullough asked if the homeowners or business owners incurred any expenses in changing their addresses would the City reimburse them.

Mr. Bellairs stated not that he knew of, he was not aware of anything.

Mr. Rosenberg asked if they were going to keep both names up there.

Mr. Bellairs said that after discussing it with Public Works that when it gets renamed it just becomes the new road name.

Melodee Colbert-Kean approached the podium and began to speak. Ms. Colbert-Kean addressed the questions the Commission had been asking and she stated that she had spoken with Mr. Troy Bolander 3-4 months earlier about this and it is not going to change the name of McKee. She said there would not really be a need for 911, utilities or anything like that to be changed because this is a ceremonial sign change. It would go before the other one, McKee would still be in existence, J.D. Love Way would go up at the top. Ms. Colbert-Kean stated she had spoken with the Boy's Club; she was on the Board there. She had the approval from Mr. Humphries, himself. He was all in favor of it.

Mr. Kimble asked if there were any questions from the Commission on Case 006-24.

Mr. Rosenberg said he wished to make a statement. He stated Jason Love is very deserving of this award.

Ms. Colbert-Kean stated absolutely.

Mr. Rosenberg said he graduated from Joplin Senior High School, played football, boxed for a while, he was a graduate of M.S.S.U., retired police officer and a friend. He is deserving of this award.

Ms. Colbert-Kean said she agreed totally.

Mr. Kimble asked if there was any one to speak in favor of Case 006-24.

There was none.

Mr. Kimble asked if there was any one to speak in opposition of Case 006-24.

There was none.

MR. JACKSON MOVED THAT CASE 006-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

4. Old Business:

None

5. New Business:

Case 002-24: Site Plan Review

NW Corner of S Maiden Lane & W 22nd St – Site Plan Review-A request to review a site plan-KCDT LLC

Blake Rourick, 216 N. Mina Ave, Joplin, Missouri representative of OWN, Inc. to present the site plan for review and approval.

Mr. Kimble asked if there were any questions from the Commission on Case 002-24.

Ms. Phillips asked how many Dollar Tree stores there were in Joplin.

Mr. Rourick stated that was a great question. He was not sure.

Ms. Phillips said she did not bother to count.

Mr. Rourick said more than two.

Mr. Kimble asked if there was any one to speak in favor of Case 002-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 002-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 002-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

Case 003-24: Final Plat

Property west of the intersection of Wildwood Ranch Parkway and Nellie Mae-Final Plat-A request to review a final plat for Eagle's Edge Phase 3-Lance Ledford.

Katrina Smith, 3019 Pennsylvania Ave., Joplin, Missouri present on behalf of OWN, Inc. representing the Ledfords. She is presenting the final plat 3 for Eagle's Edge.

Mr. Kimble asked if there were any questions from the Commission on Case 003-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 003-24.

Lance Ledford, 2806 Arizona Ave., Suite C, Joplin, Missouri. He stated he was co-owner of Ledford Construction and was available if anyone had questions.

Mr. Jackson asked if all the houses would be single-family residential.

Mr. Ledford stated yes.

Mr. Kimble asked if there was any one to speak in opposition of Case 003-24.

There were none.

MR. JACKSON MOVED THAT CASE 003-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

Case 004-24: Final Plat

Property west of the intersection of W 32nd St and Nellie Mae-Final Plat-A request to review a final plat for Eagle's Edge Phase 4-Lance Ledford.

Katrina Smith, 3019 Pennsylvania Ave., Joplin, Missouri present on behalf of OWN, Inc. representing the Ledfords. She is presenting the final plat 4 for Eagle's Edge.

Mr. Kimble asked if there were any questions from the Commission on Case 004-24.

Ms. Phillips asked when will the construction begin.

Lance Ledford, 2806 Arizona Ave., Suite C, Joplin, Missouri. He stated he was co-owner of Ledford Construction and was available if anyone had questions.

Mr. Ledford stated hopefully May 1st.

Mr. Kimble asked if there was any one to speak in favor of Case 004-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 004-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 004-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

6. <u>Other Business:</u>

None

7. <u>Adjournment:</u>

MR. JACKSON MOVED, SECONDED BY MR. PHILLIPS TO ADJOURN. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary