CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2021-300 - Annexation

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

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

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

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

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

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

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

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

CB 2021-300

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

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

Mr. Pinjuv stated there was.

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

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

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

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

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

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

STAFF PLANNING REPORT
Voluntary Annexation

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

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

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

DISCUSSION

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

Staff recommends approval of Case 075-21.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

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

TO WHOM IT MAY CONCERN:

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

For: Wildwood Ranch L.L.C.

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

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

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

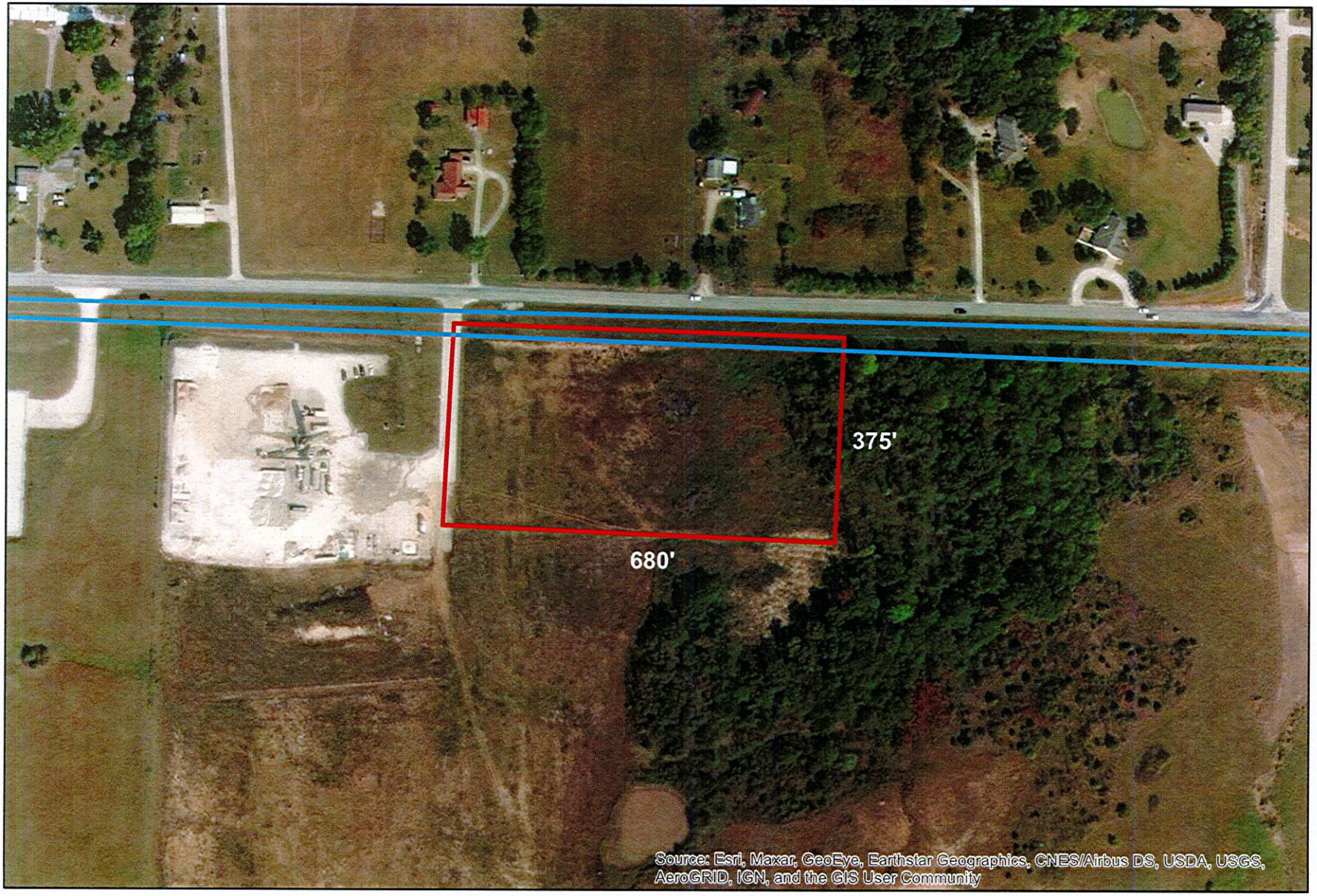
My commission expires: 6-29-2024.

Lindsay J. Dunn
LINDSAY J. DUNN.

Notary Public

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

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



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Subject Property City Limit Line

0 105 210 420 630 840
Feet

N

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

COUNCIL BILL NO. 2021-300 ORDINANCE NO.

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

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

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

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

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

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

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

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

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

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

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

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney