JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, FEBRUARY 09, 2026

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, February 9, 2026, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Dr. Rosenberg, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**

   Eric Kellstadt called the roll.

2. **Approval of Minutes**

   MS. KLUE-MICHAEL MADE A MOTION TO AMEND THE JANUARY 12, 2026, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION FOR A SPELLING CORRECTION. DR. ROSENBERG MADE A MOTION TO ACCEPT THE AMMENDMENT. A SECOND WAS MADE BY MS. PHILLIPS. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

CASE 008-26 REZONING

Mr. Bellairs explained that the rezoning is going from M-2 (Heavy Industrial) to C-2 (Central Business District) for properties that are mixed use and built out to the lot line. Staff recommended C-2. Mr. Bellairs noted that there was a typo on the letters who went out to property owners that inadvertently listed the rezoning case going from C-2 to M-2. There were no responses pertaining to this typo and since the rezoning is going from a higher use to a more restrictive use it was determined to proceed with rezoning case.

Mr. Kimble asked the applicant to step forward and state their name for the record.

Ahmed Ibrahim, 318 Foxfire Ct, asked to rezone to C-2 district.

Mr. Bellairs interjected that the applicant is selling the property and the buyer is wishing to convert the property into a two-unit residential use.

Dr. Rosenberg ask is there was parking.

Mr. Bellairs explained that parking is available.

Dr. Rosenberg asked how this rezoning is not spot zoning.

Mr. Bellairs explained that many properties on the block or currently legally non-conforming uses, and that the existing character of the neighborhood and of the block is consistent with the intent and design standards of the C-2 District.

Ms. Warren asked if the properties will be rentals and not short-term AirBnB.

Mr. Ibrahim explained that yes indeed they will be rentals. No short-term BnB.

Mr. Bellairs explained that Mr. Ibrahim is the seller.

Ms. Harrington further asked about BnB usage.

Mr. Bellairs explained that Mr. Ibrahim is the seller, and that the buyer will be the developer of this property.

Ms. Harrington stated that is does seem to be spot zoning.

Mr. Bellairs reiterated his comment about the existing character and conditions.

Mr. Kimble asked if there is anyone else who would like to speak in favor of the case.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 008-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (5 IN FAVOR, 2 IN OPPOSITION, 0 ABSENT).

4. **OLD BUSINESS**

None

5. **NEW BUSINESS**

None

Mr. Kimble asked if there was a motion to adjourn.

MS. KLUE-MICHAEL MADE TO ADJOURN. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).

Approved _____

Drew Kimble, Chairman

Approved _____

Eric Kellstadt, Recording Secretary