MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 10, 2016
4:00 P.M.

The Planning and Zoning Commission met in regular session on Wednesday, February 10, 2016. Present were Commission members Chad Brown, Keenan Cortez, Seth Dermott, Gary Duncan, Kent Eastman, Peter Ramsour, and Lee Smith. Troy Bolander, Taylor Cunningham, and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

Mr. Eastman read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, March 7, 2016.

Case 006-16: Northeast corner of Broadway Street and Buchanan Road – A request to Review the Preliminary Plat of Buchanan Place for the construction of duplexes – Rick Benson.

Mr. Eastman opened the public comment period for Case 006-16.

Mr. John Bolte, Small Arrow Engineering, 216 South Main Street, Joplin, appeared representing Rick Benson, the developer on this project. Buchanan Place is a proposed seven-lot duplex development with water quality measures and a drainage system. A sanitary sewer extension and a water main extension must be completed to serve this development. Grading is also required to accommodate the grade change across this land.

Mr. Bolte stated this property has been rezoned, with a portion of Buchanan Road being vacated to reconnect with Patterson Avenue. The plat approval is the next step in developing this property.

Mr. Smith asked if Lot 1 will mainly consist of a drainage area. Mr. Bolte replied Lot 1 will contain a dwelling on the southern portion of the lot, with the remainder of the lot containing the drainage basin. Access will be provided to the basin for maintenance. Mr. Benson will maintain this area and mow the grass on the berms and in the pond.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 006-16 and stated this commission makes the final determination for this preliminary plat.

MR. SMITH MOVED, SECONDED BY MR. CORTEZ, THAT THE PRELIMINARY PLAT AS PRESENTED IN CASE 006-16 BE APPROVED, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAH, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

Case 007-16: Northeast corner of Broadway Street and Buchanan Road – A request to Review the Final Plat of Buchanan Place for the construction of duplexes – Rick Benson.

Mr. Eastman opened the public comment period for Case 007-16.

Mr. John Bolte, Small Arrow Engineering, 216 South Main Street, Joplin, appeared representing Rick Benson, the developer on this project. This seven-lot addition basically re-plats all of the smaller lots from the original subdivisions. Utility and drainage easements will be created throughout the parcel to convey the drainage runoff from Broadway Street and to provide the corridor for the installation of the sanitary sewer to be dedicated to the City of Joplin.

Mr. Bolte may dedicate an additional private easement to Missouri American Water Company once it is determined where they want to build their system.

Mr. Duncan asked if the preliminary plat and the final plat are exactly the same, and Mr. Bolte replied they are basically the same. The final plat includes the space for the vacation of the portion of Buchanan Road, which is now part of Lot 5.

Mr. Smith asked about access to Lot 6. Mr. Bolte replied Lot 6 and Lot 7 will actually face Broadway Street. A driveway serving those two lots will enter from Broadway, with two access points along that driveway to serve Lots 6 and 7.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 007-16.

MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, THAT THE FINAL PLAT AS PRESENTED IN CASE 007-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENATION FOR APPROVAL, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAH, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

Case 004-16: Southeast Corner of 26th Street and Adele Avenue – A request to rezone from R-3 (Multi-Family Residential) and C-O (Non-Retail Commercial) to R-2 (Two-Family Residential) for the construction of duplexes – Iftikhar Ali.

Mr. Eastman opened the public hearing for Case 004-16.

Mr. Darren Collins, 3600 Southeast 110th Street, Galena, Kansas, appeared representing Dr. Ali to request the rezoning of the property in Case 004-16. Dr. Ali wishes to build a couple of duplexes due to issues with set-back requirements in the R-3 district because of a drainage easement and a sewer easement running throughout this property.

Mr. Eastman asked how many duplexes are planned, and Mr. Collins replied two duplexes.

Mr. Eastman asked if these are one-story duplexes, and Mr. Collins replied two-story duplexes.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 004-16.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 004-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENATION FOR APPROVAL, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAH, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

Case 005-16: 215 East Commercial Alley – A request to rezone from M-2 (Heavy Industrial) to C-3 (Commercial) for a multi-family residential development – Stephen Cooper.

Mr. Eastman opened the public hearing for Case 005-16.

Mr. Steve Cooper, 215 East Commercial Alley, Joplin, appeared to request the rezoning of the property in Case 005-16. He did not know the property was zoned M-2. He operated a bicycle shop there for several years and is in the process of developing some loft-type apartments in the building. He thought the property is better suited for apartments versus heavy industrial uses.

Mr. Ramsour asked Mr. Cooper if the conversions to the apartments are within the two existing buildings, and he replied only within one building. He stated the address of one of the buildings is 211 East Commercial Alley, with that building not being involved.

Mr. Eastman asked for comments from the audience.

Mr. James Allen, 2616 South Minnesota Avenue, Joplin, appeared in favor and stated he owns the property in this request. He purchased the property in 1956, with the building never containing heavy industrial uses. It was used for wholesale supply operations until 2009.

Mr. Eastman asked for additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 005-16.

MR. BROWN MOVED, SECONDED BY MR. CORTEZ, THAT CASE 005-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENATION FOR APPROVAL, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAH, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

Mr. Eastman asked for a motion to adjourn.

MR. CORTEZ MOVED, SECONDED BY MR. SMITH, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAH, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:15 p.m.

Approved_____
Kent Eastman, Chairman

Approved_____
Susan Champlin, Secretary