JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, FEBRUARY 10, 2025

4:00 P.M.

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, February 10, 2025, at 5 P.M. Present were commission members Drew Kimble, Gary Spruce, Amia Warren, Mary Anne Phillips, Dr. Benjamin Rosenberg, and Natasha Klue-Michael. Commissioner Cole Landis was absent.

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

1. **Roll Call:**

Zoie Hamilton called the roll.

DR. ROSENBERG MADE A MOTION TO EXCUSE THE ABSENT OF MR. LANDIS FROM THE FEBRUARY 10, 2025, PLANNING AND ZONING COMMISSION MEETING. THIS MOTION WAS SECONDED BY MS. WARREN.

MOTION CARRIED. (6 IN FAVOR, 0 OPPOSED, 1 ABSENT)

2. **Approval of Minutes:**

MS. WARREN MADE A MOTION TO APPROVE THE JANUARY 13, 2025, MEETING MINUTES FOR THE PLANNING AND ZONING COMMISSION.

THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

3. Public Hearings:

Mr. Kimble read the Public Hearing Procedures.

CASE 005-25: EASEMENT VACATION

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Jarred Nichols of 7231 E 24th Street presented the case on behalf of AM Properties TWO LLC.

Mr. Nichols explained that AM Properties want to consolidate the two lots into one so that they can expand their building. Mr. Nichols explained that there are no existing utilities on the area they are looking to vacate.

Mr. Kimble asked if there were any questions from the commission.

Mr. Kimble asked if there was anyone present that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 005-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

CASE 008-25: VOLUNTARY ANNEXATION

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Tyler Bellairs presented the case for the City of Joplin on behalf of the Joplin Industrial Development Authority.

Mr. Bellairs stated that this case has been brought back from the previous months Planning and Zoning Commission meeting, due to there being an error in the legal description staff had received. Mr. Bellairs stated that the case was struck at the last city council meeting due to this. Mr. Bellairs explained that this request is contiguous with the property that was approved for annexation at the previous meeting.

Mr. Kimble asked if the commission had any questions for the representative.

Mr. Kimble asked if there was anyone present that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 008-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

4. Old Business:

There was no old business to discuss.

5. New Business:

CASE 006-25: SITE PLAN REVIEW

Mr. Kimble asked the representative to come forward and state their name and address for the record.

Jarred Nichols of 7231 E 24th Street presented the case on behalf of AM Properties TWO LLC.

Mr. Nichols stated that AM Properties are seeking approval of their site plan, due to them expanding their building.

Mr. Kimble asked the commission if they had any questions for the representative.

Ms. Phillips asked the representative if they were following the city's regulations pertaining to landscaping.

Mr. Nichols explained that they are using the city's standards and have a landscaping company they are working with for this project. Mr. Nichols also explained that they are removing trees at the back of the property due to them no longer being living but may replant similar trees in the future.

Mr. Bellairs stated that the remaining landscaping with the maintenance of the existing trees will meet the required landscaping requirements in Article 6. They are adding landscaping along the building addition.

Mr. Kimble asked the commission if there were further questions.

Mr. Kimble asked if there was anyone present that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

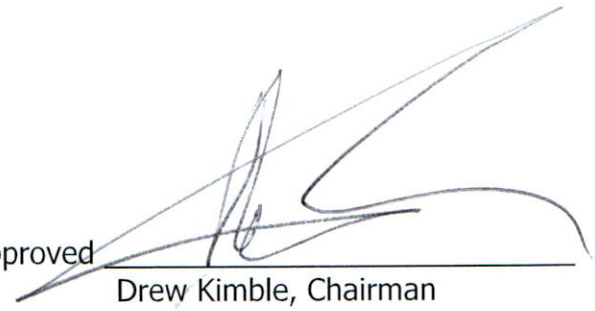
DR. ROSENBERG MADE A MOTION TO APPROVE CASE 006-25. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

6. Other Business:

There was no other business to discuss.

7. Adjournment:

MS. PHILLIPS MADE A MOTION TO ADJOURN THE FEBRUARY 10, 2025, PLANNING AND ZONING COMMISISON MEETING. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

Approved 
Drew Kimble, Chairman

Approved Zoie Hamilton
Zoie Hamilton, Recording Secretary