MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 12, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, December 11, 2017. Present were Commission members Gary Duncan, Keenan Cortez, Seth Dermott, Peter Ramsour, Debra Koelkebeck, Wendy Brueckner-Sears, and Janice Steele. Troy Bolander, Edward Whitmore, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services Department.

Mr. Duncan read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, March 5, 2018.

1. Roll Call:

Lindsay Dunn called the roll. Commissioners were present.

2. Approval of January 8, 2018 Minutes:

MR. RAMSOUR MOVED, SECONDED BY MR. DERMOTT TO APPROVE THE JANUARY 8, 2018 MINUTES. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. BRUECKNER-SEARS, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (7 IN FAVOR, 0 NAYS).

3. Old Business:

None.

4. New Business:

None.

5. Public Hearings:

Mr. Duncan read the Public Hearing Procedures.

Case 004-18: 1901 New Hampshire – A request (1ST request) from Express Employment Professionals for a Special Use Permit to expand the existing parking lot from 8 spaces to 14 spaces – Express Employment Professionals.

Mr. Whitmore stated that the parking lot currently being use is located directly north of their facility and wanting to expand that to 14 spaces.

Mr. Duncan asked if there were any questions from the Commission?

Mr. Ramsour wanted to know why the last few special use permits come before us as a permanent special use permit rather than a shorter period.

Mr. Whitmore stated that the last few that we had were in the standards for parking lots on making them permanent. The previous was made permanent due to the development purposes.

Mr. Duncan asked if there was anyone else to speak in favor of this case?

Wayne Stevenson, Anderson Engineering, 302 S. Sergeant Ave, Joplin, MO. We are the Engineers for the project.

Mr. Cortez wanted to know if the work that is being done on 20th Street directly east of that building has anything to do with this parking lot.

Mr. Stevenson stated that it did not. The bridge does start there at New Hampshire. New sidewalks are going on the side of it along 20th Street.

Mr. Cortez mention that right next to the building there directly north of the proposed parking lot there is dirt being moved. Is that for another building or it is connected to this project?

Mr. Stevenson stated it was a parking lot for Express but is zoned commercial. Everything on that was correct, just a last minute that we notice the lot behind that is already a parking lot was zoned incorrectly. This is the fast route to get him.

Mr. Ramsour asked if they anticipate the property to be rezoned in the future?

Mr. Bolander gave some history on the property. The first Special Use Permit for the parking lot was issued back in 2012, after the tornado. At that time this land was transitioning to commercial. You have the new homes located to the north along 19th Street. There was some hesitancy to rezone that far north. They thought at that time a Special Use Permit would be more appropriate. It just allows that type of commercial use and nothing else.

Ms. Koelkebeck had a question about the drawing. Will the proposed trees per Joplin tree list are they required if the Special Use Permit is approved?

Mr. Bolander stated that there is certain amount of spaces that require trees. They are not to that point yet.

Ms. Koelkebeck stated that this lot will not be required to have trees.

Mr. Bolander stated that was correct.

Mr. Duncan asked if there were any other questions from the Commissioners? There were not. He also asked if there was anyone else who would like to speak in favor of this case?

Brian Egglston, American Construction, 329 N. Main, Joplin, MO. American Construction is the contracting company for this project. He is very much in favor of this case. The east side that is going on now and hopefully if this passes we can expand his parking lot into the north lot.

Mr. Duncan wanted to know if the parking lot was going to be asphalted.

Mr. Egglston stated it was going to be concrete. If it was desire for the trees or some kind of a buffer the owner will be more willing to provide that buffer.

Mr. Cortez asked if American Construction was going to put up the fence not the duplexes?

Mr. Egglston state that was correct, on the east side of the north lot. He was informed that there had to be a fence barrier there.

Mr. Duncan asked if there was anyone else to speak in favor of this case? (There were not.)

Mr. Duncan asked if there was anyone else to speak against this case? (There were not.)

Mr. Duncan Closed the Public Hearing.

MS. KOELKEBECK MOVED, SECONDED BY MR. CORTEZ TO APPROVE CASE 004-18, SPECIAL USE PERMIT (1ST REQUEST) WITH CONDITIONS BE FORWARDED TO THE CITY COUNCIL WITH REMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, MS. BRUCKNER-SEARS, AND MS. STEELE VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Mr. Duncan Closed the Public Hearing.

6. Other Business

Mr. Duncan wanted to know when the consultant for the Zoning Codes was coming back to Joplin.

Mr. Bolander stated he would have to speak with Taylor Cunningham. The Zoning Code changes will hopefully be wrapping up within the next 2 to 3 months. Mr. Bolander also gave an overview of the updating of the Comprehensive Plan after the tornado in 2011and now the Zoning Code is being update.

Mr. Duncan asked what the adoption process was for the updated Zoning Code?

Mr. Bolander stated that it would come before this commission for approval or disapproval and then to City Council for final adoption.

Mr. Duncan asked if there were anything else to come before this commission? There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:30 p.m.

MRS. STEELE MOVED, SECONDED BY MR. DERMOTT, THAT THE MEETING BE ADJOURN THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MS. BRUECKNER-SEARS MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Approved _____
Gary Duncan, Chairman

Approved _____
Lindsay Dunn, Secretary