JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, FEBRUARY 12, 2024
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, February 12, 2024. Present were Commission members Drew Kimble, Mary Anne Phillips, Amia Warren and Rodney McCullough. Johan Bullington and Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call:** Tyler Bellairs called the roll.

MS. PHILLIPS MOVED TO EXCUSE MR. COLE LANDIS, MR. BENJAMIN ROSENBERG AND MR. RYAN JACKSON FROM THE FEBRUARY 12, 2024, PLANNING AND ZONING MEETING. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 3 ABSENT)

2. **Approval of Minutes:**

MR. MCCULLOUGH MOVED TO APPROVE THE JANUARY 8, 2024, MINUTES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 3 ABSENT)

3. **Public Hearings**

Mr. Kimble read the Public Hearing Procedures.

Case 007-24: Alley Vacation

SE Corner of 32nd and Connecticut-Alley Vacation-A request to vacate part of an alley located on the SE Corner of 32nd and Connecticut-City of Joplin.

Tyler Bellairs, City of Joplin, represented this case on behalf of the owner of the two adjacent properties north and south of that section and alley outlined in red. The property owner is Marilyn Ruestman. The City agreed to apply on her behalf to bring the case forward to the Commission and the Council as part of an agreement made with the property owner for the donation of property to the Grand Falls Trail. He stated this property request was just to vacate public right of way access. It will not affect utility easement or sanitary sewer. There is a sewer main running through that alley, so we do not want to yield those interests.

Ms. Phillips stated she realized this alley was already a dead end. She voiced a concern about the traffic backing out, the trash trucks backing out, the grease company backing out or turning around due to a three-point turn in a private parking lot. But she realized there was nothing that could be done at this point.

Mr. Bellairs stated the alley is wide. The north and south alley provides an alternative access to get out and not just to back down to the street.

No further questions from the Commission.

Mr. Kimble asked if there was any one to speak in favor of Case 007-24.

Dick Ruestman, 5562 Riverside Dr., Joplin, Missouri. He and his wife own the property at 3204 Connecticut. They are in favor of vacating this alley.

Mr. Kimble asked if there was any one to speak in opposition of Case 007-24.

There were none.

MS. WARREN MOVED THAT CASE 007-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 3 ABSENT)

Case 008-24: Rezoning

SW Corner of 20th and Prosperity-Rezoning-A request to rezone from C-3 (Commercial) to M-2 (Heavy Industrial)-Joel Standeford

Joel Standeford, 4612 E. Farm Rd 144, Springfield, Missouri. Mr. Standeford stated he would like to rezone this property so he could put in his lawn care and construction company on the top right corner of the diagram. They would build a 12,000 square foot warehouse. There would not be anything heavy industrial but on the southwest section

having the M-2 rezoning would allow them to do storage units. They are looking at semi-truck parking, but they do not know if that would be a viable option yet. If the rezoning was M-2 then they could put storage units on the backside. Currently that property is pretty worthless because there is no sewer there. He stated you really could not build any housing there and nobody wants to live in that ditch off a highway. The goal would be to create some sort of storage facility on the southwest corner which is just over eight acres. On the northeast section there would be a pond on that east side and then they would probably put four warehouses through there where companies could come in and operate. He would probably take the northeast section that would be Clean Cut Constructions headquarters but no heavy industrial. He said the reason they requested M-2 instead of C-1, C-2 or C-3 was because you could not build storage units on that. You must have industrialization.

Mr. Bellairs stated the M-2 zoning district was for the potential of semi-trucks storage and parking. That was what Mr. Standeford was referring to when he spoke of storage units not commercial storage. He also mentioned a contractor's office. The M-2 zoning district allowed you to utilize more space of your sight as outdoor storage. Whereas if you are working in a C-3 zoning district you are restricted to only a portion of your sight being utilized. This becomes a little more permissive.

Mr. Kimble stated to delve into that question a little deeper, when you say storage units, can you unpack that a little more.

Mr. Standeford stated open storage. He said initially they want to rezone it for semi-truck parking. They would put a 30 ft road from 20th street straight south and then one-off prosperity west. That would give the turn around there. They were doing a market study right now and they do not know if that would be a viable option right now. The build out on that would be over one million dollars. If they know they could not get the traffic they would not proceed. But the M-2 would allow the open storage which is popular right now.

Mr. Kimble asked beside semi-trucks what would you anticipate if you went that direction also to be stored in that area.

Mr. Standeford stated 5th wheels and R.V.'s. You could rent it to electrical companies or any of these companies that just need space to store their trucks.

Mr. Kimble asked if there were any questions from the Commission on Case 008-24.

Ms. Phillips asked for clarification on the paperwork that was given to the Commission.

She stated there might be a contractor's office and then further up it stated City utilities were in place. So, she assumed that was sewer.

Mr. Standeford stated the sewer was 1000 feet to the east and 1000 feet of sewer was about a million bucks.

Ms. Phillips asked if he needed a permit from DNR first.

Mr. Bellairs stated that nothing from this case would be specific to site development questions. They were really just concerned about what was the highest and best use of this property. There have not been any site plans or development plans submitted at this time. This is what he would be allowed to do if the property was rezoned to M-2.

Ms. Phillips stated okay.

Mr. Kimble asked if there were any further questions from the Commission on Case 008-24.

Ms. Warren asked if contractors would be able to access the storage units any time or would there be time restrictions.

Mr. Standeford stated it would be gated so you could only access with a key code. It would have a modern entry system. He asked if that answered the question.

Ms. Warren stated she was asking if they could come in at 2:00 a.m.

Mr. Standeford said no. He stated he guessed they could if they needed their stuff or something like that. It would be very uncommon.

Mr. Kimble asked if there were any further questions from the Commission on Case 008-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 008-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 008-24.

Max Myers, 5161 Cameo Lane, Joplin, Missouri stated M-2 covered a lot of manufacturing and industrial. So, even though it was presented as a parking lot it could be a cement plant. He said something like that could be a concern for folks who live in that particular neighborhood. He stated he seemed like a fairly broad rezoning. He said the intended use is not necessarily the use it would be put to, and he had a concern with that.

Debbie Heitzman, 5161 Cameo Lane, Joplin, Missouri stated she was concerned if the property was rezoned what that would do to her taxes.

Mr. Kimble asked Mr. Bellairs if he was able to speak to that at all.

Mr. Bellairs stated that was a common concern and there were a lot of things to be considered. He said being in or out of the City affects that. He stated he could not speak to that question with 100% certainty. He was not a tax assessor.

Mr. Kimble asked Mr. Bellairs if she would like to take her concerns to someone else at the City who would it be that she could chat with to ask those questions.

Mr. Bellairs asked about property taxes.

Mr. Kimble said yes.

Mr. Bellairs stated he believed it would be the County.

Ms. Heitzman stated she had a question. She said she was on rural water and with them building right there would that affect her well any. Does anyone know.

Ms. Phillips asked if the site development looked at all surrounding properties.

Mr. Bellairs said the development of their property that would be what they would utilize when they came in to develop this area, is well water and septic. He stated as they have covered already, they are not within 100 feet of an existing sanitary sewer. He stated he guessed if she had questions, she could reach out to DNR to see if that would impact her sight. He does not imagine it would.

Ms. Heitzman stated okay and thank you.

Mr. Kimble asked if there was anyone else to speak in opposition of Case 008-24.

MR. MCCULLOUGH MOVED THAT CASE 008-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 3 ABSENT).

6. Other Business:

None

7. Adjournment:

MS. PHILLIPS MOVED, SECONDED BY MS. WARREN TO ADJOURN. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 3 ABSENT)

Approved Mary Anne Phillips
Drew Kimble, Chairman
Mary Anne Phillips

Approved Vicky Copeland
Vicky Copeland, Recording Secretary