MINUTES
BOARD OF ADJUSTMENT
MEETING
FRIDAY, FEBRUARY 21, 2020
11:00 A.M.

Mr. Layne called the February 21, 2020 Board of Adjustment meeting to order with the following Board members present David Layne, Thomas Beisner, James Pinjuv, Matthew Smith, and Christopher Briley. Keegan Stanton, and Lindsay Dunn represented the Planning, Development and Neighborhood Services Department.

MR. BEISNER MOVED, SECONDED BY MR. BRILEY, TO AMEND THE FEBRUARY 21, 2020 AGENDA TO INCLUDE THE DECEMBER 20, 2019 MINUTES. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. SMITH, AND MR. BRILEY, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

OLD BUSINESS

A. **Approval of December 20, 2019 and January 17, 2020 Meeting minutes.**

Mr. Layne asked if everyone had the chance to look at the minutes, and if there is a motion to approve those minutes?

MR. BEISNER MOVED, SECONDED BY MR. SMITH, TO APPROVE THE DECEMBER 20, 2019 MINUTES. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. SMITH, AND MR. BRILEY, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

MR. PINJUV MOVED, SECONDED BY MR. SMITH, TO APPROVE THE JANUARY 17, 2020 MINUTES. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. SMITH, AND MR. BRILEY, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

PUBLIC HEARING

Mr. Layne — We will go ahead and open the Public Hearing portion of the meeting and I'll read the rules for all those in attendance:

1) State your name and address clearly for the record.
2) Please give your testimony as briefly and as completely as possible.
3) Please, do not repeat testimony that has been given previously. We want you to state your facts but limit your information to only new information.

4) Everyone is invited to speak; however, if you have a spokesman, please allow him/her to speak.
5) When the Public Hearing is closed by the Chairman, no additional testimony is allowed except when invited by the Board.
6) Remember that this is a Public Hearing and all sides have a right to give testimony or state one side of any issue.
7) The Zoning and Planning Commission of the City of Joplin through this introduction, accepts into evidence the 2012 Comprehensive Plan, the Zoning Code of the City of Joplin and the Subdivision Regulations of the City of Joplin, the Telecommunications Ordinance, and the Stormwater Management Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E, and 29-F of the Joplin Municipal Code, the written recommendations of the City's staff, and all other written evidence presented at today's hearing.

Mr. Layne stated the first case is:

Case 02-20-01: 6601 E 32nd St. – A request from QuikTrip Corporation for a variance from Sec. 6-39 (b)(5) (Signs in Business Areas) of the Joplin City Code of Ordinances, more particularly described as a waiver of 55 feet from the maximum sign height of 45 feet.

Daniel Chambers, 4705 S 129th Ave., Tulsa, Oklahoma 74134. He works for QuikTrip Corporation. The store that is being built is a remote travel center. It is a new concept for QuikTrip. Joplin has been identified as the first city to get the test product in. It is a store that is outside of our normal markets. One of the items for presentation is little more height on the high rise signs. The signs need to be high enough so people will be able to see them and make a decision if they want to stop or not. The location is in the Crossroads Industrial Park and working with the Joplin Industrial Authority on both signs.

Mr. Layne asked if any of the Commissioners had any questions.

Mr. Beisner wanted to know that at this point is there only going to be one sign?

Mr. Chambers stated that is correct. There are two signs but in two different locations so there would be two different cases.

Mr. Stanton stated staff recommended approval.

Mr. Pinjuv just wanted to thank Quick Trip for coming to Joplin.

Mr. Layne asked if there was anyone else that would like to speak in favor of this case? There was not. He asked if there was anyone that would like to speak in opposition. There was not

MR. PINJUV MOVED, SECONDED BY MR. BRILEY, TO APPROVE THE CASE 02-20-01. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. SMITH, AND MR. BRILEY, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 02-20-02: Approximately 450 feet North of the intersection of S. Parkmor Ave. and E 24th St. – A request from QuikTrip Corporation for a variance from Sec. 6-42 (a)(6) (Billboards and off-premises signs) of the Joplin City Code of Ordinances, more particularly described as a waiver of 55 feet from the maximum sign height of 45 feet.

Daniel Chambers, 4705 S 129th Ave., Tulsa, Oklahoma 74134. This is the same sign that is on the other case. It is off sight; it is on the property owned by the Joplin Industrial Authority. We have been working with them and working on the lease agreement. This is the exact same sign that was proposed on the on-site sign.

Mr. Layne asked if there were any questions from the Commissioners? There were not.

Mr. Layne asked if there was anyone else that would like to speak in favor of this case? There was not. He asked if there was anyone that would like to speak in opposition. There was not

MR. BEISNER MOVED, SECONDED BY MR. SMITH, TO APPROVE THE CASE 02-20-02. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. SMITH, AND MR. BRILEY, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Mr. Layne asked if there was anything else to come before this board? There was not. We just need a motion to adjourn. Do I have a motion to adjourn?

MR. BEISNER MOVED, SECONDED BY MR. BRILEY TO ADJOURN. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. SMITH, AND MR. BRILEY, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Approved _____
David Layne, Chairman

Approved _____
Lindsay Dunn, Notary