JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, MARCH 10, 2025

4:00 P.M.

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, March 10, 2025, at 4 P.M. Present were commission members Drew Kimble, Gary Spruce, Amia Warren, Mary Anne Phillips, Dr. Benjamin Rosenberg, Natasha Klue-Michael, and Cole Landis.

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

1. **Roll Call:**

   Zoie Hamilton called the roll.

2. **Approval of Minutes:**

   MS. WARREN MADE A MOTION TO APPROVE THE FEBRUARY 10, 2025, MEETING MINUTES FOR THE PLANNING AND ZONING COMMISSION. THIS MOTION WAWS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

3. **Public Hearings:**

   Mr. Kimble read the Public Hearings Procedures.

CASE 007-25: REZONING
A request to rezone from District R-1 (Single- Family Residential) to District M-2 (Heavy Industrial)- 601 S McKinley Ave- American Ramp Company

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

John Hunter of 601 S McKinley, Joplin, Missouri represented the American Ramp Company.

Mr. Hunter stated that the request to rezone was due to American Ramp Company needing to construct a warehouse after being in the same office for around 20 years and needing more space. Mr. Hunter explained that American Ramp Company owns the property to the north and plan to use that area to construct the warehouse, but the property was not zoned correctly for this.

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.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 007-25. THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 009-25: REZONING
A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)- 1517 W A Street- Schuber Mitchell Homes

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

Oscar Sarceno of 2340 S Range Line, Joplin, Missouri represented Schuber Mitchell Homes.

Mr. Sarceno stated the request to rezone was due to Schuber Mitchell looking to build a single-family home on the property.

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

Mr. Landis asked Mr. Sarceno what the size of the site would be once developed.
Mr. Sarceno stated that the site would be a single home.

Dr. Rosenberg asked Mr. Sarceno if only one home would be built on the site.
Mr. Sarceno stated that was correct.

Ms. Phillips asked Mr. Sarceno why he was requesting an R-2 zoning if there were plans to only build one home.
Mr. Sarceno stated that the request is due to the lot size only being 50 feet and oddly shaped.
Mr. Bellairs explained that the R-2 zoning is compatible with surrounding zoning due to the lot size only being 50 feet and older neighborhoods having smaller lot sizes, so they are upzoned to allow higher density residential.

Dr. Rosenberg asked Mr. Bellairs why the R-2 was still being requested if the lot was over 50 feet big.
Mr. Bellairs explained that this lot has been platted as 2 separate lots but will be used as a single lot to construct the home. Mr. Bellairs also explained that with the R-2 zoning it makes the lot compatible with other lots in the area.

Dr. Rosenberg asked Mr. Bellairs if the lot is zoned as R-2 could someone bring a case before the Board of Adjustments and ask for a variance to build two homes on the lot.
Mr. Bellairs stated that this could also be done with the R-1 zoning due to how the lots are platted but is not practical due to the small size of the lots and part of the right-of-way railroad being acquired.

Mr. Kimble asked if there has been any environmental work done due to the lots proximity to Eagle Picher.
Mr. Sarceno stated that there is no lead present and has been vacated since Shuber Mitchell obtained the property approximately two years prior.

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. LANDIS MADE A MOTION TO APPROVE CASE 009-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITON)

CASE 011-25: REZONING
A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park and Small Format Home District)- 7 Acres between 12th and 14th Street, East of Iowa and West of the railroad track- James Whitford

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

David Glen of 531 Kentucky Ave, Joplin, Missouri represented Watered Gardens.

Mr. Glen stated the request to rezone is due to Watered Gardens hoping to construct a 3-phase tiny home village for the local disabled and homeless community.

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

Mr. Landis asked if the homes would stay property of Water Gardens or if they would be sold to individuals.
Mr. Glen stated that the homes would stay as property of Water Gardens.

Ms. Phillips asked if there has been a plan to change the flow of the flood plain.
Mr. Glen stated that they are working to remove the property from the flood plain.

Mr. Kimble asked if there was any environmental work done on the property.
Mr. Bellairs stated that environmental tests are triggered if the property is in a smelter area and the owner would be required to test for lead if it is in a smelter

area. Mr. Bellaris also stated that depending on the results remediation would also be required.
Mr. Glen stated that for the intended use of the property if there was lead to be found, there are no children that will be living in the area, and they would encapsulate the lead.
Mr. Bellairs reiterated that all environmental checks would be required to be performed as part of the building permit process as well as any remediation.

Mrs. Klue-Michael asked Mr. Glen if the tiny homes would ADA accessible with at least a 7-foot bathroom.
Mr. Glen stated that the tiny homes would be constructed to current ADA standards.

Ms. Phillips asked if a person using a wheelchair would be able to navigate around the tiny home.
Mr. Glen stated that the final design of the homes has not been decided.

James Whitford of 215 Estate Street, Galena, Missouri stated that there will be a few of the homes that would be wheelchair accessible for those individuals in wheelchairs.

Mrs. Klue-Michael asked Mr. Whitford if he had an estimate on the number of wheelchair accessible homes there would be available.
Mr. Whitford stated that there is not an estimate at the moment.

Mrs. Klue-Michael asked Mr. Whitford if the entry to the homes would require an individual to use steps.
Mr. Whitford stated that it would depend on whether the area was required to be brought out of a flood plain.
Mr. Bellairs stated that the plans are in a preliminary stage and the applicants are securing zoning so they can continue plans.

Mr. Klue-Michael asked Mr. Bellairs if she approved the request for zoning today, could the applicants decide not to construct any ADA accessible housing.
Mr. Bellairs stated that this was not accurate, and the applicant would be required to meet ADA requirements, Building Codes, and Planning Codes. Mr. Bellairs also stated that depending on construction type, the applicant may be

required to have a Planned and Development review and the request this evening was only for the zoning.

Ms. Phillips asked Mr. Whitford how the phasing for the construction of the homes would work.
Mr. Whitford explained that there would be three phases of homes built due to the size of the property and the first phase would consist of 26 tiny homes being constructed.

Ms. Warren asked Mr. Whitford how many acres total the property was.
Mr. Whitford explained that the total property is seven acres.

Mr. Kimble asked Mr. Whitford if they had received any feedback from the surrounding property owners.
Mr. Whitford stated that he was not present, but one of his team members did speak to the surrounding property owners and there was no adverse response. Mr. Whitford also stated that their long-term recovery residential facility is located right next to this property and there have been no complaints from surrounding property owners.

Dr. Rosenberg asked Mr. Bellairs what would happen if the project fell through after the city has rezoned the property to District MP (Manufactured Home Park and Small Format Home District).
Mr. Bellairs stated there are building codes that restrict how a manufactured home park is constructed along with specific design requirements such as having a secure foundation and have a patio to create a courtyard pattern. Mr. Bellairs also stated that there must be communal improvements such as internal streets and community areas.

Dr. Rosenberg asked Mr. Bellairs if there were any opportunities for an individual to construct a manufactured home park if this project fell through.
Mr. Bellairs stated that if the project fell through and an applicant wished to construct a manufactured home park, they would be required to come before the Planning and Zoning Commission and complete a site plan review.

Mr. Kimble asked Mr. Bellairs if there was still a possibility that a manufactured home park could be constructed on the property if they followed the strict guidelines that are in place.

Mr. Bellairs stated that this was correct.

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

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

Jason Latleen of 1122 S Moffet asked to speak in opposition to this case. Mr. Latleen stated he has lived at that address for thirteen years. Mr. Latleen also stated concerns over damages that he has incurred and the concern for future damages. Mr. Latleen stated concerns over decline in home values. Mr. Latleen explained he is against the construction of the tiny home village.

Ms. Phillips stated that she believes Mr. Latleen had meant to speak in opposition to the next case due to his address.

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

MR. SPRUCE MADE A MOTION TO APPROVE CASE 011-25. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 012-25: REZONING

A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park and Small Format Home District)- 1201 S Byers- Vita Nova Village

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

Troy Dunlap of 1302 S Main Street, Joplin, Missouri represented Vita Nova Village.

Mr. Dunlap stated the request to rezone is due to wanting to construct a tiny home village for the homeless community in the area. Mr. Dunlap stated that the

homes would work as transitional housing, not permanent housing with a strict set of rules for the participants to follow. Mr. Dunlap also explained that the tiny home village would be gated.

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

Mrs. Klue- Michael asked Mr. Dunlap if any of the tiny homes constructed would be ADA accessible.
Mr. Dunlap stated all homes would be constructed ADA ready so with minor adjustments the home would be handicapped accessible.

Ms. Phillips asked Mr. Dunlap about the safety of water in the area and if the land was donated.
Mr. Dunlap stated that the property was bought from the City surplus auction last year.

Mr. Kimble asked if the occupants would be renting the tiny homes from Vita Nova Village and what the average amount of time an occupant would be allowed to stay in the tiny home.
Mr. Dunlap stated that they expect the occupant to occupy the tiny home for six months to two years, but there was no hard rule regarding this.

Mrs. Klue-Michael asked Mr. Dunlap how it will be determined for the amount of rent the occupant with be required to pay.
Mr. Dunlap stated that there has not been a set of hard numbers yet but hopes to be in the range of four to five hundred dollars.

Mr. Kimble asked Mr. Dunlap if they had received any feedback from adjacent property owners.

Rhonda Thompson of 407 Islington Place, Joplin, Missouri stated that she and a group of volunteers with Vita Nova Village around four to five months ago, obtained a list of property owners in the recommended area, and went to speak with them. Ms. Thompson stated the list contained few residential addresses and was mainly business. Ms. Thompson stated they also mailed letters with their contact information, due to not being able to talk to several property owners. Ms. Thompson stated the property owners they did speak with seemed concerned at

first, but after explaining the project they were more open to the project due to the condition of the area.

Mr. Kimble asked about the use of security cameras for the project area. Mr. Dunlap stated that the intent use of the security cameras would be to monitor the coming and going of occupants. Mr. Dunlap also stated that with the community being gated, they plan to have cameras along the fence also.

Mr. Bellairs stated for the record that there are building codes that restrict how a manufactured home park is constructed along with specific design requirements such as having a secure foundation and having a patio to create a courtyard pattern. Mr. Bellairs also stated that there must be communal improvements such as internal streets and community areas.

Mr. Landis asked Mr. Dunlap what the process for vetting of occupants is. Mr. Dunlap explained that there is not a written process yet, but they require the applicant's history, who they are, where they have been, what their goals are, and it must be compatible with the village's vision. Mr. Dunlap stated that drug use will not be allowed, and occupants would be required to be sober to stay in the community. Mr. Dunlap also stated that if an occupant is found to be under the influence of drugs, they would be required to complete a treatment plan or they would be evicted from the village.

Mr. Kimble asked if the commission had any further questions for the applicant.

Dr. Rosenberg asked to make a statement. Dr. Rosenberg stated "Tyler has already explained to us, that there can't be mobile homes put on this property, or I will personally hang him, if I live long enough. Our job is not to decide how fancy a project is going to be, but whether this is an appropriate use for the piece of property. Not to say they can't change their minds and do what they want with the City Council's permission. Personally, after I've gone by this property several times, I don't think you could hurt it. And I admire and hope they can fulfill their goals and have a viable project like they've shown us on the plans. So, I'm happy."

Mr. Bellairs explained that the term mobile home is an outdated term and HUD classifies them as manufactured homes.

Mr. Kimble asked Mr. Dunlap if there would be street parking or if more parking spaces are planned to be installed.
Mr. Dunlap explained that there will be a few handicap accessible and regular parking spaces, but they plan for the majority of their occupants to not have a vehicle. Mr. Dunlap also explained that for events or meetings held, there will be off street parking available.

Mr. Kimble asked Mr. Dunlap if the majority of occupants do not have vehicles, what modes of transportation are being recommended for the village.
Mr. Dunlap stated that occupants will be encouraged to walk, bike, use ride shares and would like to speak to the city about adding a bus stop.

Ms. Phillips asked about the parking standards for the village.
Mr. Bellairs stated the intent for this project is intended to cater to a certain demographic of the community, and certain developments may have certain needs that the commission and council may deviate from the code if it meets the intent and the code, through a planned development.

Mr. Landis stated that the homes are smaller than a standard manufactured home and are constructed completely differently.
Mr. Dunlap stated that this is correct, and the homes would not be the same large size as a manufactured home. Mr. Dunlap also explained that they are looking to have the tiny homes built on a foundation and a regular stick frame. Mr. Dunlap explained the homes would be around four hundred square feet.

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

Kyle Denham of 111 W 3rd Street, Joplin, Missouri asked to speak in favor of this case.
Mr. Denham stated that he is a member of the Board of Appeals and the properties they most often look at are homes that have been subject to fires, where the homes were vacant and broken into and someone was trying to keep warm. Mr. Denham stated that he believes this project will help with homeless community in the area.

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

Robert Counts of 1124 S Moffet, Joplin, Missouri asked to speak in opposition to this case.
Mr. Counts stated he is in opposition to this case due to his shed being burnt down and his property being stolen.

Ms. Phillips asked Mr. Bellairs if he had received any Petitions of Protest regarding this case.
Mr. Bellairs stated that he had not received any Protest Petitions, but he believed that Mr. Counts would like to fill one out after the meeting. Mr. Bellairs explained that he doesn't believe Mr. Counts lives within the radius for the petition to count towards the percentage in this case. Mr. Bellairs stated there are no protest percentages within the one hundred- and eighty-five-foot radius.

Jason Latleen of 1122 S Moffet asked to speak in opposition to this case.

Mr. Kimble stated that since Mr. Latleen testified on the previous case, that he only shares new information with the commission.

Mr. Latleen stated that he did not receive notice of this project or commission meeting.
Ms. Phillips explained that this is due to not being in the one hundred- and eighty-five-foot radius that is legally required to be given notice. Mr. Bellairs also explained that the notice of the meeting was posted in the Joplin Globe.

Mr. Latleen stated he is opposed to this project due to vandalization to his property. Mr. Latleen asked the commission what the next steps are if this were to be passed by the commission.
Ms. Phillips explained that Mr. Latleen would be able to address the City Council since they have final approval.
Mr. Bellairs stated, Ms. Phillips was correct and further explained that the Planning and Zoning Commission is strictly a recommending body and then this case will go in front of the City Council April 7th for final approval, even if the commission decides not to approve the recommendation of this case.

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

Scott Nangle of 313 W 13th Street, Joplin, Missouri asked to speak about this case.

Mr. Nangle stated that when the property was placed on the market for sale, he recalled there being a stipulation that the property was required to be developed within a certain period, or it reverted back to the City. Mr. Nangle asked if the zoning was changed and if the property reverted to the city, would the new owner be required to rezone the property.
Mr. Bellairs stated that zoning carries with ownership and if the proposed usage changes in the future, the property owner would be required to rezone the property.

Mr. Nangle stated concerns over the railroad and the school located near the property, but he was not necessarily for or against the project.

Mr. Dunlap stated that there was a stipulation when they purchased the property from the City that it had to be developed within three years.

Ms. Phillips asked Mr. Dunlap when the property was purchased.
Mr. Bellairs stated that it was declared as surplus property around September of last year.
Mr. Dunlap stated that he believes they obtained the property around October or November of last year.

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

MR. LANDIS MADE A MOTION TO APPROVE CASE 012-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 013-25: REZONING
A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential)- 707 S Sergeant Ave- Kerri Clark, Executor for the Estate of Gregory Beeler

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

Kerri Clark of 9720 Arch Lane, Joplin, Missouri represented the case for the Estate of Gregory Beeler.

Ms. Clark stated that the request to rezone is, so she can sell her father's home, due to it being zoned improperly. Ms. Clark explained that the property is zoned as a commercial property but is a residential property.

Dr. Rosenberg asked why the property is being proposed to be rezoned as R-3 instead of R-1 since it is a single-family home.

Kristi Benefiel of 1739 S Garrison, Carthage, Missouri stated that she had reached out to the City for proper zoning and Mr. Bellairs explained it needed to be zoned R-3, due to the other properties in the area.

Mr. Bellairs explained that the recommendation for the R-3 zoning was due to the zoning of adjacent properties and if the property were to ever be developed in the future the property should be compatible with other adjacent properties. Mr. Bellairs explained that R-3 still permits single-family residential, but it allows single-family residentials at a higher density. Mr. Bellairs stated that the zoning comes down to the sizing of the lot and it would not be allowed to be platted as a R-1 due to the lots size.

Mr. Bellairs stated that the commission can make a recommendation to change the requested zoning.

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

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

James Flyshaker of 2402 S Indiana Ave, Joplin, Missouri asked to speak in opposition to this case.
Mr. Flyshaker stated that he is in opposition to this case, due to concerns regarding parking for the adjacent properties. Mr. Flyshaker stated that he would be fine if the property was zoned as a single- family residential.

Ms. Benefiel asked if, since the property has been zoned as C-3, if that means the property allows multi parking.
Mr. Kimble stated that this was correct.
DR. ROSENBERG MADE A MOTION TO APPROVE CASE 013-25 ON THE STIPULATION THE ZONING BE CHANGED TO R-1 (SINGLE FAMILY RESIDENTIAL). THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

4. **Old Business:**
   There was no old business to discuss.

5. **New Business:**
   There was no new business to discuss.

6. **Other Business:**
   There was no other business to discuss.

7. **Adjournment:**

MR. LANDIS MADE A MOTION TO ADJOURN THE MARCH 10, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSTION)

Approved _____
Drew Kimble, Chairman

Approved _____
Zoie Hamilton, Recording Secretary