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

The Planning and Zoning Commission met in regular session on Monday, March 12, 2018. Present were Commission members Gary Duncan, Keenan Cortez, Peter Ramsour, Debra Koelkebeck, and Wendy Brueckner-Sears. Edward Whitmore, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Mr. Duncan called the roll. Commissioners Janice Steele and Seth Dermott were absent. Mr. Duncan stated that they would wait to see if Mr. Dermott comes in.

MR. CORTEZ MOVED, SECONDED BY MR. RAMSOUR TO EXCUSE MRS. JANICE STEELE. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, AND MRS. KOELKEBECK VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

2. Approval of February 12, 2018 Minutes:

MR. CORTEZ MOVED, SECONDED BY MRS. KOELKEBECK TO APPROVE THE FEBRUARY 12, 2018 MINUTES. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, AND MRS. KOELKEBECK VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

3. Old Business:

None.

4. New Business:

Case 003-18: Preliminary Plat – A request to Review the Preliminary Plat of South Crossroads Addition Plat #1 Re-plat of lots 3,4,5, and 6 located on the Northwest corner of 32nd Street and Prigmore Avenue – Morris Investments 4.

Mr. Duncan opened case 003-18. Mr. Troy Bolander spoke on behalf of the Kurt Higgins that is running a little late. Mr. Bolander stated that this is an a replat of South Crossroads Addition. Originally it was platted for four (4) lots and a cul-de-sac. Due to the growth out there and needing bigger lots they would like to combine and make 4 lots into 2 lots and taking out the cul-de-sac. The street exists already. This is just to clean things up and make larger lots and staff has reviewed this request and it meets the requirements of our Subdivision Code. Staff recommends approval.

Mr. Ramsour asked if they were going from four (4) lots to three (3) lots?

Mr. Bolander replied that it was four (4) lots going to two (2) lots and taking out the cul-de-sac.

Mr. Duncan ask if there were any comments or questions from the Commission. There was not.

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.

MR. RAMSOUR MOVED, SECONDED BY MRS. BRUCKNER-SEARS TO APPROVE CASE 003-18, PRELIMINARY PLAT. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Mr. Duncan read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, April 2, 2018.

5. Public Hearings:

Case 005-18: Site Plan Review – A request to review the Site Plan of a Proposed Retail Store located 1,000 feet East of the intersection of Richard Joseph Blvd West and Richard Joseph Blvd North – Menards Inc.

Wayne Stevenson, Anderson Engineering, 811 E 3rd Street, Joplin, MO. He was there representing Menards Inc.

Mr. Duncan asked where exactly the buildings were going to be located, if he could show us on the map,

Mr. Stevenson stated that it would be just East of the AT&T Store.

Mr. Duncan stated that was listed as C-2-PD along Richard Joseph Drive?

Mr. Stevenson stated it was.

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

Mr. Ramsour asked about the water issue on the property, possibly called the wet land.

Mr. Stevenson said that was correct with substantial mapped flood plain in this area. Basically, if you develop in that area you will have to file paperwork through FEMA and re—route the water. They are aware of the problem and avoiding the flood plain.

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.

MR. CORTEZ MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 005-18, BE FORWARDED TO THE CITY COUNCIL WITH REMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS.

KOELKEBECK, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 006-18: 2519 S. Picher Avenue – A request for a Special Use Permit (1st request) to operate a Bed and Breakfast – Leonard Clevenger.

Mr. Duncan asked Mr. Bolander if this was for two years?

Mr. Bolander stated that typically when you make a major investment usually we recommend a permanent Special Use Permit.

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

Mr. Leonard Clevenger stated that he purchased the two cottages for the Medical School and the students to rent. We have purchase both 2519 S Picher and 2523 S Picher which will be the Air B&B for people that are visiting their kids at the school, doctors or nurses. There will be no signs and there is plenty of off street parking. Investment was quite large that in the one cottage we furnished. If they stay more than a month they reduce the price because there is not tax.

Mr. Bolander apologized because typically for Bed and Breakfast we do issue the first request for two years.

Mr. Ramsour wanted to know that if both properties receive a special use permit for a Bed and Breakfast, but one is being rented for the entire school year?

Mr. Clevenger stated that was correct.

Mr. Duncan asked if there were any other questions for Mr. Clevenger? There were not. Is 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.) This is for 2919 S. Picher Avenue.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. CORTEZ TO APPROVE CASE 006-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 007-18: 2523 S. Picher Avenue – A request for a Special Use Permit (1st request) to operate a Bed and Breakfast – Leonard Clevenger.

Mr. Clevenger was speaking for both cases. The comments reflect for Case 006-18 and Case 007-18.

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.)

MRS. KOELKEBECK MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 007-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR.

RAMSOUR, MRS. KOELKEBECK, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 008-18: 536 N. Wall Avenue – A request to include property in a HP District (Historic Preservation Overlay District) – Kenneth Meisinger.

Kenneth Meisinger, 536 N. Wall Avenue, Joplin, MO. Mr. Meisinger gave history of the Frederick Rodgers House which was built in 1905. Mr. Frederick Rodgers was successful mining operator. The house was sold to Mr. William Landreth in 1917. After graduating from Joplin Business School, he started Landreth Machinery Company in 1901. Mr. Landreth never held public office but was very active in the development of Joplin. Dr. Harry K. Wieman and his wife acquired the home in 1953. The Rodgers House was designed by prominent Joplin architect Mr. Austin Allen. Mr. Allen was the architect for the Newman Building, United Hebrew Temple, St. Peter Catholic Church and the Olivia Apartments to name a few of the landmarks in the City of Joplin.

Mr. Ramsour stated that he noticed that there was a for sale sign in front of the house.

Mr. Meisinger stated he was to join his family in southern Maryland.

Mr. Duncan wanted to know at what point the back portion was added on to the house.

Mr. Meisinger stated that it was when the Weiman's lived there. They closed in what was known then as a sleeping porch. It is now a guest room, added a bathroom and a breakfast room down below just off the kitchen.

Jill Sullivan, 721 N Sergeant, Joplin, MO. She stated she was very much supportive of this nomination for Mr. Meisinger's home. She admires the fact that even though he is moving out of the home, he is thinking about the future of the home. This home is in the North Heights neighborhood and historic preservation efforts moving out of Murphysburg and into other neighborhoods such as Roanoke, East Town, and North Heights. This home would be the first home by ordinance as a local landmark in the North Heights neighborhood.

Mr. Duncan asked if this would only be the one home in the neighborhood right now but if more property owners become involved would that become an Historic neighborhood? How does that work?

Mrs. Sullivan stated that this request is a standalone. You have a certain percentage of property owners that live within the official boundaries of North Heights wishing to make an historic district.

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

MR. CORTEZ MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 008-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 009-18: 1813 W 20th Street – A request to Review the Site Plan for Countryside Storage.

Curt Frazier, 1813 W 20th Street, Joplin, MO. This Site Plan Review is for completion of our property by adding 11,400 sq. ft. climate control building directly West of our existing climate control building.

Mr. Duncan asked if it comes clear out to the street basically on that property?

Mr. Frazier stated that it comes out to the setback.

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

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. CORTEZ TO APPROVE CASE 009-18, BE FORWARDED TO THE CITY COUNCIL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MS. KOELKEBECK, AND MS. BRUCKNER-SEARS, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

6. Other Business

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. KOELKEBECK, AND MS. BRUCKNER-SEARS, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Approved _____
Gary Duncan, Chairman

Approved _____
Lindsay Dunn, Secretary