JOPLIN | BOARD OF ZONING ADJUSTMENT

MINUTES
FRIDAY, MARCH 17, 2023
11:00 A.M.

Mr. Layne called the March 17, 2023, Board of Zoning Adjustment meeting to order.

Roll Call
Board members present Thomas Beisner, David Layne, Christopher Briley and Chase Kraft. Tyler Bellairs and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

MR. BRILEY MADE THE MOTION, SECONDED BY MR. KRAFT TO EXCUSE MR. SMITH AND MR. PINJUV WITH MR. BEISNER, MR. LAYNE, MR. BRILEY AND MR. KRAFT VOTING, "AYE" (4 IN FAVOR, O NAYS, 2 ABSENT). MOTION PASSED.

MR. BEISNER MADE THE MOTION, SECONDED BY MR. KRAFT TO APPROVE THE JULY 15, 2022 MINUTES WITH MR. BEISNER, MR. LAYNE, MR. BRILEY AND MR. KRAFT VOTING, "AYE" (4 IN FAVOR, 0 NAYS, 2 ABSENT). MOTION PASSED.

A. **PUBLIC HEARING**

Mr. Layne: We will go ahead and open the Public Hearing portion of the meeting and I will 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 Board of Zoning Adjustment 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 case is:

Case 03-23-01: 2602 S. Kingsdale St-A request from Samuel Wimsett for a variance of the 30-foot platted setback requirement, to construct an addition on an existing residential house, Appendix 29, Article 5, Sec. 5.01 Residential Development Standards, Table 5-02.

Samuel Wimsett, 2602 S. Kingsdale, Joplin, Mo. Mr. Wimsett provided new architectural plans to the Board. He stated to be concise he is wanting to build on the 2602 S. Kingsdale lot. He said he also owns the lot to the north; it is accompanied in his yard. The landscape blends together. He is requesting to build an addition to his house, it will extend to the northwest. The rooflines will be connected. It will be a real addition. However, because of the platted road where S. Kingsdale and W. Kingsdale intersect the plat has a perfect ninety-degree angle. The road has a sweeping curve. He stated where he would be building would be in that thirty-foot set back from the road. It is about 55-60 feet from the pavement is but because of the way it was platted there is a big gouge into his lot that is the perfect ninety-degree angle. He said you could see that on the drawing. He stated the north south set back line is not represented on the drawing, but you could imagine where it goes.

Mr. Layne asked if there were any questions from the Commissioners on Case 03-23-02.

There were none.

Mr. Layne asked if there was anyone who wished to speak in favor of Case 03-23-02.

There were none.

Mr. Layne asked if there was anyone who wished to speak in opposition of Case 03-23-02.

There were none.

MR. BEISNER MADE THE MOTION, SECONDED BY MR. KRAFT TO APPROVE CASE 03-23-02 WITH MR. BEISNER, MR. LAYNE, MR. BRILEY AND MR. KRAFT VOTING, "AYE" (4 IN FAVOR, 0 NAYS, 2 ABSENT). MOTION PASSED.

Case 03-23-03: 3132 Hammons Blvd-A request from Todd Bolin for an allowance of 1 additional story from the maximum allowable of 3 stories from the Joplin City Code, Appendix 29, Article 5, Sec. 5.02, Table 5-3, for the new Courtyard by Marriott Hotel.

Todd Bolin, 5039 S. National Ave., Springfield, Missouri. Mr. Bolin asking for a variance to do a four-story, 125 room Courtyard by Marriott Hotel in that location. The three-story maximum requirement that you have right now of course would not work with a four-story prototype. It looks like they will be at 58 feet from the tallest beacon and the actual main roofline would be 48 feet. The main building will run east and west.

Mr. Layne asked if there were any questions from the Commissioners on Case 03-23-03.

There were none.

Mr. Layne asked if there was anyone who wished to speak in favor of Case 03-23-03.

There were none.

Mr. Layne asked if there were any questions from the Commissioners on Case 03-23-01.

Mr. Beisner asked Mr. Wimsett if he owned the property to the north.

Mr. Wimsett replied yes.

Mr. Layne asked if there were any objections from the neighbors.

Mr. Wimsett replied no. He had spoken with the neighbors.

Commissioners advised no further questions on Case 03-23-01.

Mr. Beisner asked if there was anyone who wished to speak in favor of Case 03-23-01.

There were none.

Mr. Beisner asked if there was anyone who wished to speak in opposition of Case 03-23-01.

There were none.

MR. BRILEY MADE THE MOTION, SECONDED BY MR. BEISNER TO APPROVE CASE 03-23-01 WITH MR. BEISNER, MR. LAYNE, MR. BRILEY AND MR. KRAFT VOTING, "AYE" (4 IN FAVOR, 0 NAYS, 2 ABSENT). MOTION PASSED.

Mr. Layne now introduced:

Case 03-23-02: 3132 Hammons Blvd-A request from Todd Bolin for an allowance of 1 additional story from the maximum allowable of 3 stories from the Joplin City Code, Appendix 29, Article 5, Sec. 5.02, Table 5-3, for the new Tru Hilton Hotel.

Todd Bolin, 5039 S. National Ave., Springfield, Missouri. Mr. Bolin asking for a variance to do a four-story, 96 room Tru Hilton Hotel in that location. The three-story maximum requirement that you have right now of course would not work with a four-story prototype. It looks like they will be at 52 feet from the tallest beacon and the actual main roofline would be 46 feet.

Mr. Layne asked if there was anyone who wished to speak in opposition of Case 03-23-03.

There were none.

MR. KRAFT MADE THE MOTION, SECONDED BY MR. BRILEY TO APPROVE CASE 03-23-03 WITH MR. BEISNER, MR. LAYNE, MR. BRILEY AND MR. KRAFT VOTING, "AYE" (4 IN FAVOR, 0 NAYS, 2 ABSENT). MOTION PASSED.

NEW BUSINESS

Mr. Bellairs said none.

OLD BUSINESS

Mr. Bellairs said none.

MR. KRAFT MADE THE MOTION, SECONDED BY MR. BEISNER TO ADJOURN WITH MR. BEISNER, MR. LAYNE, MR. BRILEY AND MR. KRAFT VOTING, "AYE" (4 IN FAVOR, 0 NAYS, 2 ABSENT). MOTION PASSED.

Approved _____
Chairman

Approved _____
Recording Secretary