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 you could show us on the map,

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

Mr. Duncan asked if that property that was listed as C-2-PD?

Mr. Stevenson stated it was.

Mr. Duncan asked if there were any other 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 reroute 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).