CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-262 – Voluntary Annexation

MEETING DATE:
April 6, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 011-26: Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and S Kodiak Rd. - Voluntary Annexation – A request to voluntarily annex into the corporate limits of the City of Joplin – Conley Commercial Holdings, LLC

BACKGROUND:

The subject property is located near the Southeast corner of East 32nd Street and S Kodiak Rd/S Prigmor. The owner is selling the property to a developer for a future warehouse/distribution center. There will be a rezoning case following the approval of the annexation.

City staff finds that the annexation is reasonable and necessary for the future growth of the City of Joplin. In support of this finding, the 2012 Joplin Comprehensive Plan, Future Land Use Plan, describes the area where the subject property is located as a Future Industrial Opportunity Area.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Zach Imbus presented the case and explained the proposed development plans and use. He stated that this would be a distribution and warehouse facility. He explained the impact of the proposed development and the studies that had taken place. Mr. Jason Manglus indicated there would create about 100 new jobs, with a dozen full-time salaried leadership roles. The facility will handle items about 50 pounds in size.

PUBLIC COMMENT;
Mr. Morris Glaze got up to speak in favor. Mr. Glaze stated that all of the infrastructure is a result

of what the JIDA board has done in the Crossroads Industrial Park, on the North side of 32nd.

Mr. James Bicroft informed the commission that there are nearby residential homes. Mr. Bicroft asked where the products are coming from. Mr. Imbus stated that 32nd St is DOT right-of-way designated for this kind of development. They would not approve their use and improvements unless they believed the infrastructure sufficient. Mr. Manglus stated that in terms of hazardous materials this facility would only carry items that you would find in your local hardware store and nothing more. Mr. Kimble asked about traffic and the types of vehicles that will be accessing the facility. Mr. Manglus responded that the trucks arrive between 10PM and 4AM. Passenger vehicle shifts start at 1AM (20 to 25 individuals). There will be about 150 to 200 vans. Ms. Phillips asked about turn lanes and Ms. Klue-Michael added that there would be turn lanes added to the development. Dawna Mitchell stated that they will have to sit and wait or their appointments if there are 150 vehicles on the road. Morris Glaze stated that if the developer had selected a sight on the north side of 32nd, they would not be here today because it is already in the City and zoned M-2.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-262
Planning & Zoning Commission recommends approving Case 011-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map