MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 11, 2016
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, April 11, 2016. Present were Commission members Chad Brown, Keenan Cortez, Seth Dermott, Gary Duncan, Kent Eastman, Peter Ramsour, and Lee Smith. Troy Bolander, Taylor Cunningham, and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

Mr. Eastman read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, May 2, 2016.

Case 014-16: 2712 North St. Louis Avenue – A request for a Special Use Permit (First Request) for the expansion of the existing substation – Empire District Electric Company.

Mr. Eastman opened the public hearing for Case 014-16.

Mr. Jeff Brown, Empire District Electric Company, 602 Joplin Avenue, Joplin, discussed plans for moving over to a different voltage class on their transformers. They are expanding the substation to the west on property they purchased some time ago.

Mr. Duncan asked how many acres this expansion will contain. Mr. Brown replied the property contains three acres, with 2.75 acres being developed.

Mr. Eastman asked for comments from the audience, and none were received. He then closed the public hearing for Case 014-16.

Mr. Ramsour asked why the property is zoned R-1. Ms. Cunningham understood the property has always been zoned R-1, with that zoning being allowed for public utility owned facilities in residential zoning districts with a Special Use Permit.

Mr. Ramsour asked about rezoning to a commercial district. Ms. Cunningham stated during a pre-development meeting with the City staff, the applicant was presented options for rezoning or a Special Use Permit.

Mr. Bolander stated the future land use map shows the property remaining residential, and that a precedent would be set if a commercial district is allowed on the north side of Zora Street. He recommended the zoning remain residential because of the neighborhoods and single-family homes in that area.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 014-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO EMPIRE DISTRICT

ELECTRIC COMPANY, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

Case 015-16: 400 North Hodgdon - A request for a Site Plan Review for the new reconditioning of the facility – Jack Frost.

Mr. Eastman opened the public comment period for Case 015-16.

Mr. Jack Frost, Roper Kia, 320 North Hodgdon Road, Joplin, requested the review of site plans for expansion of their operations to provide more timely service for their customers. They plan to construct a reconditioning facility to service used cars and new cars, along with automatic car wash services.

Mr. Eastman asked for comments from the audience, and none were received. He then closed the public comment period for Case 015-16.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT THE SITE PLANS AS PRESENTED IN CASE 015-16 BE FOWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

Mr. Eastman asked for a motion to adjourn.

MR. SMITH MOVED, SECONDED BY MR. DUNCAN, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:07 p.m.

Approved_____
Kent Eastman, Chairman

Approved Susan Champlin
Susan Champlin, Secretary