JOPLIN | PLANNING & ZONING COMMISSION

**MINUTES**

**MONDAY, APRIL 13, 2026**

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, April 13, 2026, at 4:00 PM. Present were commission members, Drew Kimble, Dr. Rosenberg, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington. Natasha Klue-Michael was absent.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**

   Tyler Bellairs called the roll.

   **MR. SPRUCE MADE A MOTION TO EXCUSE MS. KLUE-MICHAEL. A SECOND WAS MADE BY MS. HARRINGTON. MOTION CARRIED (6 IN FAVOR, 0 IN OPPOSTION, 1 ABSENT)**

2. **Approval of Minutes**

   **MS. HARRINGTON MADE A MOTION TO ACCEPT THE MARCH 9, 2026, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. A SECOND WAS MADE BY DR. ROSENBERG. MOTION CARRIED (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)**

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

**CASE 014-26 730 N SCHIFFERDECKER AVE - REZONING**

Andrea Snyder, 730 N Schifferdeker Ave, explained that she is wanting to open a spa and boutique and needs the zoning changed from District M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) to District C-3 (Commercial).

Mr. Kimble asked if there were any questions from the commission.

Mr. Kimble asked if there were anyone in attendance who would like to speak in favor of the case.

Mr. Kimble as if there was anyone in attendance who would like to speak in opposition to the case.

**MR. SPRUCE MADE A MOTION TO APPROVE CASE 014-26. THIS MOTION WAS SECONDED BY MS. PHILLIPS, MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT).**

**MS. WARREN MADE A MOTION TO AMEND ATTENDANCE FOR MS. KLUE-MICHAEL. THIS MOTION WAS SECONDED BY MS. PHILLIPS, MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION).**

**CASE 015-26 1721 S JOPLIN AVE – SPECIAL USE PERMIT**

Michael Fleshman, 1721 S Joplin Ave, spoke as to how the property is a vacant warehouse and is wanting to turn it into a duplex.

Mr. Kimble asked Mr. Bellairs, if the applicant must apply for a special use permit every two years.

Mr. Bellairs, indicated that that the precedent set in the past is for commercial development, due to the development costs, the city allows a permanent special use permit. The two-year renewal was established for residences operating a commercial business out of their home.

Ms. Phillips asked why a special use permit is needed.

Mr. Bellairs stated that when the city went to a form based code one of the special uses for housing types might not meet the character for this district, which is C-2 commercial urban zoning district, and usually have apartments upstairs above a commercial use. A special use option is available to conform to this design of the

district. The owner will not be changing any characteristics to the building. The reason for this special use permit is because the C-2 districts do not normally have duplexes as the primary use. It is allowed through special use due to the unique situation.

Ms. Harrington asked about the parking.

Mr. Fleshman stated that the parking lot is split between this structure and the business along the front. An agreement has been made for the parking lot to remain.

Mr. Bellairs mentioned that the agreement was included in the Planning and Zoning Commission packet for this meeting.

Ms. Harrington asked if the renters will be long-term or short-term like AirBnB.

Mr. Fleshman responded that the duplex will be rented to long-term tenants.

Ms. Phillips asked what happens to the parking arrangement if the other building were to be sold.

Mr. Bellairs stated that it was recorded that the parking easement was in perpetuity.

Ms. Warren expressed her concern of the closeness of the structures in case of a fire.

Mr. Bellairs explained that the changes to the duplex structure will have to meet building and fire codes with respect to fire separation between units. Building codes also address structures that sit on the lot lines. The building and fire review will ensure that it meets all applicable codes.

Ms. Harrington asked if the building is going to be sprinkled.

Mr. Fleshman indicated that the duplex will be one-hour fire rated.

Mr. Bellairs said that usually for a duplex sprinklers aren't required, just the fire separation.

Mr. Kimble asked if there were any more questions from the commission.

Mr. Kimble asked if there were anyone in attendance who would like to speak in favor of the case.

Mr. Kimble as if there was anyone in attendance who would like to speak in opposition to the case.

**MS. HARRINGTON MADE A MOTION TO APPROVE CASE 015-26. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL, MOTION PASSED. (6 IN FAVOR, 1 IN OPPOSITION, 0 ABSENT).**

**CASE 017-26 3201 MCINTOSH CIR - VACATION**

Mr. Bellairs, 602 S. Main St., explained that this vacation was previously brought to the commission but changes needed to be made. The City worked with Freeman Hospital to realign the street with Jackson Ave. There is no street where the vacation lies. This is cleaning up the property and returning it to Freeman Hospital. Utility easements will remain.

Mr. Kimble asked if there were any questions from the commission.

Mr. Kimble asked if there were anyone in attendance who would like to speak in favor of the case.

Mr. Kimble as if there was anyone in attendance who would like to speak in opposition to the case.

**DR. ROSENBERG MADE A MOTION TO APPROVE CASE 017-26. THIS MOTION WAS SECONDED BY MR. SPRUCE, MOTION PASSED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).**

4. **OLD BUSINESS**

**None**

5. **NEW BUSINESS**

**None**

Mr. Kimble asked if there was a motion to adjourn.

**MR. SPRUCE MADE TO ADJOURN. THIS MOTION WAS SECONDED BY MS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).**

Approved Mary Anne Phillips

Chairman

Approved Eric Kellstadt

Eric Kellstadt, Recording Secretary