JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, APRIL 14, 2025

4:00 P.M.

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, April 14, 2025, at 4:00 P.M. Present were commission member Drew Kimble, Natasha Klue-Michael, Gary Spruce, Amia Warren, Mary Anne Phillips and Dr. Benjamin Rosenberg. Commissioner Cole Landis was absent.

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

1. **Roll Call:**
   Zoie Hamilton called the roll.
   MRS. KLUE-MICHAEL MADE A MOTION TO EXCUSE THE ABSENCE OF MR. LANDIS. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

2. **Approval of Minutes:**
   DR. ROSENBERG MADE A MOTION TO APPROVE THE MARCH 10, 2025, MEETING MINUTES FOR THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

3. **Public Hearings:**
   Mr. Kimble read the Public Hearing Procedures.

CASE 010-25: STREET VACATION

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Dave Pettit of 1301 S Picher Ave, Joplin, Missouri represented the case on behalf of the Joplin School District.

Mr. Pettit stated the request for street vacation is due to safety concerns. Mr. Pettit stated that the stairs from Royal Heights Elementary School lead onto Rolla Street, and they are looking to have them reconfigured to come off the side of the school instead of students immediately dispersing into the street. Mr. Pettit also explained that this vacation would allow the school to construct a new loading dock for deliveries. Mr. Pettit stated that the existing delivery dock has been removed, due to delivery trucks having to drive through the playground to make deliveries.

Mr. Kimble asked if the commission had any questions for the representative.

Dr. Rosenberg asked if this change would affect bus routes for loading and unloading of students.
Mr. Pettit stated that the bus routes would not be affected, since buses are loading and unloading students on the east side of the building.

Mr. Kimble asked if this would affect school drop-offs for students in the morning.
Mr. Pettit stated that this would not affect school drop-offs due to the new dock area ending where the car drop-off line will begin.

Mr. Kimble asked the representative if the fire lanes for the property would be affected.
Mr. Pettit stated that the only part of the fire lanes that will be affected are the west side of the fire lane line shown on the map.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 010-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

CASE 015-25: REZONING

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Darren Collins of 3600 SE 110th Street, Galena, Kansas presented the case.

Mr. Collins explained that his wife owns and runs a beauty salon on the adjacent property. Mr. Collins stated they purchased the property for extra parking for his wife's salon. Mr. Collins stated that they are looking to sell both properties together, but the buyer would like for this property to be zoned the same as the other.

Mr. Kimble asked if the commission had any questions for the applicant.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 015-25. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

4. **Old Business:**

   There was no old business to discuss.

5. **New Business:**

CASE 014-25: PRELIMINARY PLAT

Mr. Kimble asked if the representative of this case would step forward and state their name and address for the record.

Micah Souder of 811 E 3rd Street, Joplin, Missouri represented the case for OWN Inc on behalf of Schuber Mitchell Homes.

Mr. Souder stated that this is a preliminary plat for the Cottages at Emerald Glades. Mr. Souder explained that this subdivision will provide a connection to Emerald Glades, which is currently under construction.

Mr. Kimble asked if the commission had any questions for the representative.

Dr. Rosenberg asked Mr. Souder if there would be more than one way in and out for traffic.
Mr. Souder stated that this has been discussed with the fire marshal. Mr. Souder explained that it had been approved to begin phase one of the project without a secondary egress. Mr. Souder stated that the second phase will have a secondary egress.

Dr. Rosenberg asked if in phase one all traffic would exit onto Fountain Road.
Mr. Souder stated that this was correct.

Dr. Rosenberg asked if there would be a connection between this property and the property on the south.
Mr. Pettit stated that the southeast corner will connect with a street.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 014-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

6. **Other Business:**
   There was no other business to discuss.

7. **Adjournment:**

MRS. KLUE-MICHAEL MADE A MOTION TO ADJOURN THE APRIL 14, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____
Zoie Hamilton, Recording Secretary