MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 9, 2016
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, May 9, 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, June 6, 2016.

Case 016-16: Beginning at 33rd St. and extending south to the current City of Joplin boundary – A request to rename the existing public right-of-way from "Hearnes Boulevard" to "Main Street" – City of Joplin.

Mr. Eastman opened the public hearing for Case 016-16.

Mr. Patrick Tuttle, Convention & Visitors Bureau Director for the City of Joplin, brought this request to this commission and the City Council a year ago, with the City Council not approving the request at that time. With the increased traffic due to Mercy Hospital being open, it is time to bring the request back to this commission and the City Council for consideration.

On April 13, 1965, the City Council named the newly developed roadway as Hearnes Boulevard. Former Governor Warren E. Hearnes is credited with giving Joplin its four-year university. The new part of Main Street extending from 33rd Street to the south city limits was dedicated to the governor's honor. At that time the city limits did not extend all the way south to Interstate 44.

Mr. Tuttle believes it is very fitting to honor Governor Hearnes and is working on a project to name the Route 249 Bypass in his honor as a memorial highway, creating a longer and better legacy for the governor.

Mr. Tuttle discussed several reasons for changing the name from Hearnes Boulevard to Main Street. He discussed the impact of Mercy Hospital being in the south part of Joplin, with that area changing to commercial with more medical influence.

People traveling between Freeman and Mercy hospitals must consider how to reach the facilities via another roadway that may not be familiar to them. This is not a positive part of the Joplin community when people are in timeless stress or dire need to find their loved ones.

Mr. Tuttle stated the name Main Street cannot be placed on signage on I-44. The federal highway standards do not allow that because Main Street does not touch I-44. Joplin's prosperous downtown businesses or historical districts cannot be promoted along I-44 since the roadway is named Hearnes Boulevard in that area. The signage for the exit advertises Joplin and Racine, but Joplin's downtown district or Main Street districts or anything historic is not promoted.

Access to the Joplin Regional Airport is now being directed from I-44 via Range Line Road and through Webb City. That piece has not been changed since the airport terminal was moved onto North Main Street.

Mr. Tuttle has visited with Mrs. Hearnes since this request was initially presented last year. She is very much appreciative that the City of Joplin is taking the time to consider naming Route 249 in Governor Hearnes' honor. She understands the growth along Main Street with Mercy Hospital, which she has personally seen in her travels throughout the state. She supports the name change to Main Street and has endorsed a letter to the City of Joplin stating such. The letter is to support the Missouri Department of Transportation (MoDOT) application for naming Route 249 in the governor's honor, and she is also in agreement that the City staff took the honor to visit with her about renaming the street.

Mr. Tuttle asked the commissioners for their support and to forward recommendation to the City Council to change the part of South Main Street that is Hearnes Boulevard back to Main Street for the sake of tourism, for the sake of Mercy Hospital, and for the sake of the businesses in the area.

Mr. Ramsour asked if the roadway between 32nd and 33rd Streets is actually named Main Street, and Mr. Tuttle replied that block is South Main. The ordinance states the roadway is named Hearnes Boulevard from 33rd Street to the city limits, which has moved over several years' time. The current city limits lie south of Riviera Drive near the Silver Creek bridge.

Mr. Duncan asked why the commissioners are not looking at the application to move the name Hearnes to Route 249. Mr. Tuttle replied when he initially discussed the whole process with MoDOT, both the naming as well as the renaming, MoDOT suggested doing the renaming first and then follow up with the naming. The City Council wanted to do both simultaneously.

Mr. Tuttle stated the Missouri Southern State University (MSSU) Board of Governors thought this was a decisive issue amongst the City Council, even though the vote was split. The Board of Governors will not support this request without a letter from the Mayor. Mr. Tuttle will also present to the City Council a prepared letter to the president of the MSSU Board of Governors asking for their full support and endorsement of the application as well. The application has a 100-person signature with a $2,000 fee, and an application signed by all parties of interest, as well as the area legislators, who are all in favor of the request.

Mr. Smith asked if the entire roadway will be named Main Street, and Mr. Tuttle replied yes.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 016-16.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 016-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON 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 017-16: 1401 East Central Street – A request to rezone from C-1 (Neighborhood Commercial) to R-2 (Two-Family Residential) for the construction of residential duplexes – Joplin Area Habitat for Humanity.

Mr. Eastman opened the public hearing for Case 017-16.

Mr. Scott Clayton, Executive Direct of Joplin Area Habitat for Humanity, appeared to request the rezoning of the property in Case 017-16. They have done a lot of work in this part of Joplin and plan to continue that. The property in this request was commercial, but he would like it to be residential. Habitat for Humanity builds houses with partner families and then sells them at no-interest loans, providing the opportunity for home ownership through their program.

Mr. Duncan asked about the City ordinance on the width of a residential lot. Ms. Cunningham replied if new lots are being platted, or a new section is being subdivided, the requirement is for width of a residential lot to be at least 65 feet. Original lots that have already been platted are grandfathered in as long as a developer is constructing with the original use.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 017-16.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT, THAT CASE 017-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON 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).

Ms. Cunningham stated this is Mr. Eastman's final meeting with the Planning and Zoning Commission. His final term has expired, so the staff and commissioners thanked him for his service. Staff is appreciative of everything he has done and will continue doing for the city.

Mr. Eastman asked for a motion to adjourn.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, 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 4:12 p.m.

Approved _____
Kent Eastman, Chairman

Approved _____
Susan Champlin, Secretary