MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 11, 2020
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, May 11, 2020. Present are Commission members Pete Ramsour, Seth Dermott, Wendy Bruckner-Sears (Call In), Janice Steele, Rodney McCullough, Debbie Koelkebeck, and Kent Eastman. Keegan Stanton and Lindsay Dunn represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

2. Approval of February 10, 2020 Minutes:

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN, TO APPROVE THE MARCH 9, 2020 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. STEELE, MR. MCCULLOUGH, MR. EASTMAN, MRS. KOELKEBECK, AND MRS. BRUCKNER-SEARS (CALL IN), VOTING "AYE". (7 IN FAVOR, 0 NAYS).

3. Public Hearing:

Mr. Ramsour read the Public Hearing Procedures.

Case 015-20: Approximately 140' North and 60' West of the intersection of N Oliver Ave. and W A St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for the purpose of future residential development. – 210 Rentals LLC

Carrol Corley, 2009 Stephens Blvd, Joplin, MO, representing 210 Rentals LLC. They are asking for this property to be rezoned to R-2, Two-Family Residential for the purpose of building duplexes.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN, CASE 015-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Case 016-20: 5526 W 32nd St. – A request to remove from District C-O (Non-Retail Commercial) and include in District C-1 (Neighborhood Commercial) for the purpose of future commercial development. – Stanley Weaver

Stanley Weaver, 8063 SE Strawberry Lane, Galena, KS. He owns the property at 5526 W. 32nd Street, where there is currently an architectural office. He is requesting a change from C-O to C-1, Neighborhood Commercial. Since the adjacent properties to the east and to the west is not developed as they had been planned. He is asking for his property to be rezoned to be more marketable in the future. He feels that the current and future residential development in Wildwood Ranch would be benefitted to have a type of food service establishment in that area. He does not have any desires to change anything at this time, but he has spoken to the Health Department and other food services for recommendations and requirements.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case?

Marilyn Worden, 5527 W 33rd St., Joplin, MO. She is not in opposition of what he brought forth as the food services, but I was told that apartments were going to be there. Is it going to be apartments or more commercial?

Mr. Stanton stated that multi-family uses are permitted in C-1 District. They are limited to the 2,500 square feet per unit. If he wanted to build units, he would be limited.

Ms. Worden stated that if they are two story, then she would be opposed to the request. Her property abuts and with a two-story building the top floor would be able to see into her back yard.

Mr. Ramsour asked if there were any other questions? He also explained that this was for just the rezoning for that piece of property not any other property.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH, CASE 016-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Case 017-20: Approximately 50' West of the West end of public right-of-way on Douglas Place - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for the purpose of future residential development – Joel Standeford

Joel Standeford, 423 E 4th Street, Ste. 1, Joplin, MO. He is requesting rezoning because the goal here is to put in two (2) duplexes, one on the north side and one on the south.

Mr. Ramsour asked if the Commissioners had any questions?

Mr. McCullough asked if he was building two story duplexes?

Mr. Standeford stated he would prefer to do that but if the neighbors would rather have single floor duplexes, he would not be opposed to that. To the East there are some other duplexes on Douglas Place.

Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case?

Kenneth Holman, 1777 Kent St., Webb City, MO. He is the owner of the property located at 2710 Douglas Court which is adjacent to the property that is being requested to be rezoned. He is in opposition because it is a duplex and it is a rental. He stated that he thought it would devalue his property because he is next to it.

Mr. Dermott asked if his property was a rental property?

Mr. Holman stated it was not and his daughter lives in the house. There are about 6 or 7 petitions that were turned in.

Mr. Stanton stated there were 7 petitions turned in.

Dave Meyer, attorney-at-law, 626 S Byers, Joplin, MO. I am representing my parents Paul and Kay Meyer. Their property is directly north of the proposed property. They have both protested the change. The duplexes are the only source of disturbances we have. Introducing that in this neighborhood to duplexes changes the nature of it. If you start here where do you stop?

Mr. Ramsour as Commissioners if they had any questions?

Ms. Steele wanted to know that the property that you speaking of is bumps up to 25th Street?

Mr. Meyers stated that it was 2802 E 25th Street. It abuts that property.

Mr. Ramsour asked if there were any other questions and is there anyone else to speak in opposition?

Steve Jones, 2721 Douglas Place, Joplin, MO. They are concerned about the extra traffic from the duplexes, twice as many cars, twice as many people and, he has spoken to everyone on Douglas Place and we are not opposed to single family homes, it is just the duplex we are opposed to. Single family homes would be great and property values would increase. A lot of negative around duplexes.

Mr. Eastman asked staff if the city recommends this case?

Mr. Stanton stated that staff did recommend approval, based on the mix of existing duplexes in the neighborhood.

MR. EASTMAN MOVED, THERE WAS NOT A SECOND, ON CASE 017-20 TO FORWARD TO THE CITY COUNCIL WITH RECOMMENDATIONS FOR APPROVAL. MOTION DIES FOR A LACK OF SECOND.

MS. KOELKEBECK MOVED, SECONDED BY MR. DERMOTT, FOR CASE 017-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR DENIAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS (CALL IN), MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, VOTING "AYE" AND MR. EASTMAN VOTING NAY. (6 IN FAVOR, 1 NAYS).

Case 018-20: Street Vacation – A request to vacate Pearl Ave. street right-of-way lying North of W. 7th St. and South of W 6th St. – Jasper County

Mr. Stanton stated that he does have a representative for this case on the video. Matt Murphy,

TreanorHL, 1040 Vermont St., Lawrence, KS. I am representing Jasper County on this request tonight. On the map we are requesting a vacation from Pearl Ave from 6th to 7th as well as a portion of the adjacent alley way. It will be in support of the new courthouse, which is currently in design and planning. This will allow a contiguous site for construction of the courthouse and improvements for parking and other utilities.

Mr. Ramsour asked about the alleyway between Pearl and Wall, what is the importance of that small Portion?

Mr. Murphy stated the intent is to vacate the alley on Mineral alley just to west not the east that would but up against 7th Street.

Mrs. Steele mention that they are wanting just part of the alley not the whole alley.

That small part of the alley will be used for side parking lot and side access for prisoner transport.

Mr. Murphy stated that the County will be taking access to the garage that will go over to Byers. There will be a cross access underneath that alleyway to get into the garage. That is why that portion of the alley is important. The placement of the Courthouse is such that the southern half of Pearl Ave would be interfering with the Courthouse and the new entry drive coming into the public parking will be 6th Street. From Byers will be the entrance to the basement garage under the courthouse.

Mr. Ramsour asked if the Commissioners had any questions?

Mrs. Koelkebeck stated that if she understands correctly the property on 7th Street are part of the new courthouse as well?

Mr. Stanton stated yes both the C-3s and the one R-3 on the map will become part of the parking.

Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case?

Darius Adams, Western District Commissioner for Jasper County and Commissioner that is involved in this project. It is going to be a beautiful building when complete. After the discussion you can see why it is imperative that we have the vacation. As far as the parking in the corner, it will not be all parking, there will be some green space there too. We are very diligent about that.

Mr. Eastman wanted to know if there was a time frame?

Mr. Adams stated that they were hoping to have this bid out in late July, early August and then start turning dirt shortly after that.

Mr. Ramsour asked if anyone else would like to speak in favor of this case? There were not. Mr. Ramsour asked if there was anyone that would like to speak in opposition to this case? There were not.

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, CASE 018-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Case 019-20: Street Vacation – A request to vacate Sergeant Ave. street right-of-way lying South of W. 24th St. and North of W. 25th St. – Joplin Redevelopment Corporation

Keegan Stanton, 602 S. Main Street, Joplin, MO. This case, we are changing our recommendation to strike from the agenda. We did find a discrepancy in the legal description. We can not have this case move forward with the discrepancy.

Mr. Ramsour asked there were any questions from the Commissioners? There were not. Mr. Ramsour asked if anyone else would like to speak in favor of this case? There were not. Mr. Ramsour asked if there were anyone that would like to speak in opposition to this case?

John Yuhas and Charles Sherrod, they own the property located at 2401 Jackson, which is adjacent to the JRC Property. Our opposition is that last year the City Attorney, Peter Edwards, contacted us about a joint proposal between us and the JRC. We have expressed an interest in the property for purchase. Left it at the City would get back to us when the property went up for sale. No one ever got back with us. There were stakes on the JRC property. They notified the City Attorney's office and they were told that lot had been sold. The Attorneys office stated they sent a letter to them for notification. What was discussed today with Mr. Troy Bolander was that the vacation abuts against our property line. We are still opposed to the vacation because we didn't get the opportunity to purchase the property. Peter Edwards won't return our calls.

Mr. Sherrod stated that he spoke to Peter Edwards in November, when he proposed joint marketing the property. I did tell him that we would be interested in purchasing it.

Mr. Ramsour wanted to know which property they own. Mr. Stanton showed on the map which property was theirs. Mr. Ramsour asked if Commissioners have any questions? There were not. Mr. Ramsour asked if anyone else would like to speak in opposition of this case? There were not.

MR. EASTMAN MOVED, SECONDED BY MR. DERMOTT, CASE 019-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION TO STRIKE FROM THE AGENDA. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Case 020-20 Easement Vacation – A request to vacate a stormwater easement lying approximately 500' South of the intersection of E 26th St. and S Irwin Ave. – Jasper Products

John Bolte, Small Arrow Engineering, 216 S. Main Street, Joplin, MO. Working with Jasper Products to relocate a blue line stream currently runs thru the drainage easement. We're looking at a new warehouse addition in that parcel. To the south there is an existing building which will intersect with and trim off the "L" on the current drainage easement. Basically, vacating this one and the rededicating new ones along the left side. The southern portion will be rededicated further to the south.

Mr. Eastman asked if Jasper Products was planning on expanding?

Mr. Bolte stated they were. The current building is at the north end of the lot. We are going to connect to the north building with wrapping around Hampshire building.

Mr. Ramsour asked if the Commissioners have any questions? There was not. Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone that would like to speak in opposition to this case? There was not.

MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH, CASE 020-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

4. New Business:

Case 021-20 Preliminary Plat Review – A request to review the Preliminary Plat of Eagles Edge Subdivision located approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St. – James and Lance Ledford

Lance Ledford, co-owner of Ledford Construction and Development, 2235 S. Fallen Oak. This sub-division is approximately 154 lots and proceeding in three phases. We would annex in for each phase. Anderson Engineering is who is taking care of the engineering side.

Josh Oathout, Civil Engineer with Anderson Engineering, 114 Sunset, Carl Junction, MO. Approximately, 154 lots on 40 acres and extending west on Wildwood Parkway and W 32nd Street, with this development.

Mr. Eastman wanted to know about the retention, and will it be in the left-hand corner?

Mr. Oathout stated that was correct.

Mr. Ramsour asked approximately what the size of the houses would be that will be built in that subdivision?

Mr. Oathout stated 1,400 to 1,800 square foot, with a price range approximately $140,000 to about $190,000.

Mr. Stanton stated that it is not in the city limits and it is part of our agreement with Wildwood Development that all of this land is slated to be annexed into the City. The Preliminary Plat has to be approved before the Final Plat. Then the annexation and the Final Plat will come before this board and City Council.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. EASTMAN MOVED, SECONDED BY MRS. KOELKEBECK, CASE 021-20 BE APPROVED. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Case 022-20 3132 E 12th St. – A request for a permanent Special Use Permit (2nd Renewal) for the continued operation of a preschool and childcare center – Baily Austin, Elite Preparatory School

Baily Austin, 2240 N. Greystone Square, Webb City, MO. The property located at 3132 E 12th Street is currently zoned Residential. We have been operating it as a private childcare center since June 4, 2018. We are requesting a permanent special use permit to continue running our operation.

Mr. Eastman ask staff if there were any neighborhood complaints.

Mr. Stanton stated there were not.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. MCCULLOUGH, CASE 022-20 BE APPROVED TO BE PERMANENT. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Case 023-20 Site Plan Review – A request to review the Site Plan for a proposed Senior Living Facility located at 2001 E. 44th Street – Coryell Joplin

Gerald Norton, Olsson Incorporated, 702 S. Main Street, Joplin, MO. He is representing the owners for a Senior Living Facility. Approximately 200,000 square feet, four story building. Mix of apartments and needing a planned development review.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MRS. KOELKEBECK MOVED, SECONDED BY MR. EASTMAN, CASE 022-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

5. Old Business: None.

6. Adjournment:

MRS. STEELE MOVED, SECONDED BY MR. DERMOTT, TO ADJOURN. MOTION CARRIED. WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Approved Pete Ramsour
Pete Ramsour, Chairman

Approved Lindsay Dunn
Lindsay Dunn, Secretary