JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, MAY 11, 2026

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, May 11, 2026, at 4:00 PM. Present were commission members, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington. Dr. Rosenberg and Natasha Klue-Michael was absent.

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

1. **Roll Call**

   Eric Kellstadt called the roll.

   MR. HARRINGTON MADE A MOTION TO EXCUSE MS. KLUE-MICHAEL AND DR. ROSENBERG. A SECOND WAS MADE BY MS. WARREN. MOTION CARRIED (4 IN FAVOR, 0 IN OPPOSTION, 2 ABSENT)

2. **Approval of Minutes**

   MS. HARRINGTON MADE A MOTION TO ACCEPT THE APRIL 13, 2026, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. A SECOND WAS MADE BY MR. SPRUCE. MOTION CARRIED (4 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

3. **Public Hearings**

   Ms. Phillips read the Public Hearing Procedures.

CASE 016-26 1400 W. 4TH STREET – EASEMENT VACATION

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

Carlos Carasco, 1301 E. 7th Street, explained that the property is zoned R-2 and his company, Superior Roofing, wishes to build a duplex.

Ms. Phillips asked if there were any questions from the commission.

Ms. Harrington asked how long it took to obtain all the required signatures for the vacation.

Mr. Carasco indicated that it took roughly a month to obtain the signatures.

Ms. Warren asked if the duplex will be on the current easement or on the adjacent lots.

Mr. Bellairs stated that the duplex will be on the west half of the easement and the lot to the west of the easement.

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

MS. HARRINGTON MADE A MOTION TO APPROVE CASE 016-26. THIS MOTION WAS SECONDED BY MS. WARREN, MOTION CARRIED. (4 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT).

Ms. Harrington provided her thanks to Mr. Drew Kimble for his service to the Planning and Zoning Commission.

4. OLD BUSINESS

None

5. NEW BUSINESS

CASE 007-26 APPROXIMATELY 67 ACRES SE OF 20TH ST and S GENEVA AVE– PRELIMINARY PLAT

Ms. Phillips stated that since this case was initially advertised as a public hearing that anyone wishing to speak in favor of the case is welcome come forward.

Blake Rourick, 811 E. 3rd Street, gave a brief overview of the plat. He explained how there will be a sports complex, roadways, and commercial and residential areas.

Ms. Harrington stated how she used to work with the chamber of commerce in the early 1990's and the property being discussed had been looked at for potential development for years.

Mr. Spruce asked to have the various land uses for the explained

Mr. Rourick indicated that lot seven will be residential, lot two will be commercial, lots 11, 12, and 14 will be part of a sports complex and parking. There will be a hotel in lot nine.

Ms. Harrington asked about environmental issues.

Mr. Rourick explained that there is a lot of in-depth records from many months of testing of where the contamination is located. Appropriate precautions and remediations will be in place.

Mr. Bellairs explained that sidewalks will be added along 23rd Street.

Ms. Phillips asked if there is anyone who would like to speak in opposition to the case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 007-26. THIS MOTION WAS SECONDED BY MS. HARRINGTON, MOTION PASSED. (4 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT).

Ms. Phillips asked if there was a motion to adjourn.

MS. HARRINGTON MADE A MOTION TO ADJOURN. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (4 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT).

Approved Mary Anne Phillips

Chairman

Approved Eric Kellstadt

Eric Kellstadt, Recording Secretary