JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, MAY 12, 2025

4:00 P.M.

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, May 12, 2025, at 4:00 P.M. Present were commission members; Drew Kimble, Natasha Klue-Michael, Gary Spruce, Amia Warren and Mary Anne Phillips. Commissioners Cole Landis and Dr. Benjamin Rosenberg were 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 MR. LANDIS AND DR. ROSENBERG FROM THE MAY 12, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

2. **Approval of Minutes:**

   MS. WARREN MADE A MOTION TO APPROCE THE APRIL 14, 2025, MEETING MINUTES. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

3. **Public Hearings:**

Mr. Kimble read the Public Hearing Procedures.

CASE 016-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Roy Shelvey of 2233 Benjamin Drive, Carthage, Missouri stated the request to rezone is due to wanting to sell the home. Mr. Shelvey stated that when he went to sell the home, he could not due to the home being zoned M-2 (Heavy Industrial). Mr. Shelvey stated that this zoning was missed when he bought the home since he used cash instead of a loan. Mr. Shelvey stated that the way the home is zoned, the bank would not provide the client with a loan because if there was more than 51 percent damage, the home would not be able to be rebuilt.

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

Ms. Phillips asked the applicant if there was damage to the home.

Mr. Shelvey stated that there is no damage to the home.

Mr. Bellairs stated that what Mr. Shelvey is referring to is the non-conforming status of a home in the Zoning Code.

Ms. Phillips asked the applicant why he requested the zoning of R-3 (Multi-Family Residential).

Mr. Bellairs stated that the R-3 (Multi-Family Residential) request is due to the existing character of the neighborhood, which is not primarily a single-family residential area, due to the mixed housing types in the neighborhood.

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 016-25. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

CASE 017-25: SPECIAL USE PERMIT

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Mr. Bellairs asked to introduce information regarding this case, due to its uniqueness. Mr. Bellairs stated that this property was rezoned last year from R-1 to C-1. Mr. Bellairs stated that the Zoning Code gives certain provisions where certain housing types are not permitted by right or are allowed through Special Use Permit, because it is not appropriate to rezone based off the intended use, rezoning is based off compatibility of the neighborhood. Mr. Bellairs stated that with the C-1 zoning, duplexes and commercial office are permitted by right. Mr. Bellairs stated that the development regulations are the same as if they were developing in an R-2. Mr. Bellairs explained that it is 700-800 square feet per building.

Steve Williams of 2601 Wisconsin, Joplin, Missouri and Sally Robinson of 2430 N Indian, Joplin, Missouri stated the request for the rezoning is due to wanting to build duplexes since Ms. Robinson could not build a pickle ball court.

Mr. Kimble asked the commission if they 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 017-25. THIS CASE WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

CASE 018-25: SITE PLAN REVIEW

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

Troy Dunlap of 1302 S Main Street, Joplin, Missouri represented this case on behalf of Vita Nova Village.

Mr. Dunlap stated that the Site Plan Review request is due to the zoning of the property.

Ms. Phillips asked Mr. Bellairs if there had been any petition protest received for this project. Mr. Bellairs stated there had not been.

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

Mrs. Klue-Michael asked if the storm water pipe easements were usually reduced to 12 feet from 15 feet, or if that was just in tiny-home projects. Mr. Bellairs stated that this is not the norm for this type of development, as this is the first project of this kind, or Tiny Home Community in Joplin, but that the stormwater engineer has the discretion to alter the easement width from 15 feet to 12 feet. Mr. Bellairs stated he was unsure of the exact reasoning behind the request but asked Mr. Dunlap to elaborate on his conversations with the City stormwater engineer. Mr. Dunlap stated that after speaking with the stormwater engineer, he approved 12 feet instead of 15 feet, due to the spacing of the property. Mr. Dunlap stated that with the lots being narrow, they would have lost space to build 2 homes.

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.

MS. WARREN MADE A MOTION TO APPROVE CASE 018-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

4. **Old Business:**
   There was no old business to discuss.

5. **New Business:**
   There was no new business to discuss.

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

7. **Adjournment:**
   MRS. KLUE-MICHAEL MADE A MOTION TO ADJOURN THE MAY 12, 2025, MEETING OF THE ZONING AND PLANNING COMMISSION. THIS MOTION WAS

SECONDED BY MS. WARREN. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____
Zoie Hamilton, Recording Secretary