JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, MAY 13, 2024
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, May 13, 2024. Present were Commission members Drew Kimble, Cole Landis, Amia Warren, Mary Anne Phillips and Rodney McCullough. Tyler Bellairs and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call:** Vicky Copeland called the roll.

MR. LANDIS MOVED TO EXCUSE MR. ROSENBERG FROM THE MAY 13, 2024, PLANNING AND ZONING MEETING. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

2. **Approval of Minutes:**

MR. LANDIS MOVED TO APPROVE THE APRIL 8, 2024, MINUTES. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

3. **Public Hearings**

Mr. Kimble read the Public Hearing Procedures.

Case 014-24: Rezoning

SW Corner of W Adobe Ln and S Country Club Dr-Voluntary Annexation-A request to voluntarily annex property into the corporate limits of the City of Joplin-RBC Holdings

Mr. Tyler Bellairs, City of Joplin Planner, stated the applicant withdrew case and the

P & Z staff recommended the case be stricken.

Mr. Kimble asked if there were any questions from the Commission on Case 014-24.

There were none.

Mr. Kimble asked if there was anyone to speak in favor of Case 014-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 014-24.

There were none.

MR. LANDIS MOVED THAT CASE 014-24 BE STRICKEN. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 015-24: Rezoning

SW Corner of W Adobe Ln and S Country Club Dr-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential)-RBC Holdings

Mr. Tyler Bellairs, City of Joplin Planner, stated the applicant withdrew case and the P & Z staff recommended the case be stricken.

Mr. Kimble asked if there were any questions from the Commission on Case 015-24.

There were none.

Mr. Kimble asked if there was anyone to speak in favor of Case 015-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 015-24.

There were none.

MR. LANDIS MOVED THAT CASE 015-24 BE STRICKEN. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 016-24

3105 S Wisconsin Ave-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)-Steve Williams Trust

H. Steven Williams, 2601 Wisconsin Ave, Joplin stated he was the owner of the property and had requested to rezone.

Mr. Kimble asked if there were any questions from the Commission on Case 016-24.

Ms. Phillips asked if the house had already been torn down.

Ms. Sally Robinson said yes.

Mr. Kimble asked if there were any further questions from the Commission on Case 016-24.

Mr. Landis asked the applicant if there were future projections for the property.

Ms. Sally Robinson, 2430 N. Indiana Ave, Joplin stated she wanted to do a 4-court indoor pickleball. She said no one has a 24-7 pickleball court.

Mr. Kimble asked if there were any further questions from the Commission on Case 016-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 016-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 016-24.

There were none.

MR. LANDIS MOVED THAT CASE 016-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 018-24

108 N St Louis-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)-Blackstone Gastropub

Damion Tiregol, 48 Briarwood Dr, stated they wanted to turn the lot behind the restaurant, Blackstone Gastropub, rezone it and open it up to outdoor activities, outdoor gazebo having people to be able to take food and drinks out back there, pickleball, possibly maybe some cornhole and horseshoes and other outside activities. They would like to clean up that area and make it nicer and look better for the business.

Mr. Kimble asked if there were any questions from the Commission on Case 018-24.

Ms. Warren asked if this was the lot where the home is located.

Mr. Tiregol stated correct.

Ms. Warren asked if he planned to tear the home down.

Mr. Tiregol stated they do.

Mr. Landis asked if they planned to add additional parking with this or no. Would this be expanded out.

Mr. Tiregol stated they would not add any additional parking to it, but they have a lot next door that has parking and the lot across the street from Blackstone they have that extra parking as well. But the entire lot would not be just for the outdoor space. Once the house is taken down and the trees are cleared there will be parking there as well as people doing outdoor activities.

Mr. Kimble asked if there were any further questions from the Commission on Case 018-24.

There were none.

Mr. Kimble asked if there was anyone to speak in favor of Case 018-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 018-24.

There were none.

MS. WARREN MOVED THAT CASE 018-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 019-24

108 N St Louis-Alley Vacation-A request to vacate alley right-of-way-Blackstone Gastropub

Damion Tiregol, 48 Briarwood Dr, stated this goes along with the previous project. They would like the alley vacated so they could have the entire property there.

Mr. Bellairs added that this was only a right-of-way vacation and not a utility easement vacation so the utility easement would remain, and the applicant was aware there could be no placement of permanent structure. They could pour concrete and they could do semi-permanent things in the alley that could be vacated but they could not place buildings in that space.

Mr. Kimble asked if there were any questions from the Commission on Case 019-24.

Ms. Phillips asked if there would be another entrance on St. Louis.

Mr. Tiregol stated on St. Louis, no there would not be another entrance. There was a retaining wall there that had steps that lead up to it. There would not be another store front.

Mr. Kimble stated he assumed there would be another entrance at some point from McGee and Hill.

Mr. Tiregol said from the McGee side they would have an entrance.

Mr. Kimble asked if there were any further questions from the Commission on Case 019-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 019-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 019-24.

There were none.

MS. WARREN MOVED THAT CASE 019-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 020-24

Property located SW of the intersection of S McCoy Ave and W 23rd St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)-Joel Standeford

Joel Standeford, 423 E. 4th St., Joplin stated he was trying to rezone this property to build four duplexes on it. He was trying to supply the City with more moderately affordable housing. He would build four duplexes that would be two bedroom and two bath with one car garages.

Mr. Kimble asked if there were any questions from the Commission on Case 020-24.

Mr. Landis asked if access to these would come off 23rd street.

Mr. Standeford stated that there would be a common road that would come into it and "T" off 23rd street. They would back into that to leave and turn on 23rd street.

Mr. Kimble said so he can assume they would face 23rd street or are they going to face each other.

Mr. Standeford stated the buildings would face each other with a common street coming down from 23rd street.

Mr. Kimble asked if there were any further questions from the Commission on Case 020-24.

There were none.

Mr. Kimble asked if there was anyone to speak in favor of Case 020-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 020-24.

There were none.

MS. PHILLIPS MOVED THAT CASE 020-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 021-24

302 S McKinley-Rezoning-A request to rezone from M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)-SCJ Construction

Mr. Tyler Bellairs, City of Joplin Planner, stated the applicant would not be present. There was a discrepancy with the legal description and advertising. P & Z staff recommended the case be stricken and the applicant had been notified. The property would be readvertised with the correct legal description next month and would be added to the agenda.

Mr. Kimble asked if there were any questions from the Commission on Case 021-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 021-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 021-24.

There were none.

MR. LANDIS MOVED THAT CASE 021-24 BE STRICKEN. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 022-24

407 N. Schifferdecker Ave-Special Use Permit-A request for a Special Use Permit to operate a dog salon/kennel-Shelby and Nathan Janssen.

Shelby Janssen, 2908 W. 17th St., Joplin stated they own the property of 407 N. Schifferdecker Ave. They currently have a pet grooming salon. They want to build an addition to that existing structure for a luxury pet boarding and doggie day care facility.

Mr. Kimble asked if there were any questions from the Commission on Case 022-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 022-24.

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 022-24.

There were none.

MS. PHILLIPS MOVED THAT CASE 022-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Case 023-24

204 N. Jackson Ave-Special Use Permit-A request for a Special Use Permit to operate a coffee shop-Unity Church of Joplin

Mr. Tyler Bellairs, City of Joplin Planner, stated the applicant has asked to remove the case. They were unable to proceed. P & Z staff recommended the case be stricken.

Mr. Kimble asked if there were any questions from the Commission on Case 023-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 023-24.

Susan Back, 4530 S. Pearl, Joplin stated she was a member of Unity Church, and they were happy about the special use permit because of the historic value of the building. Ms. Back asked if it would still be a special use permit.

Mr. Bellairs stated no special use permits are granted directly to the entity that is going to be operating at the place where the special use permit is for. Because the applicant would be otherwise operating and had this passed Bearded Lady Coffee Co has decided to withdraw. We do not grant general special use permits; it is to a specific use and to a specific entity for that location.

Ms. Back said okay, so if another church approached, it would still need to come to Planning and Zoning even though it is the same category. She stated they were just looking at all of their options.

Mr. Bellairs stated a church would not go through a special use permit. Churches are allowed in every zoning district from residential to industrial. This was only because it was a low intensive commercial operation that was going to be operated out of an R-3 district. That is why they required a special use permit.

Ms. Back stated that was her understanding.

Mr. Kimble asked if there were any questions from the Commission on Case 023-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 023-24..

There were none.

Mr. Kimble asked if there was anyone to speak in opposition of Case 023-24.

There were none.

MR. LANDIS MOVED THAT CASE 023-24 BE STRICKEN. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

6. Other Business:

None

7. **Adjournment:**

MR. LANDIS MOVED, SECONDED BY MS. WARREN TO ADJOURN. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Approved _____
Amia Warren, Secretary

Approved Vicky Copeland
Vicky Copeland, Recording Secretary