MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 14, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, May 14, 2018. Present were Commission members Gary Duncan, Keenan Cortez, Peter Ramsour, Debra Koelkebeck, Janice Steele and Wendy Brueckner-Sears. Troy Bolander, Edward Whitmore, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Mr. Duncan called the roll. Mr. Seth Dermott and Mrs. Janice Steele were absent.

MR. CORTEZ MOVED, SECONDED BY MRS. KOELKEBECK TO EXCUSE MR. DERMOTT AND MRS. STEELE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, AND MRS. KOELKEBECK VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Mrs. Steele came into the meeting at 4:05pm.

2. Approval of April 9, 2018 Minutes:

MR. CORTEZ MOVED, SECONDED BY MR. RAMSOUR, TO APPROVE THE APRIL 9, 2018 MINUTES. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. STEELE, AND MRS. KOELKEBECK VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

3. Old Business:

None.

4. New Business:

Case 016-18: 721 S. St. Louis – A request for a Site Plan Review for a vehicle repair shop – 360 Auto Service.

Shane Pennel, 721 S. St. Louis, Joplin, MO. We are an automotive repair business and we are wanting to build across the street at 721 S. St. Louis. There will be a 12-bay shop, nice waiting room, bathrooms, and break room. It will improve the area.

Mr. Duncan asked if there was anyone else to speak in favor of this plan?

Wayne Stevenson, Anderson Engineering, 811 E. 3rd Street, Joplin, MO. He stated he was there if there were any questions and he was working with Shane on the project.

Mr. Duncan asked if there was anyone to speak against this plan? There were not.

MR. CORTZ MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 016-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

5. Public Hearings:

Mr. Duncan read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, June 4, 2018.

Case 017-18: 2927 E. 18th Street – A request for a Special Use Permit (1st request) to construct a Parking Lot – Trish Draper.

Edward Whitmore stated that the applicant could not be here today, so he will speak on her behalf. The property to the east is a medical spa and the request is for a parking lot for overflow parking at that location. The property to the north is also a parking lot. The future land use map shows the property to the north as retail-commercial. Utilities do not need to be extended to the property. Staff recommends approval for a permanent Special Use Permit for this property.

Mr. Duncan asked if there were questions from the Commission?

Mr. Ramsour asked if there were any storm water issues with that property?

Mr. Whitmore stated he would have to speak to the storm water engineer on that question.

Mr. Troy Bolander stated that it is part of the requirements to submit storm water management plans.

Mr. Duncan asked if there was anyone else to speak in favor of this case? There were not. He also asked if there was anyone who would like to speak against this case? There were not.

MR. RAMSOUR MOVED, SECONDED BY MRS. STEELE THAT CASE 017-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 018-18: A tract of land located 200 feet south of W. 26th Street, between S. Picher Avenue and S. Bird Avenue – A request to Rezone from Apartment House District (R3) to Non-Retail District (CO) – The Kansas City University of Medicine and Biosciences.

Mr. Ramsour excused himself from this case due to affiliation.

Chris Mattox, White Doss Law Firm, 4510 Bellevue Avenue, Suite 300, Kansas City, MO 64111. The applicant is requesting to rezone from R-3 to C-O. This property was zoned as C-O as recently as November 2017. There was an alternative development plan that fell through. We have a contract to purchase this land, which we have not closed yet due to the outcome of this and City Council's meetings.

Mr. Cortez had a question for Staff. The apartment complex is not proceeding is that correct?

Mr. Whitmore stated that was correct and there is going to be a new owner.

Mrs. Steele wanted to know if there were specific plans for this property?

Mr. Mattox stated that he has not seen plans, but he does know that there are plans in the works.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. CORTEZ THAT CASE 018-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT, 1 ABSTAIN).

Case 019-18: 210 S. Duquesne Road – A request to Rezone from Single Family Residential District (R1) to Apartment House District (R3) – The Doris Carlin Team for RBC Enterprises Limited Inc.

Mrs. Bruckner-Sears excused herself due to affiliation.

Mr. Bolander stated that he would give an update on this case. Staff recommended this case be stricken from the agenda at the April 9, 2018 Planning & Zoning meeting because of failure to advertise the southern tract of the property, which was an incomplete legal description that was published in The Joplin Globe. We published it again with the correct legal description, but since that time the applicant, Mr. Rick Benson has pulled this case from the agenda and requested not to proceed with it. We still must have a public hearing because it was published in the paper. Staff recommends that it be stricken from the agenda.

Mr. Duncan asked if there was anyone here to speak in favor of this case, there was not. He also asked if there was anyone to speak against this case and there was not.

MRS. KOELKEBECK MOVED, SECONDED BY MRS. STEELE TO STRIKE CASE 019-18 FROM THE AGENDA. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, AND MRS. STEELE, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT, 1 ABSTAIN).

6. Other Business

Mr. Bolander stated that he would like to introduce the new Assistant Director of Planning, Development, & Neighborhood Services, Mrs. Patty Heagel. Patty has been here a few years as head of the CDBG-DR program.

Mrs. Heagle stated she was pleased to be working for the City of Joplin and being involved with all the different activities that Planning, Development and Neighborhood Services has. I hope I can continue to serve and thank you for having me.

Mr. Duncan asked if there is anything else to come before this commission? There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 5:00 p.m.

MR. CORTEZ MOVED, SECONDED BY MR. RAMSOUR, THAT THE MEETING BE ADJOURN THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MS. KOELKEBECK, MRS. STEELE AND MS. BRUCKNER-SEARS, VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Approved _____
Gary Duncan, Chairman

Approved _____
Lindsay Dunn, Secretary