CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-269 – Vacation

MEETING DATE:
June 1, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 016-26: 1400 W 4th St – Easement Vacation – A request to vacate a utility easement – Superior Roofing and Construction, LLC

BACKGROUND:

Harlem Avenue between 7th Street and the alley was vacated by the City in 1974 (Ordinance No. 27240). The ordinance contained a savings clause for utilities. The applicant would like to construct a permanent structure within the easement, which is why they are requesting to vacate utility rights.
There are no utilities within the easement, and no new utilities are planned to be located within the easement.
The utility companies have responded to the request and have no interest in the referenced easement. Liberty utilities responded that they do have overhead power lines within the right-of-way on 4th Street, running parallel to the road. They have consented to the vacation and waived any objection so long as the new structure is 15 feet away from any overhead power lines. The required setback from the front property line per City requirements is 25 feet, so they will exceed Liberty's request.

PLANNING & ZONING COMMISSION TESTIMONY:
Carlos Carasco represented the case. The Commission asked where the de elopement would the place. Mr. Bellairs stated that the developer would develop the lot just West of the requested easement vacation.

PUBLIC COMMENT;
There was none.

RECOMMENDATIONS:
Staff recommends Approving Council Bill 2026-269
Planning & Zoning Commission recommends Approving Case 016-26 (4 in Favor, 0 Opposed, 3 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map