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)