Case 017-17: 2925 East 14th Street – A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) for the expansion of O'Reilly's Automotive – Liz Dugger.

Jerrod Hogan, Anderson Engineering, 811 East 3rd Street, Joplin, Missouri, stated that this lot is directly behind O'Reilly's Automotive. It is also owned by O'Reilly's. It will line up with Chili's blocking off 14th Street. He has submitted a preliminary redevelopment plan showing the small 9' x 20' extension on the west side of the building along with fencing and a vegetative screen for a buffer.

Mr. Smith asked if the privacy wall will be expanded.

Mr. Hogan stated it will. Along with some tree planting on the east side of the privacy fence.

Mr. Smith asked if there were any other questions. There were none. Mr. Smith asked if anyone would like to speak in favor of this proposal?

Michael Pier, 2915 East 14th Street, Joplin, Missouri, stated that he is in favor of this because in order to finish off the fence O'Reilly needs that property to make it more uniform.

Mr. Duncan wanted to know where he lived in relation to O'Reilly's. Mr. Pier stated he lives about four (4) houses down. Mr. Duncan asked him if he was here in the Chili's matter. Mr. Pier was there. Mr. Duncan wanted to know how that was working out. Mr. Pier stated for the most part it has worked out well for the neighborhood.

Mr. Smith asked if anyone would like to speak in opposition to this proposal? There were not. The public hearing was closed.

MR. DUNCAN MOVED, SECONDED BY MR. CORTZ, THAT CASE 017-17 BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. SMITH, MR. DUNCAN, MR. CORTEZ, MR. BROWN, MR. DERMOTT AND MS. BRUECKNER-SEARS VOTING "AYE". (5 IN FAVOR, 2 ABSENT).