JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, JUNE 10, 2024
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, June 10, 2024. Present were Commission members Cole Landis, Amia Warren, Benjamin Rosenberg 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. KIMBLE AND MS. PHILLIPS FROM THE JUNE 10, 2024, PLANNING AND ZONING MEETING. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)

2. **Approval of Minutes:**

MR. LANDIS MOVED TO APPROVE THE MAY 13, 2024, MINUTES. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)

3. **Public Hearings**

Ms. Warren read Public Hearing Procedures.

Case 024-24: Special Use Permit

2231 S. Annie Baxter Ave-Special Use Permit-A request for a Special Use Permit to operate a Day Care Center-Leah Gurley

Tonya Sprenkle, mother of the applicant, 7994 Timber Ridge Dr., Seneca, Missouri 64865 represented the property and stated their intentions were to open a preschool

facility for ages 6 weeks through pre-kindergarten. She estimated they would have a beginning enrollment of 56 students and an estimated 86 students after the first 1.5 years with a potential enrollment of 100 students. They will install a fence and they are presently doing soil testing. There is one area that needs to be remediated but they have someone lined up to take care of that. They are working through the preapproval of the loan, and they are actively working with the fire department to bring the building up to code.

Ms. Warren asked if there were any questions from the Commission on Case 024-24.

Ms. Warren asked if this would be open to a certain demographic, such as low income.

Ms. Sprenkle stated enrollment would be open to everyone. Their projected hours of operation would be 6:30 a.m.-5:30 p.m. Monday-Friday.

Ms. Warren asked if there were any additional questions from the Commission on Case 024-24.

There were none.

Ms. Warren asked if there was anyone to speak in favor of Case 024-24.

There were none.

Ms. Warren asked if there was anyone to speak in opposition of Case 024-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 024-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)

Case 025-24: Vacation

> An alley located at 1036 S. Range Line Rd-Alley vacation-A request to vacate a portion of alley right-of-way Seneca Enterprises Mo. LLC.

Mr. Tyler Bellairs, City of Joplin Planner, stated the P & Z staff recommended the case be stricken after consulting with the applicant. The applicant had requested to withdraw.

Max DiCarlo, First Street Development, 4700 Belleview Ste 415, Kansas City, Missouri, have requested this case to be stricken based solely on the fact of the comments from the neighbors in the area. They thought it best to take a step back and attempt to thoughtfully address those comments, so they have alignment from everyone in the area and support from as many neighbors as they can. For that reason and in the spirit of collaboration we thought it best to strike it from tonight's agenda until they can meet with neighbors and address their concerns.

Mr. Bellairs stated for the record they did get a petition of protest on this case.

Ms. Warren asked if there were any questions from the Commission on Case 025-24.

There were none.

Ms. Warren asked if there was anyone to speak in favor of Case 025-24.

There were none.

Ms. Warren asked if there was anyone to speak in opposition of Case 025-24.

There were none.

MR. LANDIS MOVED THAT CASE 025-24 BE STRICKEN. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)

Case 021-24: Rezoning

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

Jonathan Tasset, Architect, 3130 Wisconsin Ste 4, Joplin, Missouri, stated he represented the ownership group, SCJ Construction. They proposed to take this property and divide it into two parcels so they could build a second small home next to it keeping with the character of the neighborhood. There is a lot of high-density zoning already there and currently it is zoned M2. That is not appropriate for the house already on the lot. There is an existing home on the lot. It is on one side and what they want to do is subdivide that to do another home. They have plans for that. It would be in keeping with the latest zoning codes for walkable neighborhoods. They would like to

rezone it to an R-2 district which has denser requirements for homes in keeping with the rest of the homes in the neighborhood.

Ms. Warren asked if there were any questions from the Commission on Case 021-24.

Mr. Landis asked if this would be a single-family home.

Mr. Tasset replied yes.

Ms. Warren asked if there were any further questions from the Commission on Case 021-24.

There were none.

Ms. Warren asked if there was anyone to speak in favor of Case 021-24.

There were none.

Ms. Warren asked if there was anyone to speak in opposition of Case 021-24.

There were none.

Mr. Bellairs stated for the record there was one petition of protest submitted for this case to rezone. The protest occurrence is 9.96%. It is below the 30% minimum to deny the case.

MR. ROSENBERG MOVED THAT CASE 021-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)

6. Other Business:

None

7. Adjournment:

MR. LANDIS MOVED, SECONDED BY MR. MCCULLOUGH TO ADJOURN. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____ for Vicky Copeland
Vicky Copeland, Recording Secretary