MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 11, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, June 11, 2018. Present were Commission members Gary Duncan, Keenan Cortez, Peter Ramsour, Debra Koelkebeck, Janice Steele, 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 was absent.

MRS. BRUECKNER-SEARS MOVED, SECONDED BY MR. CORTEZ TO EXCUSE MR. DERMOTT. 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).

2. Approval of May 14, 2018 Minutes:

MRS. STEELE MOVED, SECONDED BY MRS. BRUECKNER-SEARS, TO APPROVE THE MAY 14, 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:

None.

5. Public Hearings:
6. Mr. Duncan read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, July 2, 2018.

Case 020-18: 3534 E. 20th Street – A request to rezone from Heavy Industrial District (M2) to Commercial District (C3) for the operation of a car dealership – David Glenn.

David Glenn, 3310 S. Highland Ave., Joplin, MO. Mr. Glenn was representing the Fletcher Auto Group to have this property rezoned from M-2 to C-3.

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

Mr. Ramsour wanted to know if there were any environmental issues on the property?

Mr. Glenn stated that they have all been explored through the engineering firm and all resolved. There are not any issues of concern.

Mr. Duncan mentioned that visiting the sight there are some concrete highway dividers, is that on that property?

Mr. Glenn stated that the Zerkel, when they owned Snyder Construction, put those dividers up. They will be removed prior to construction.

Mr. Cortez asked if there would be access to the property from Davis Blvd. as well as 20th Street?

Mr. Glenn stated there would be, yes. All developmental designs have been submitted to the City.

Mr. Duncan asked if there was anyone else to speak in favor? There was not. Is there anyone to speak against this rezoning? There were not.

Mr. Duncan closed the case.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 020-18, 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 021-18: Street Vacation – Request to vacate a portion of County Lane 191 located north of the intersection of County Lane 191 and 31st Street – Joplin Industrial Development Authority.

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

Kurt Higgins, 7231 E 24th Street, Joplin, MO, Allgeier Martin and Associates. He is representing Joplin Industrial Development Authority. This has been platted years ago. There is a portion of the road to the north of this request that was never dedicated to the city. It was never improved except the curb and guttering. This property was never developed, but the property owner to the north, KDH Properties, has been acquiring properties in the vicinity. The traffic study was completed approximately a year ago, and showed that the Industrial Park did not need that portion of road. That is the reason for the Street Vacation application with the intention of selling the north half to KDH Properties to incorporate with the other properties purchased. All adjoining property owners have no objections.

Mr. Duncan asked if there were any questions from the Commissioners? Mr. Duncan stated that from the write up there aren't utility issues.

Mr. Higgins stated that yes, there are utilities on the property.

Mr. Ramsour stated that in an observation today, he was surprised by the amount of traffic that came off Prigmor onto 31st Street, which then went over and turned south again on this road.

Mr. Higgins stated the traffic is probably going to the nearby call center.

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. This case is closed.

MR. CORTEZ MOVED, SECONDED BY MRS. KOELKEBECK THAT CASE 021-18, 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 022-18: Street and Alley Vacation – Request to vacate an alley running north/south located west of Jackson Avenue between Junge Boulevard and 15th Street and a request to vacate a portion of 14th Street bounded by a north/south alley on the west and Jackson Avenue on the East for the consolidation of property – Joplin School District.

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

Dave Pettit, Joplin School District, 411 Bobwhite, Webb City, MO. Our school is going into a different conference. We are anticipating the scaling of the number of participants and those who are coming to see our football endeavors. The first home football game we anticipate 6-7 thousand people. The purpose of the change is to allow Security, safety and the quality of the event to secure the property. The property will be behind fencing to limit access while still maintaining the alleyway and small section of 14th Street.

Mr. Duncan asked if Commissioners had any questions.

Mr. Ramsour wanted to know how the ambulance would get to the football field.

Mr. Pettit stated that this currently is an access just off Junge Blvd.

Mrs. Steele wanted to know about the other two properties you don't have control of right now.

Mr. Pettit stated that he has spoken to both of those owners and have signed permissions from them.

Mr. Duncan wanted to know if it was a chain link fence that was going to enclose the property.

Mr. Pettit stated it was.

Mr. Duncan asked if there was a setback that had to be maintained?

Mr. Pettit stated that they had planned on putting a buffer up.

Mr. Bolander stated that the fence itself can be right on the property line.

Mrs. Steele asked if any of the new property was going to be used for parking?

Mr. Pettit stated not at this time. This will be used for concessions and restrooms.

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. KOELKEBRECK MOVED, SECONDED BY MR. RAMSOUR THAT CASE 022-18, 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 023-18: Voluntary Annexation - Approximately 10 acres, located immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive – Peace Church, LLC.

Cindy Smith, 1620 Mandel Lane, Webb City, MO. She is representing Peace Church, LLC.

Mr. Duncan asked if there were questions from the Commission? Mr. Duncan asked if they were planning on building a new building on that location?

Ms. Smith stated they were. It will be a 19 thousand square foot building. Peace Church owns Easy Living and Easy Living will be operating the building.

Mrs. Steele asked if there is an existing church?

Ms. Smith stated this has nothing to do with any church. It's the name of a road. Her father had a house on the road and he named the company after it.

Mr. Ramsour asked about the utilities on the property?

Ms. Smith stated that everything is supposed to be on sight.

Mrs. Steele stated she thought she saw where there were not utilities on the property?

Wayne Stevenson, Anderson Engineering. We are working with Jimmer Pinvue to bring in the sewer and will be parallel with the railroad track on the north side of the property.

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.

MR. RAMSOUR MOVED, SECONDED BY MRS. BRUCKNER-SEARS THAT CASE 023-18, 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).

7. Other Business

Mr. Ramsour stated to Mr. Duncan that this is your last meeting and would like to wish him well.

Mr. Duncan stated it has been a pleasure thank you everyone.

Mr. Bolander stated that Staff would like to wish Mr. Duncan the best and it has been our pleasure.

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.

MRS BRUCKNER-SEARS MOVED, SECONDED BY MR. CORTEZ, THAT THE MEETING BE ADJOURN THE 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).

Approved
Gary Duncan, Chairman

Approved
Lindsay Dunn, Secretary