JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, JUNE 12, 2023
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, June 12, 2023. Present were Commission members Drew Kimble, Cole Landis, Amia Warren, Benjamin Rosenberg, Rodney McCullough, Mary Anne Phillips and Ryan Jackson. Troy Bolander, Tyler Bellairs, Rachel Holcomb and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call:** Vicky Copeland called the roll.

2. **Approval of Minutes:**

MR. LANDIS MOVED TO APPROVE THE MAY 8, 2023, MINUTES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED.
(7 IN FAVOR, 0 NAY)

Public Hearings

Mr. Kimble read the Public Hearing Procedures.

Case 026-23: Rezoning

801, 803, 805 W 1st St., and 104 N Jackson Ave-Rezoning-A request to rezone from District R-2 (Two-Family Residential) to District R-3 (Apartment House)-Shaun Grindle, Cleveland Apartments, LLC.

Jeff Neal, 212 S Joplin Ave. Suite 3, Joplin, Missouri. Mr. Neal stated he was the general contractor and developer of this property. They were requesting the property be

rezoned from R-2 to R-3 because of the properties prior use. It was previously a six-plex and the property was the subject of a serious fire. They were in the process of putting a new roof back on the building. The property is listed on the National Registry of Historic Places. They were moving forward with a full restoration of the building, however to make that restoration viable due to the increased costs associated with the fire, they have made the decision to make this a twelve-plex with six apartments in the basement. The basements were already full basements. So, that is the reason we are asking for a rezone.

Mr. Kimble asked if there were any questions from the Commission on Case 026-23.

Ms. Phillips stated she thought the paperwork said they were making one suite into two suites. So, a suite was all three stories before.

Mr. Neal said well originally the basements had only been used for storage and some of them had washer and dryer hookups in the basements. At one time the basements were interconnected. There are still doors that lead between them. He stated the current plan was to do the upper two floors as a standalone two-bedroom two-bath apartment. Then the downstairs which is a full basement will be either a one or two bedroom. Basically, it is a studio, but it will have actual bedrooms in it. A small one- or two-bedroom apartment.

Mr. Rosenberg directed a question to Mr. Neal. He asked what type of egress and ingress the basement apartments would have.

Mr. Neal stated those already had exterior doors to the basements so those will continue to be in place. The way they have it planned actually there would be two sunken terraces that would be at basement level on the backside down to a 12 x 12 patio area. There would be steps up to the same level as the porches that come off the first floor. He stated please realize the basements are already elevated above ground level so when we talk about basement living these would have windows to the exterior on them. The first floor actually starts about four feet above the ground level.

Mr. Rosenberg asked about off street parking.

Mr. Neal said the redevelopment would include the seven coach garages that are along the adjacent property which the current owners own as well. There is also two driveways at that particular location.

Ms. Phillips asked if the garages would be restored.

Mr. Neal stated yes.

Ms. Phillips asked what about the house.

Mr. Neal said that was a different contractor working on that portion. That is continuing and the plans are to turn it into a duplex. Behind the house between the house and the garages there is a concrete pad. The idea was to turn that area into a small green space so that families living in the twelve apartments can have an interior green space for kids and other activities.

There were no further questions.

Mr. Kimble asked if anyone wished to speak in favor of Case 026-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 026-23.

There were none.

MR. JACKSON MOVED THAT CASE 026-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 028-23: Rezoning

3220 Belle Center Rd-Rezoning-A request to rezone from District C-3 (Commercial) to District R-2 (Two Family Residential)-Terry and Meghan Young.

Meghan Young, 2303 E 22nd St., Joplin, Missouri. Ms. Young stated they purchased the land, and it was zoned commercial. They would like to build two residences possibly in the future.

Mr. Rosenberg asked a question of City Staff. He asked since the property is all surrounded by heavy industrial zoning would you consider this spot zoning.

Mr. Bellairs stated no. Staff reviewed this case and also took into consideration the existing use and the surrounding area.

Mr. Landis asked if they planned on sub-dividing the lot.

Ms. Young said they only plan on building one residence now and the other one is a maybe later.

Mr. Landis stated you are going to access off Belle Center and not Cleveland.

Ms. Young stated correct.

Mr. Kimble asked if there were any questions from the Commission on Case 028-23.

Ms. Phillips directed a question to City Staff. She stated she knew the driveways could not be directly across from one another. She asked if that would come into play when they submit their site plans.

Mr. Bellairs stated yes. They look at that whenever a new development was proposed. Access must meet the requirements based on the classification of the road. There is minimum separation from corners and there is minimum separation between driveway access.

Mr. Kimble asked if there were any additional questions from the Commission on Case 028-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 028-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 028-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 028-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED.
(7 IN FAVOR, 0 NAY)

Case 029-23: Rezoning

1850 W 20th St.-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)-Barbara Duncan.

Shannon Schreger, 2214 Connor Ave. Joplin, Missouri. Mr. Schreger represented the owner of the property on the rezoning. He stated they were requesting to rezone from residential to commercial to operate a small business. This would be a rental.

Ms. Phillips asked if they would be using the existing structure.

Mr. Schreger stated yes two outbuildings.

Mr. Kimble asked if there were any questions from the Commission on Case 029-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 029-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 029-23.

There were none.

MR. JACKSON MOVED THAT CASE 029-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 032-23: Voluntary Annexation

2100 S Prigmor Ave-Voluntary Annexation-A request to Voluntarily Annex into the Corporate Limits of the City of Joplin-Joplin Travel Plaza, LLC

John Bolte, Small Arrow Engineering, 1302 S Main St., Joplin, Missouri. Mr. Bolte stated he represented the owner Travel Plaza. He said what they were doing is an administrative issue. They actually prepared an administrative plat for this site to divide the parcel into five different lots. The administrative plat had been approved but as a result of that they realized they have 1.5 acres in the N.E. corner that is a result of excess right-of-way acquisitions when MODOT redid the interchange and built the

round about it shifted everything to the east. They ended up acquiring 1.1 acres from the County, which was the original Prigmor Road, County right-of-way. They also acquired .4 acre from MODOT in that very corner. They have roughly 1.5 acres that ended up on their side of the road so to speak once the interchange shifted over. This is simply taking the 1.5 acres and officially attaching it to the parcel in red that is already in the City limits.

Mr. Kimble asked if there were any questions from the Commission on Case 032-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 032-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 032-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 032-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 031-23: Rezoning

2100 S Prigmor Ave-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)-Joplin Travel Plaza, LLC

John Bolte, Small Arrow Engineering, 1302 S Main St., Joplin, Missouri. Mr. Bolte stated he represented the owner Travel Plaza. He said in essence this would complete their exercise to take the parcel from the traditional R-1 to C-3.

Mr. Kimble asked if there were any questions from the Commission on Case 031-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 031-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 031-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 031-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 033-23: Rezoning

832 S Pennsylvania Ave-Rezoning-A request to rezone from District C-1 (Neighborhood Commercial) to District R-3 (Apartment House)-Delmy Zavala

Applicant was not present for Public Hearing.

MR. ROSENBERG MOVED THAT CASE 033-23 BE TABLED. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 034-23: Rezoning

2601 S Jackson-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District C-O (Commercial Office)- ARWEP

John Motazedi, 902 Rustic Ridge, Joplin, Missouri. Mr. Motazedi stated his intent was to build a duplex.

Mr. Kimble asked if there were any questions from the Commission on Case 034-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 034-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 034-23.

Deborah Park, 2612 S Jackson, Joplin, Missouri. Ms. Park stated she was speaking in opposition to the rezoning based on the previous duplexes that were built in proximity. Her concerns were the owners of the other duplexes promised to put up fences and complete upscale rock work, but they did not, and it was never enforced. Also, she stated traffic is a major issue.

MR. ROSENBERG MOVED THAT CASE 034-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 1 NAY) MR. LANDIS VOTED NAY.

Case 035-23: Rezoning

1728 S Main St.-Rezoning-A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)-Ahmed Ibrahim

Bobby Thomas, 389 E Fountain Rd., Joplin, Missouri. Mr. Thomas represented the owner of the property and he stated their intent was to convert 2nd story to apartments. This area had been vacant for a long time.

Mr. Rosenberg proposed a question to City Staff. He noticed all the adjacent properties were M-2 but they are listed as downtown commercial. That is usually a C-2.

Mr. Bellairs stated correct, at some point the zoning was changed in this neighborhood. But the character and the consistency of the neighborhood was built for downtown commercial. What is being done here is similar to the Cleveland Apartments.

Mr. Rosenberg stated he agreed. He thought M-2 was not a good designation for that Main Street property. It appeared to be C-2 or C-3 either one.

Mr. Bolander stated that is correct. It is probably more appropriate as C-2. This is left-over zoning from earlier days of Joplin. We didn't have industrial parks and interstate systems. This was our heavy industrial district. Of course, it did not develop that way. In reality all of that should be zoned C-2.

Mr. Rosenberg said it appeared that he is asking to rezone part of a building. That is one continuous building where you have four different parcels that are zoned M-2. He is asking for one of those parcels even though it was part of another building.

Mr. Bolander stated he may be able to clarify it but his guess is that property line runs down the wall.

Mr. Rosenberg asked if they were all separate properties.

Mr. Thomas replied, yes sir.

Mr. Jackson asked where the parking would be for the residential apartments.

Mr. Thomas stated there is some space on the north end of the building. A parking lot back there that is part of the property.

Mr. Bellairs stated C-2 does not have required parking since that is our downtown commercial zoning.

Mr. Jackson stated he was confused by that. If we were going to rezone property to have residential space, then parking would be important.

Mr. Bolander stated Mr. Bellairs was correct. For C-2 off street parking was not required. To market that you would need off street parking. It doesn't have to be next to the building site, but he knows he needs off street parking. The C-2 usually uses public lots. For any business there without parking it would be difficult to operate.

Mr. Jackson stated so it was not the parking lot directly behind the property.

Mr. Thomas stated no that property belonged to Visiting Angels.

Mr. Kimble asked if there were any questions from the Commission on Case 035-23.

There were none.

Mr. Landis did ask to abstain from this vote due to a family member owning property directly behind 1728 S Main St.

Mr. Kimble asked if anyone wished to speak in favor of Case 035-23.

Bobby Landis, 819 E 32nd St., Joplin, Missouri. Mr. Landis stated he thought this was a great change for this property. He stated the next time Planning and Zoning rezoned the property he would be 100 % comfortable in moving all the property that he owns on what would be the east side of Joplin St. adjacent across the alley from this property to be moved to C-2 as well.

Mr. Kimble asked if anyone wished to speak in opposition of Case 035-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 035-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSTAINED) MR. LANDIS ABSTAINED FROM THE VOTE.

Case 036-23: Rezoning

802 S Maiden Lane-Rezoning-A request to rezone from District M-2 (Heavy Industrial to District C-3 (Commercial)-Dandy Properties

Scott Wagoner, 802 S Walker, Webb City, Missouri. Mr. Wagoner represented O'Reilly Automotive. They want to build a new O'Reilly's in the N.E. corner of this property.

Mr. Kimble asked if there were any questions from the Commission on Case 036-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 036-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 036-23.

There were none.

MS. WARREN MOVED THAT CASE 036-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 037-23: Rezoning

Property South of 908 E 7th St., on S Indiana Ave-Rezoning-A request to rezone from District C-3 (Commercial) to District R-3 (Apartment House)-Mason Williams

Mason Williams, 1209 Roosevelt, Joplin, Missouri. He stated he was the general contractor. The intent was to build two single family homes, one on each lot.

Mr. Kimble asked if there were any questions from the Commission on Case 037-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 037-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 037-23.

There were none.

MR. JACKSON MOVED THAT CASE 037-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

3. Old Business:

There was none.

4. New Business:

Case 025-23: Site Plan Review

1920 E 32nd St-Site Plan Review-A request to review a site plan for a medical office addition-Renee Walker

Jeff Millard, architect, Joplin, Missouri. He stated he represented the applicant, and her intent was to build a small addition on the medical building. This would serve as a small office and an additional exam room.

Mr. Kimble asked if there were any questions from the Commission on Case 025-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 025-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 025-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 025-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 027-23: Site Plan Review

3232 Enterprise Avenue-Site Plan Review-A request to review a site plan for a parking lot addition-Specialty Foods Distribution, Inc.

Tony Doll, 3232 Enterprise Ave., Joplin, Missouri. Mr. Doll represented Specialty Foods and they requested a parking lot parallel to the business. This would allow 37 additional parking spaces and 2 handicapped parking spaces.

Mr. Kimble asked if there were any questions from the Commission on Case 027-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 027-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 027-23.

There were none.

MR. JACKSON MOVED THAT CASE 027-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

5. **Adjournment:**

MR. JACKSON MOVED, SECONDED BY MS. PHILLIPS TO ADJOURN. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary