MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 13, 2016
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, June 13, 2016. Present were Commission members Chad Brown, Wendy Brueckner-Sears, Keenan Cortez, Seth Dermott, Gary Duncan, and Lee Smith. Commission member Peter Ramsour was absent. Troy Bolander, Taylor Cunningham, and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

Mr. Smith read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Tuesday, July 5, 2016.

Election of New Chairperson for the Planning and Zoning Commission:

Mr. Smith called for the election of the new chairperson.

MR. DUNCAN MOVED, SECONDED BY MR. CORTEZ, THAT LEE SMITH BE NOMINATED AS CHAIRPERSON. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Mr. Smith asked for a motion to excuse Mr. Ramsour from attending this meeting.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT, THAT MR. RAMSOUR BE EXCUSED FROM ATTENDING THE MEETING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 018-16: 1530 South Range Line Road – A request from to rezone from C-O (Non-Retail Commercial) and R-1 (Single-Family Residential) to C-3 (Commercial) for the construction of a car wash – Joplin Car Wash, LLC.

Mr. Smith opened the public hearing for Case 018-16.

Mr. Chris Michael and Mr. Steve Hendricks appeared requesting the rezoning of property in Case 018-16 for a new tunnel car wash. They propose using the current entrance off Range Line Road. There will be three stacking lanes with sufficient space for 28 cars "before the gate" and an additional six cars "after the gate", with another six cars inside. Traffic will not be backed up on Range Line.

Mr. Michael stated with this facility and the belt system that they use, they can actually process a vehicle every 22 seconds, with a rate of 160 cars per hour out of this facility. Customers will be

allowed to use any of the free vacuums and to bring them back onto 16th Street, so there will not be any congestion with people trying to turn back north due to the median on Range Line. Traffic will be controlled by the stop sign at 16th and Range Line. No access to the alley will be utilized as well.

Mr. Michael showed the commissioners photographs of one of their current facilities in Warrensburg, Missouri. Not only does the building set a standard for what he wants their customer experience to be, but it also sets a standard for what they want their car wash to be. It is a very aesthetically pleasing building. The polycarbonate roof and glass gives it a very light and open effect to be able to have that customer feel safe and be able to also see inside the car wash and know what's going to be happening while they're in there as well. The facility is very eco-friendly because it is more energy-efficient.

Mr. Michael has some elevations for the proposed car wash, along with a full-sized rendering as it will look on the property there as well. He has included fencing in the back, along with the landscaping plan that has been discussed with the City staff.

Mr. Dermott asked if customers can go east or west off 16th Street when they leave the facility, and Mr. Michael replied that is correct. They would be able to go east or west off 16th Street.

Mr. Duncan asked for additional information regarding the green space in the back and the fencing, as well as the material for the fencing. Mr. Michael is planning an eight-foot masonry wall in compliance with the City Code. A 10-foot wide landscaping buffer is in place in the back, with a seven-foot landscaping buffer on each side.

Mr. Cortez asked about the hours of operation, and Mr. Michael replied 7:00 a.m. to 8:00 p.m. They may stay open until 9:00 p.m. but have reviewed the City's noise ordinance, which requires closure by 10:00 p.m.

Mr. Cortez asked if the vacuums would be inoperable when the hours of operation are over, and Mr. Michael replied that is correct. They don't want to create any interference with the surrounding residential area.

Mr. Smith asked for comments from the audience.

Mr. Jeremy Shuey, 2911 East 16th Street, Joplin, stated that he and his neighbors don't necessarily oppose the car wash. He expressed concern about traffic speeding down the alley behind his home to avoid the traffic signal at 15th Street and Range Line Road. He stated this is an area for families with children playing basketball in that alley, and everyone having pets. He stated the developers have drainage plans, but he would like to see something done with that alley.

Mr. Smith did not believe there is any access to the alley. Mr. Shuey stated the alley between 15th and 16th Streets opens up to Range Line, with anyone not wanting to wait for the traffic signal turning into the alley and speeding down the alley.

Mr. Smith stated the car wash is designed to exit out onto 16th Street, but Mr. Shuey stated traffic will still enter into the alley at that point. He discussed problems with traffic exiting from CiCi's Pizza and stated people will exit the car wash and turn onto Range Line or turn down 16th Street,

and they just speed all the way down 16th Street to Highview Avenue. Mr. Smith asked if this problem exists in the alley, and Mr. Shuey replied both in the alley and on 16th Street.

Mr. Duncan thought the neighbors should contact the police, and Mr. Shuey has called them many times. He discussed black skid marks on 16th Street and stated the police visit the area and stay for a short time. As soon as they're gone, the speeding starts again.

Mr. Duncan asked if the alley issue is related to the car wash, or if it is already a problem. Mr. Shuey replied it is already a problem, but he thought the car wash would intensify the issue because everyone likes to keep their car clean, with that facility being the newest, the best, and the nicest car wash in town. He stated the facility will be nice, but it's going to add to his problem.

Mr. Duncan asked if the car wash will have an entrance from that alley, and Mr. Shuey stated people will be able to turn beside Payless Shoes and access the car wash.

Mr. Cortez asked about access. Mr. Shuey asked if customers wouldn't be able to turn off Highview and come up his alley and into the car wash. Mr. Michael stated customers would not be able to enter the car wash from the alley. Mr. Shuey would love to see the alley blocked off, but that has nothing to do with the car wash.

Mr. Joe Landrith, 2914 East 16th Street, Joplin, appeared in opposition to the request. He discussed speeding problems with customers from CiCi's Pizza. He stated there are children in the neighborhood, and he would like to block off 16th Street just like 14th Street was closed adjacent to Chili's. He would like to have a cul-de-sac.

Mr. Landrith's alley was blocked off 15 years ago because of the traffic and the dust that was being created. He recommended blocking 16th Street off just like 14th Street was blocked off.

Mr. Smith asked about the procedure for Mr. Landrith to request the closure of 16th Street. Mr. Bolander replied this wasn't part of the original request when the applicants submitted their development plans. He discussed the unique situation on Range Line Road because direction was received from the City Council to close 14th Street.

Mr. Bolander stated the City's plan on this part of Range Line shows a commercial district at that location. It does not address any type of street vacations or alley vacations at this particular location. The site plan the commissioners have before them was developed without showing any vacation of any type of streets or barriers.

Mr. Smith suggested that the neighbors make a plea to the City Council for a barrier or street vacation if they approve the rezoning request. Mr. Landrith has suggested closing 16th Street at his privacy fence to the City Council in the past. His wall is almost eight feet tall, and he thought extending that wall across 16th Street would be great.

Mr. Bolander stated the Planning and Zoning Commission does not have the authority to recommend closure of 16th Street since that is not part of the rezoning request.

Mr. Cortez asked about the posted speed limit on 16th Street, and Mr. Landrith replied 25 miles per hour. He stated people speed down 16th Street and hit the brake when they stop at CiCi's Pizza,

and they speed down the street consistently. The neighbors anticipate additional traffic if the car wash is developed.

Ms. Angela Comstock, 1521 South Highview Avenue, Joplin, appeared in opposition to the request and stated she resides between 16th Street and the alley. She has the same traffic issues as the other neighbors but stated since CiCi's Pizza opened, she has a lot of trash in her yard as well. People come down 16th Street to Highview and throw trash onto her yard. She is not opposed to the car wash but thought both the alley and 16th Street need to be closed.

Ms. Comstock discussed the three traffic signals along this segment of Range Line Road and the problems with trying to maintain a residential neighborhood close to Range Line. She stated Highview Avenue serves as a bypass to Range Line, but closure of the alley and 16th Street would alleviate some of the issues with traffic and trash.

Mr. Duncan expressed concern about closing 16th Street and the alley for access by emergency vehicles. Ms. Comstock thought they could access the area from Highview Avenue.

Mr. Bolander stated the alley is a service alley, so the City staff must look at many different things. Vacation of a service alley is difficult since utilities exist in that corridor as well that the City staff must maintain and have access to. This alley provides a function that the staff must look at before requesting the vacation of the alley.

Mr. Bolander asked if the trash service is provided through the alley or on 16th Street.
Ms. Comstock replied her block receives trash service through the alley, while the remainder of the neighborhood receives trash service along the street.

Mr. Smith reminded everyone that the area between Highview Avenue and Range Line Road is a commercial corridor.

Ms. Comstock stated the barrier on 14th Street was so nicely done, and she would like to see that on 16th Street to help preserve her neighborhood.

Mr. Smith stated the vacation of 16th Street was denied by the City Council several years ago, so he believes something like this takes time. He asked the neighbors to continue visiting with the law enforcement personnel if there are issues.

Ms. Comstock asked about the process to close 16th Street, and Mr. Smith replied to discuss the issue with the City staff. Mr. Duncan suggested raising this issue with the City Council when the rezoning request comes before them.

Ms. Comstock asked if this is the City Council, and Ms. Cunningham replied this is the Planning and Zoning Commission. What is being considered at this point is whether or not to rezone these three residential lots to commercial because it is in a commercial corridor from Highview Avenue to Range Line Road. The site plan is available because when the zoning intensity is increased in this area, the City staff requires some sort of site plan so the City Council can know what's going in. The discussion at this point is whether or not it is appropriate to rezone to a commercial use, with the City's future land use map dictating that commercial zoning is appropriate for this area.

Ms. Cunningham stated the City Council hearing will be on July 5, 2016 at 6:00 p.m. in the Council Chambers.

Mr. Smith asked for additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 018-16.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 018-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).

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Mr. Greg Bowers, Anderson Engineering, appeared representing Redwood Development and stated this property contains the apartments just south of Commerce Bank at 20th Street and Connecticut Avenue. The easement to be vacated does not contain a sewer line at this time, with the sewer being realigned and a new easement being submitted for the existing sewer. Redwood Development would like to have the two sewer easements vacated.

Ms. Cunningham reminded the commissioners that these vacations are two separate requests since two separate easements are involved.

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Mr. Smith asked if the new easement must come before this commission, and Ms. Cunningham replied it will be handled through the planning department.

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There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:27 p.m.

Approved Lee W. Smith
Lee Smith, Chairman

Approved Susan Champlin
Susan Champlin, Secretary

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Lee Smith, Chairman

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