JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, JULY 10, 2023
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, July 10, 2023. Present were Commission members Drew Kimble, Amia Warren, Benjamin Rosenberg, Rodney McCullough, Mary Anne Phillips, and Ryan Jackson. Tyler Bellairs, Rachel Holcomb, and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

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

2. **Motion to Excuse:**

MR. JACKSON MOVED TO EXCUSE MR. LANDIS FROM THE REGULAR MEETING OF JULY 10, 2023. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

3. **Approval of Minutes:**

MR. ROSENBERG MOVED TO APPROVE THE JUNE 12, 2023, MINUTES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

4. **Public Hearings**

Mr. Kimble read the Public Hearing Procedures.

Case 038-23: Rezoning

2918 E. 20th St-Rezoning-A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial)-Jaimi Mansfield

Jaimie Mansfield, 7700 Forsyth Blvd. Suite 1800, Clayton, Missouri 63105. Ms. Mansfield stated she researched the comprehensive plan and this request to rezone squarely falls into what the City envisions for this commercial corridor along these two busy roads as well. The C-3 zoning gives it a broader range so when it is looking at perspective tenants it allows for a more robust use it can attract tenants to. Rezoning it to fit the character helps on the front end to get an end user in there too. But also, on the back end to make it compatible with all the other users that are surrounding it as well. Currently the site sits vacant. They do not envision any other C-3 use that would be compatible within the site to increase any traffic hazards.

Mr. Kimble asked if there were any questions from the Commission on Case 038-23.

Ms. Warren asked the status of the elevation certificate.

Mr. Bellairs stated this was brought up in the pre-development meeting and we have discussed this for the development of the site. But we are not at that point yet. He stated he had included that just because of the location in the flood plain. But that will be provided when they submit documents for building permits. He said first they need to rezone.

Ms. Mansfield said she did not anticipate any variances necessary, and the owner would agree to raising the building and putting something new up that would obviously bring it in to meet all regulations.

There were no further questions.

Mr. Kimble asked if anyone wished to speak in favor of Case 038-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 038-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 038-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 039-23: Site Plan Review

3502 E. Enterprise Ave-Site Plan Review-A request to review a site plan for an industrial addition-Refresco Beverages US, Inc.

Steven Bacon, P.O. Box 605, Crystal City, Missouri 63019. Mr. Bacon is the architect who prepared the submittal. They were proposing to add a 15,000 sq. ft. addition. As that had been refined it appeared that the building would be something less than that. It would be situated in the same location. They were adding some impermeable surface to the site. One was to accommodate some loading dock area that was being displaced by the addition and the second one was some trailer parking that needed a new location on the site. Those two items along with the addition represented all the new impermeable surface on site. He said as they understand parking requirements were based on the staffing for the site once it was completed. There is adequate parking within the site already to accommodate the guidelines. Part of the work would be to better delineate those parking spaces including the ADA spaces which over time had deteriorated. So, the existing parking would be reorganized. In the application they had allowed for the possibility of adding additional parking on the east side of the lower right building just as an option for the owner to provide additional parking within the site. That would not be required parking as understood but they went ahead and showed it so it could be considered with the rest of the development. If additional storm water retention would be necessary based on the impermeable space they were adding, they were showing a quick calculation that the area where the existing storm water retention was, could be expanded by approximately 20% of the area. They felt that should be enough to accommodate any additional storm water requirements.

Mr. Kimble asked if there were any questions from the Commission on Case 039-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 039-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 039-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 039-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED.
(6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 040-23: Site Plan Review

2111 N. Main St.-Site Plan Review-A request to review a site plan for an office addition-Good News Production International

Lance Windsor, PLJBD Architects Inc, 111 W. 3rd St., Joplin, Missouri. Mr. Windsor proposed to add a couple of small additions to the building. One at the end of the existing building which is going to be 1210 square foot addition as well as an addition of the garage to the north of that 1130 square foot. Drainage would be managed through the addition of a couple of trench drains that would run the drainage off to the north. They would remove part of the drive. They would curve that out and make it a more direct drive for them.

Mr. Kimble asked if there were any questions from the Commission on Case 040-23.

Ms. Phillips stated she had a question for staff. She asked if this was a PD because of when North Main Street was expanded or reconfigured. She thought that was odd.

Mr. Bellairs said he would have to research that historical question and why the PD overlay was added to this parcel. Mr. Bellairs wanted to add that with the existing conditions of the site their parking was adequate for what they were doing. The parking conditions for C-3 would be more intensive. This would allow them some wiggle room.

Mr. Kimble asked if there were any additional questions from the Commission on Case 040-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 040-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 040-23.

There were none.

MR. JACKSON MOVED THAT CASE 040-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 041-23: Site Plan Review

2502 S. Moffet Ave-Site Plan Review-A request to review a site plan or an apartment complex-Brad Allphin

Wayne Stephenson, GB Engineering, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated they proposed to build three story apartments, 48 total units, parking, storm water would all be handled through the review process. This was an old lot vacated by the tornado.

Mr. Kimble asked if there were any questions from the Commission on Case 041-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 041-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 041-23.

There were none.

MR. JACKSON MOVED THAT CASE 041-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

5. **Adjournment:**

MR. ROSENBERG MOVED, SECONDED BY MS. WARREN TO ADJOURN. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary