JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, JULY 14, 2025

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, July 14, 2025, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Gary Spruce, Amia Warren, Mary Anne Phillips, Dr. Benjamin Rosenberg and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**
   Zoie Hamilton called the roll.

2. **Approval of Minutes**
   MRS. KLUE-MICHAEL MADE A MOTION TO APPROVE THE JUNE 9, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION)

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

   CASE 021-25: REZONING

   Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Sam Hickey of 19730 HWY 43, Seneca, Missouri, on behalf of Compass West LLC, stated that the request to rezone this property is so he can build a duplex on the property. Mr. Hickey explained that he cannot do this, due to the property being incorrectly zoned.

Mr. Kimble asked the commission if there were any questions for the applicant.

Dr. Rosenberg asked Mr. Bellairs why staff were recommending R-3 instead of R-2, since the lot is only 50 feet.

Mr. Bellairs stated that R-3 is the compatible district for the other properties that are in the surrounding area and consistent with the zoning in the area. Mr. Bellairs stated that if the commission would like, they could recommend in favor of an alternative zoning.

Dr. Rosenberg asked the applicant if they planned on constructing a single-family home or duplex on the property.

Mr. Hickey stated that he had plans to construct a small duplex on the property or a single-family home.

Ms. Phillips asked the applicant if they planned on constructing garages and using the alley for access.

Mr. Hickey stated that he plans to have a rear facing garage with alley access.

Mr. Bellairs stated that this project will be subject to the Appendix C, Walkable Neighborhoods Design Guidelines.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 021-25 ON THE BASIS THAT THE REQUEST TO REZONE BE CHANGED TO R-2 (TWO FAMILY RESIDENTIAL). THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 022-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Sam Hickey of 19730 HWY 43, Seneca, Missouri, on behalf of Compass West LLC, stated that the request to rezone this property is so he can build a duplex on the property. Mr. Hickey explained that he cannot do this, due to the property being incorrectly zoned.

Mr. Kimble asked the commission if there were any questions for the applicant.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

MRS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 022-25. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

4. **Old Business**

There was no old business to discuss.

5. **New Business**

CASE 023-25: PRELIMINARY PLAT

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Lillian Bryant of 811 E 3rd Street, Joplin, Missouri, with OWN Engineering on behalf of Schuber Mitchell Homes stated they had previously submitted a plat but had made the changes requested and added an out lot in the northwest lot of the property and reducing the size of lots 1, 2, and 3. Ms. Bryant stated this change was made to make room for an additional detention pond to fulfill the storm water requirements.

Mr. Bellairs stated that this is the same preliminary plat the commission had seen before, but with a few minor changes. Mr. Bellairs stated the reason the plat has been brought back is because the procedures of the Joplin Municipal Development Code require approval for significant changes made to the plat and need reapproval from the commission so they can submit for their finals.

Mr. Kimble asked the commission if there were any questions for the applicant.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 023-25. THIS MOTION WAS SECONDED BY MRS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

6. **Other Business**
   There was no other business to discuss.

7. **Adjournment**
   MRS. KLUE-MICHAEL MADE A MOTION TO ADJOURN THE JULY 14, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Approved _____
Drew Kimble, Chairman

Approved _____
~~Zoie Hamilton, Recording Secretary~~
Tyler Bellairs, Planner