MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
AUGUST 1, 2016
4:00 P.M.

The Planning and Zoning Commission met in special session on Monday, August 1, 2016. Present were Commission members Chad Brown, Wendy Brueckner-Sears, Seth Dermott, Gary Duncan, and Peter Ramsour. Commission members Keenan Cortez and Lee Smith were absent. Troy Bolander, Tony Robyn, Taylor Cunningham, and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

Mr. Cortez and Mr. Smith had other obligations and were not able to attend this meeting.

MR. BROWN MOVED, SECONDED BY MR. DERMOTT, THAT MR. CORTEZ AND MR. SMITH BE EXCUSED FROM ATTENDING THIS MEETING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. DERMOTT, MR. DUNCAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. CORTEZ AND MR. SMITH BEING ABSENT (5 IN FAVOR, 2 ABSENT).

Mr. Duncan read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, August 15, 2016.

Case 025-16: Northwest corner of 26th Street and Main Street – A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) – Joplin Redevelopment Corporation.

Mr. Duncan opened the public hearing for Case 025-16.

Ms. Taylor Cunningham, 602 South Main Street, appeared representing the City of Joplin and the Joplin Redevelopment Corporation (JRC) to rezone property located at the northwest corner of 26th and Main Streets. A portion of the land is zoned C-3, with the remainder being zoned R-1. The R-1 parcel must be rezoned for future commercial development. The JRC is requesting this property be rezoned to District C-3-PD in accordance with the Comprehensive Plan since it sits on both 26th Street and Main Street, which are two of the planned development corridors.

Pending rezoning and the subsequent easement vacation in Case 026-16, the site will be developed by Braum's for a second restaurant location in Joplin. The easement vacation will allow Braum's to construct their building without encroaching on the utility easement. Once this easement is vacated, the utilities will then be relocated along Joplin Avenue. The rezoning is contingent upon a site plan approval process, with development plans being included in the agenda packet.

Mr. Duncan found an error on the building elevations. Ms. Cunningham stated the architect for Braum's will be changing the elevations prior to the City Council meeting.

Mr. Duncan asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 025-16.

MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 025-16 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. DERMOTT, MR. DUNCAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. CORTEZ AND MR. SMITH BEING ABSENT (5 IN FAVOR, 2 ABSENT).

Case 026-16: Northwest corner of 26th Street and Main Street – A request to vacate a twenty (20) foot utility easement described as follows – Joplin Redevelopment Corporation.

Mr. Duncan opened the public hearing for Case 026-16.

Ms. Taylor Cunningham, 602 South Main Street, appeared representing the City of Joplin and the JRC to request the vacation of the utility easement so the developer will be able to relocate utilities on the west side of the property. The building will be constructed on the edge of the current easement, but through traffic will still be allowed in the alley. Once all the utilities are relocated, a new easement will be dedicated to the City of Joplin.

Mr. Duncan asked if the existing alley lines up with the north and south entrances for Braum's, and Ms. Cunningham replied the entrances will still align with the alley.

Mr. Duncan asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 026-16.

MR. BROWN MOVED, SECONDED BY MS. BRUECKNER-SEARS, THAT CASE 026-16 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. DERMOTT, MR. DUNCAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. CORTEZ AND MR. SMITH BEING ABSENT (5 IN FAVOR, 2 ABSENT).

There being no further business to come before the Planning and Zoning Commission, Mr. Duncan asked for a motion to adjourn.

MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. DERMOTT, MR. DUNCAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. CORTEZ AND MR. SMITH BEING ABSENT (5 IN FAVOR, 2 ABSENT).

The meeting stood adjourned at 4:10 p.m.

Approved _____
Gary Duncan, Acting Chairman

Approved _____
Susan Champlin, Secretary