Case 023-17: 230 acres north of Highway FF and east of Prigmor Road - A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for future industrial development - Joplin Industrial Development Authority

Ms. Cunningham wanted to note that in the Joplin Globe advertisement, there was additional property advertised that is not in the city limits. Looking at the map, the highlighted area was included in the legal description but it is not in the city limits. The request should be amended to exempt the parcel which we have the legal description for.

Mr. Cortez wanted to know the approximate acreage.

Mr. O'Brian stated it was about 26 acres.

Mr. Duncan asked whether we amend the proposal before voting on recommendation.

Ms. Cunningham answered yes.

Rob O'Brian, Vice President of the Joplin Industrial Development Authority, 320 East 4th Street, Joplin, MO. This is part of the Crossroads Business Park. This came into the city last year, Heartland Pet Food and Windsor to the west both are in the city limits and zoned correctly. The idea of this request is to finish off the rezoning process for all the undeveloped land from 32nd Street up to Apple Road except for the 26 acres.

Mr. Duncan wanted to know why the other piece did not come in with the other property?

Mr. O'Brian stated that all the land came in but Heartland, Coco Cola, Eagle Pitcher, Windsor, as existing, separate, property owners, had to come to the Commission separately.

Mr. Ramsour needed some information from staff. He wanted to know why they are zoned R-1?

Mr. Bolander stated that a lot of that on the map is incorrect. Much of the area was rezoned to heavy industrial several years ago. The City's database needs to be updated with the new zoning information (M-2).

Mr. Ramsour reconfirmed that the blue highlighted area is not in the city limits.

Mr. Bolander stated that was correct.

Mr. O'Brian mentioned that the property to the East of that is not within the City. JIDA acquired the property after annexation, and is not choosing to at this time due to the Turkey Creek basin.

Mr. Duncan asked if there were anyone else to speak in favor of this request? There were not. Is there anyone that would like to speak against this request?

Justin Forrest, 420 County Rd 180, Joplin, MO. We were not clear on what was trying to be rezoned. On the map, it doesn't look like it is going up to County Road180. We are trying to keep it residential if possible. We are worried about the extra noise, traffic, and our property values. We have never received a letter before but we did on this one.

Mr. Bolander stated that technically you weren't supposed to be. Anyone within 185' of the proposed rezoning should have received letters. We still appreciate input from anyone interested.

Mr. Forrest thanked Mr. Bolander and stated they were very appreciative of receiving the letter.

Carrol Bowman, 510 County Rd 180, Joplin, MO. They didn't know what was going on. She was Was glad to hear it is the property in the yellow. Their concern was a road coming out of the Industrial Park onto County Rd. 180. Their request is not to put a road out to County Rd 180.

Mr. Duncan Closed the Public Hearing.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT, THAT CASE 023-17 BE AMENDED TO EXCLUDE TRACKS A, B, AND C. THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 0 NEYS, 1 ABSENT).

MR. RAMSOUR MOVED, SECONDED BY MR. DERMOTT, THAT CASE 023-17 AMENDED PROPOSAL BE FORWARD TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 0 NEYS, 1 ABSENT).