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)