MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 12, 2019
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, August 12, 2019. Present are Commission members Peter Ramsour, Debra Koelkebeck, Wendy Brueckner-Sears, Janice Steele, Rodney McCullough and Kent Eastman. Troy Bolander, Director, Keegan Stanton, Planner and Lindsay Dunn represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

MR. EASTMAN MOVED, SECONDED BY MRS. BRUCKNER-SEARS, TO EXCUSE MR. DERMOTT, MOTION CARRIED, WITH MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. MCCULLOUGH, MRS. KOELKEBECK, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

2. Approval of July 8, 2019 Minutes:

MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH, TO APPROVE THE JULY 8, 2019 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

3. Public Hearing:

Mr. Ramsour read the procedures for the public hearing.

Case 028-19: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located approximately 650 feet South and 200 feet West of the intersection of W. 32nd St. and S. John Duffy Dr. – Richard Benson, President of RBC Enterprises

Mrs. Bruckner-Sears has abstained herself from Case 028-19.

Troy Bolander, 602 S. Main Street, Joplin, MO. Mr. Bolander represents the applicant, part of the reason for the annexation is the City of Joplin has an agreement with Wildwood Subdivision that all property in the subdivision will be annexed into the city. The agreement was sign with Mr. Pinjuv when he first purchased that property. That property was purchased by Mr. Rick Benson, on which he has built apartments. They have city utilities and sewer. It is about 1.7 acres and the apartments were built to the city specifications and the building code.

Mr. Ramsour asked if there any questions from the Commissioners?

Ms. Kolkebeck wanted to know what changes the annexation would make if they already have

utilities?

Mr. Bolander mentioned that there is savings by being in the City of Joplin. Many times, the Fire District tax is far more than the city tax.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MRS. KOLKEBECK MOVED, SECONDED BY MR. EASTMAN, TO BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR CASE 028-19. MOTION CARRIED, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT, 1 ABSTAINED).

Case 029-19: 2307 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-O (Non-retail Commercial) for the purpose of future commercial development – Charles J. Brewer & Connie J. Brewer

Troy Bolander, 602 S. Main Street, Joplin, MO. Mr. Bolander mentioned that we advertised this case, but since then the applicant has decided not to proceed with it. Staff recommends that this case be stricken from the agenda.

MRS. STEELE MOVED, SECONDED BY MRS. BRUCKNER-SEAR, TO BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION TO BE STRICKEN FOR CASE 029-19. MOTION CARRIED, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 030-19: Easement Vacation – A request to vacate a utility easement located approximately 200 ft. North and 575 ft. West of the intersection of E. Newman Road and N. Range Line Road - City of Joplin.

Keegan Stanton, 602 S Main Street, Joplin, MO. Mr. Stanton stated that this property is located west of the Roper Honda on Range Line Rd. As part of an agreement with the city, a new sewer line and easement running on the north side of that property was installed, so the city would vacate the old easement. This old easement is no longer in use.

Mr. Ramsour asked for an explanation of the new sewer. It will be located farther north than the easement?

Mr. Stanton stated that it has already been installed and the easement we are requesting to vacate is no longer active.

Mr. Ramsour asked if the Commissioners had any questions? They did not.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MRS. KOLKEBECK, TO BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR CASE 030-19. MOTION CARRIED, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

4. Old Business: None.

5. Other Business: None.

MRS. STEELE MOVED, SECONDED BY MRS. KOLKEBECK, TO ADJOURN. MOTION CARRIED, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Approved Peter Ramsour
Peter Ramsour, Chairman

Approved Lindsay Dunn
Lindsay Dunn, Secretary