CB 2021-281

Case 046-21: Preliminary Plat Review – A request to review the Preliminary Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. We have annexed in the 4-acre site into the City of Joplin. This plat has 14 lots on this property, and they will be R-1 (Single family Residential). There are two lots that are larger in size, lot 14 contains a retention basin to the north which will capture the runoff for that part of the sub-division. In lots 11 and 12, additional space designated for a second basin against the railroad right-of-way. The sewer would be extended from the east. There is a little off-site to bring it in to serve the sub-division. The Missouri American Water Company will provide the water and have planned to extend the end of their main. The street has been platted so it can be extended to the city limits with Jasper County. We are not asking for any variances; we were able to site this with all 14 lots meeting the required footage. Also, we have included the installation of sidewalk along the south side of Par Lane coming in and then along the east side of Eagle Court.

Mr. Eastman asked if the cul-de-sac meets the requirements that a firetruck can get in if need be?

Mr. Bolte stated that they have a radius for that per city code.

Ms. Bruckner-Sears asked the audience if there was anyone to speak in favor of this case? There was not, she also asked if there was anyone in the audience in opposition of this case?

Richard Hatfield, 2026 Fairway Drive, Joplin, MO. Currently the President of the HOA of Twin Hills Estate. On behalf of the board, there is concern on how many houses are going to be built and meeting the size and requirements. The main concern the board has is on Par Lane the curve that is Twin Hill to Par Lane is a 90 degree turn and narrow. It has got curbing that is asphalt which was grandfathered in back in 1985. Some other concerns are water runoff. The land is flat, and it doesn't show any new contour lines. The front detention pond will eventually go into the road. The one in the back will go onto private property, something will have to change on that. There are also discussions about a fire hydrant being put in, which the closest is at Golf Links and Twin Hills.

Mr. Stanton stated that fire service will be required. There is a minimum distance requirement of approximately 500 to 600 feet that firetrucks can be from fire hydrants. There will be a fire hydrant at the cul-de-sac.

Mr. Bolte stated there will be two fire hydrants where the water main dead ends.

Mark Lane, 2230 S. Fairway Drive, Joplin, MO. The concern is the traffic. With 14 new homes there will be approximately 28 more cars, one way in and one way out. The neighbors and I are also concerned about the size of the homes. We all have large homes and large lots, and these are smaller lots with smaller homes. He also wanted to know if the City of Joplin would be responsible to make Par Lane easier to get through there. The problem is Twin Hills and Par Lane.

Mr. Stanton stated he would have to look into that. The Public Works Department has the jurisdiction over streets.

Ken Myers, 4410 Golf Link Drive, Joplin, MO. He is in the 185' circle and we have concerns. If you look at the map and you see the other houses with large lots and then what he wants to establish, the lots are very small. Plus, these 4 acres are in the complete stuck back in the far corner, with Par Lane and

Twin Hills the only way in and out. I think it will ruin our subdivision with all the extra traffic. It feels like we are getting things shoved down our throat with out any knowledge of what's going on,

Ms. Bruckner-Sears asked if the Commissioners had any questions or discussion? They did not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 046-21 BE APPROVED. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Case 047-21: Final Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 047-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)