JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, SEPTEMBER 8, 2025

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, September 8, 2025, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Gary Spruce, Amia Warren, Mary Anne Phillips, Dr. Benjamin Rosenberg and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**
   Tyler Bellairs called the roll.

2. **Approval of Minutes**
   MS. HARRINGTON MADE A MOTION TO APPROVE THE JULY 14, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION)

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

   CASE 025-25: VACATION

   Mr. Kimble asked the applicant to step forward and state their name for the record.

David Petit, Director of Facilities for Joplin Schools, 1301 S Picher Ave represented the case. Joplin Schools is requesting to vacate Forest Ave, they believe there was a County or City oversite. Joplin Schools has a building over this street and would like to formally vacate the street to construct a building addition.

Mr. Kimble asked if there was anyone who would like to speak in favor or opposition.

MS. WARREN MADE A MOTION TO APPROVE CASE 025-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 026-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Wayne Stephenson, 302 S Sergeant, with GB Engineering, represented the case. Mr. Stephenson said this is a cleanup to rezone the entire site to C-3 from C-1 PD and M-2 for an addition to an existing gas station.

Mr. Bellairs stated that the Future Land Use map categorizes much of this area as Retail Commercial, so while much of the area is zoned Heavy Industrial, C-3 is a compatible district with the City's future land use plans.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

MRS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 026-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 027-25: VACATION

Mr. Kimble asked the applicant to step forward and state their name for the record.

David Petit, Director of Facilities for Joplin Schools, 1301 S Picher Ave represented the case. Joplin Schools is requesting to vacate Forest Ave. Joplin schools has acquired the properties north of 1st Street. Their desire is to enhance the site to

allow better traffic flow, off-street, for parent pick up/drop off. By vacating 1st Street from Monroe to McKinley, they will be able to open a processing queue for better traffic. Mr. Petit stated that utilities will be left alone.

Mr. Bellairs added that this is a right-of-way vacation only, utility easements will remain.

Dr. Rosenberg asked if all of the houses were coming down.

Mr. Petit stated that is correct. They currently have the structures under advertisement for bid, otherwise they will be abated and demolished.

Dr. Rosenberg said he thought they were all vacant.

Mr. Petit stated that 3 of the 4 that are standing were vacant for the month of August and the other one became vacant at the tail end of August.

Mr. Kimble asked if there was anyone who would like to speak in favor or opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 027-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 028-25: VOLLUNTARY ANNEXATION

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stephenson, GB Engineering, 302 S Sergeant. Mr. Stephenson asked Mr. Bellairs if the next case was also associated with this tract, one for the annexation and one for the rezoning.

Mr. Bellairs stated that this is correct, that the cases will be treated separately as the annexation has to take place before the rezoning.

Mr. Stephenson thanked the Commission for their service. They are trying to annex 3.8 acres of land, along with a multi-family project. They come in as R-1 and have to rezone. There will be 6 16-plex structures, two-story. It will be connected to Country Club Rd and to the development to the South with access to 32nd Street. The new drive on Country Club will be about 1200 feet north of 32nd Street and about 4000 feet south of 20th St. Both streets have had improvements to handle the traffic. All public works, fire, building and zoning codes will be followed if annexed. Mr. Stephenson stated that his client could develop the property outside of the City with more relaxed codes in Jasper County. They spent time talking to the neighbors and

are also planning to add screening and landscaping that is not required to keep the neighbors happy. The City Council action plans for the 26 fiscal year action item number 1 is to promote annexation and economic growth. Tax documents from the development to the south show that the property paid 25,000 dollars to Joplin schools. The vacant land paid 140. Annexation would have a positive economic and housing impact.

Ms. Phillips asked if that was an old strip pit, natural pond, or detention pond.

Mr. Stephenson said it is natural.

Mr. Rick Benson, the owner, stated that it is actually man made.

Mr. Stephenson said they are incorporating walking parks and dog trails into the site. He stated that they plan on incorporating stormwater into the site.

Mr. Bellairs stated that they will be presenting preliminary plans for the design which will include the stormwater plan, but that this may not be the final plan as stormwater detention will need to be within the boundaries of the annexed property. Mr. Bellairs stated that the site plan will include property that is not being annexed, but that will fluctuate from the final plan.

Ms. Harrington asked about the price point on the apartments.

Mr. Stephenson said these will be one and two bedrooms.

Mrs. Harrington asked if this is low-income?

Rick Benson, property owner, PO box 2283 stated these are market rate and are not subsidized, for working class people.

Dr. Rosenberg asked that this case be tailored to the annexation discussion, not rezoning.

Ms. Phillips thanked Mr. Benson for annexing prior to building.

Mr. Kimble asked if anyone would like to speak in favor or opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 028-25. THIS MOTION WAS SECONDED BY MR SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 029-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stephenson, GB Engineering, 302 S Sergeant. Mr. Stephenson stated he will defer to the previous case minutes for this case. Mr. Stephenson presented the site plan concept. They will provide fire protection and stormwater facilities. Mr. Stephenson explained the road connection and access points.

Mr. Bellairs stated that Mr. Stephenson had mentioned screening along the northern property, Mr. Bellairs stated that if he was correct, that was determined to be added after the site plan was created, so that revision is not reflected in the site plan presented.

Mr. Stephenson confirmed this.

Ms. Phillips mentioned that one of the protest petitions mentioned "blocking the view." "We do not with the natural landscape to be out of our view for our house. – 4093 W Adobe." She does not know which one that house is.

Mr. Bellairs stated that the property owners that protested were north of the site, the three owners along the north boundary.

Ms. Klue-Michael asked if there was a road separating these homes from the site.

Mr. Bellairs stated that there is a privately owned and privately maintained road separating the sites.

Dr. Rosenberg stated that the main entrance is from Country Club Rd. But there is a service road to the East heading South. He asked if this is an existing road or proposed.

Mr. Stephenson stated that this is an existing gravel service road that will be paved and improved.

Dr. Rosenberg asked if there will be two points of egress.

Mr. Stephenson stated that Fire code requires them to, yes.

Dr. Rosenberg asked Mr. Stephenson if they own all of that land.

Mr. Stephenson said his client does, yes.

Ms. Phillips asked if that detention pond is staying.

Mr. Stephenson said yes.

Ms. Phillips asked if the City will take over Adobe.

Mr. Bellairs stated that Adobe will not be annexed with this case, and that it remains in the County and private.

Ms. Phillips stated it kind of looks like it is.

Mr. Bellairs stated that these parcel lines are not accurate.

Dr. Rosenberg asked if Adobe was in the City.

Mr. Bellairs stated they were not.

Dr. Rosenberg asked if the people protesting were in the City.

Mr. Bellairs stated that they are not within City Limits.

Dr. Rosenberg asked if they are within 185 feet.

Mr. Bellairs stated that they were.

Dr. Rosenberg asked if they do not count towards the protest.

Mr. Bellairs stated that state statute requires notices be sent to all owners within 185 feet, whether in the City Limits or not. They still count towards the protest percentage. Mr. Bellairs added that screening is not required adjacent to properties outside of City Limits, so that is something that the developer is doing on their own.

Ms. Klue-Michael asked about the 60 foot setback in Section 2 of the Zoning Code text amendment and if that would apply here.

Mr. Bellairs stated that that refers to Out-Buildings on single-family residential properties, but that will not be applicable here.

Mr. Kimble asked if anyone would like to speak in favor or opposition.

Michael Teeter, 2802 Calloway Ridge, spoke in opposition. Mr. Teeter stated that they are in City Limits to the East and NE. They stated they bought property thinking it would be single-family residential and are worried about water run off and traffic.

Liz Macy, 4093 W Adobe, spoke in opposition. One of the protest petitions was there. The view of their front yard will go away. The fence would be nice, but their view will be gone. They are worried about water run-off. They are worried about a dip on their gravel road and that water runs down to the land they want to build on. She foresees water running down to the first apartment they want to build.

Mr. Kimble asked Mr. Bellairs to address water run-off.

Mr. Bellairs stated that any development in the city the developer is required to address storm water run-off in some form or another. Due to the size, the developer will be required to install a detention pond. Any development out in the county is not required to address stormwater, so run-off could be worse if they develop in the county. Mr. Bellairs stated he does not have the contours up but that the subject property is at a lower elevation than the properties to the north so the water will run south.

Mr. Stephenson confirmed this. They will have EPA water quality and detention requirements.

Mr. Kimble asked if this is built and next year there is run-off or erosion problems on Adobe, what are the next steps for the property owners.

Mr. Bellairs stated that would have to be discussed with public works and the stormwater engineer. But as part of the permit review, they would look at the detention area provided and ensure that it would capture the run-off based on the square footage of impervious area added.

Mr. Teeter stated that the pond will be in the county not the city. And that right now some of that water runs east to his property.

Mr. Kimble asked if the detention pond is in or outside city limits.

Mr. Stephenson said this is not a final design. The detention will be within city limits, which gives the City some authority as well.

Mr. Teeter stated that they voted to annex, but the proposed pond was not included with that.

Mr. Kimble stated that Mr. Stephens just stated that this will probably move. This is just a general layout. Mr. Kimble asked Mr. Benson to step forward.

Mr. Benson stated that the City requires the detention pond be in City Limits. The existing pond is fed from the Cedar Ridge subdivision. The additional run-off that will be created will be for whatever they generate with this development. There will be a minimal impact on additional water and it will all be within the City. Mr. Benson says he owns the "L" shape.

Ms. Phillips asked if the units on 32nd Street will be annexed.

Mr. Benson states it already is. These were constructed with an out of town sewer agreements.

Mr. Bellairs asked if Mr. Benson was referring to the Waterview apartments. He stated that he is not sure those are incorporated.

Mr. Benson stated that he thinks that there was a clerical error and the map may be wrong.

Dr. Rosenberg asked if "Cherry Hills" on the map is in the City.

Mr. Bellairs stated that this is not in the City.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 029-25. THIS MOTION WAS SECONDED BY MR SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 030-25: TEXT AMENDMENT

Dr. Rosenberg asked if this was supposed to be tabled.

Mr. Bellairs stated yes but that we are still going to hold a public hearing.

Ms. Phillips asked when this will be presented to them again.

Mr. Bellairs stated that it will be brought to Council in October for a work session and a public hearing and then it will be brought back to the commission in October.

Ms. Phillips thought it was interesting in the Globe that they wanted to amend the code on dangerous buildings but did not see that in the changes provided to them.

Mr. Bellairs stated that this is a separate code but that this one was posted in the Globe.

Mr. Troy Bolander, Director of Planning, Development and Neighborhood Services stated that they are revising the dangerous building codes and that they are separate.

Dr. Rosenberg asked if changes could be made in yellow.

Mr. Bolander stated we could do this.

Mr. Bellairs presented the proposed text amendments. Each section in the staff report follows the section in the ordinance. Mr. Bellairs presented the staff report items and displayed the ordinance.

Mr. Bellairs stated that staff recommends approval of these items and asked if the Commission had any questions.

Ms. Harrington asked how long we have been working on this.

Mr. Bellairs stated that this has been worked on since he started 2022, and that there were several meetings.

Mr. Bolander stated that this was an entirely new code that was adopted and they knew there would be some issues with it once we started implementing it. He stated he is sure we will run into something else as well.

Mr. Bellairs stated that this does not mean it will be the last one.

Mr. Kimble stated Mr. Bellairs said staff recommending to approve.

Mr. Bellairs stated that he misspoke. Staff is recommending to table as there are a lot of items here, but the Commission could always call for a vote.

Mr. Bolander stated we do not have to table it we just advertised it as a public hearing. Mr. Bolander stated that someone in the audience can speak on it as well.

Mr. Bellairs asked if everything made sense in how it was organized in the staff report and ordinance.

Mr. Kimble stated that it did.

MS. KLUE-MICHAEL MADE A MOTION TO TABLE CASE 030-25. THIS MOTION WAS SECONDED BY MS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

CASE 032-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

David Perryman, 2531 E 32nd St, spoke in favor of the case. He represented My World ABA. They have outgrown their current facility. They treat children with autism and this will allow them to treat more kids.

Mr. Bellairs asked for clarification, since there were some questions about this, this is not in patient care, that this is office care.

Mr. Perryman stated that this was correct.

Dr. Rosenberg asked if this was a day treatment facility.

Mr. Perryman stated that it was.

Mr. Kimble asked if anyone would like to speak in favor or opposition.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 032-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

4. **Old Business**

There was no old business to discuss.

5. **New Business**

CASE 031-25: FINAL PLAT

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Lillian Bryant of 811 E 3rd Street, Joplin, Missouri, with OWN Engineering on behalf of Schuber Mitchell Homes stated they are proposing the third phase of Emerald Glades, one of six phases, on N St Louis, near Fountain. This is 48 lots, the exact same as the preliminary plat.

Mr. Bellairs stated that the Commission has seen a couple of iterations of this. The most recent revision clarifies and outlines where the easements are and the sign easements. There were also some clarifications added on the boundary lines and one of the setback lines was not to scale.

Dr. Rosenberg asked if all exits were on to St Louis.

Ms. Bryant stated yes.

Dr. Rosenberg asked if they have property onto Fountain Rd that it will connect to. Ms. Bryant explained that Phase 6 of Emerald Glades will connect to Phase 2 of the other subdivision on Fountain Rd.

Arturo Levo, Schuber Michtell Homes, 1835 W 12th St. He explained this phase is south of phase 2, and north of that is phase 1 on E White Oak St. Phase 1 is completed and Phase 2 is being built.

Mr. Bellairs clarified where these connect and stated Dr. Rosenberg was correct that it will connect N St Louis to Fountain Rd.

Ms. Klue-Michael asked if this connects to another subdivision or another road.

Ms. Bryant stated that it connects to another subdivision.

Ms. Klue-Michael asked if the people in this subdivision want to exit on Fountain Rd, will they have to go through another 82 houses.

Ms. Bryant stated that this is correct.

Mr. Bellairs added they are providing another outlet on the West side for future connections should surrounding property in the County be developed. Ms. Bryant confirmed.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 031-25. THIS MOTION WAS SECONDED BY MRS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

6. **Other Business**

   There was no other business to discuss.

7. **Adjournment**

   MS. WARREN MADE A MOTION TO ADJOURN THE SEPTEMBER 8, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Approved _____
Drew Kimble, Chairman

Approved Tyler Bellairs

Tyler Bellairs, Recording Secretary