MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 10, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, September 10, 2018. Present were Commission members Keenan Cortez, Peter Ramsour, Mrs. Koelkebeck, and Rodney McCullough. Troy Bolander, Edward Whitmore, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll. Mr. Dermott and Mrs. Bruckner-Sears were absent.

MR. RAMSOUR MOVED, SECONDED BY MRS. STEELE TO EXCUSE MR. DERMOTT, AMD MRS. BRUCKNER-SEARS. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

2. Approval of August 13, 2018 Minutes:

MRS. STEELE MOVED, SECONDED BY MR. RAMSOUR, TO APPROVE THE AUGUST 13, 2018 MINUTES. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

3. Old Business:
   None.

4. New Business:

Mr. Cortez read the Public Hearing procedures with Planning and Zoning cases going to City Council on Monday, October 1, 2018.

Case 034-18: Preliminary plat review – a request to review the preliminary plat of the Standeford-Russow Subdivision located at the northwest corner of Schifferdecker Avenue and 24th Street – Joel Standeford.

Joel Standeford, 3375 E. Hope Drive, Springfield, MO 65804. On this plat of land, we would like to build 17 houses that was purchased a couple of months ago. The houses that are going to be built at approximately 1,700 to 1,900 sq. ft. All the fronts will be sauded with irrigation. Each lot will have three (3) trees planted on them.

Mr. Ramsour wanted to know about the existing house. Will it stay there or be demolition?

Mr. Standeford stated that it will be removed in about two (2) years. We have done a walk through and considers it sub-par condition. Livable, but the floors have some dry rot in them.

There are patches on the roof between one of the chimneys. The building is nice looking but once you get into the bones of the house it needs a lot of work.

Mrs. Koelkebeck wanted to know if Mr. Standeford was planning on using that house for a rental until that time.

Mr. Standeford stated that currently there is gentleman living there as a rental. He was grandfathered in at $300 a month from the people we bought the property from. They requested that he lives there until we move to that side for building.

Mr. Ramsour was wondering about the access to each house. Would it be 23rd or 24th Street?

Mr. Standeford stated they would shift the one driveway to the south. We can't add anymore driveways off Schifferdecker.

Mr. Cortez asked if there were any other questions for Mr. Standeford? There were not.

Mr. Cortez asked if there was anyone here to speak in favor of this case.

Wayne Stevenson, 302 S. Sergeant, Joplin, MO. Civil Engineers for Joel and here to answer any technical questions you may have any and speak for the project.

Mr. Cortez asked Commissioners if they had any questions for Mr. Stevenson.

Mr. Ramsour asked if there were any issues with stormwater.

Mr. Stevenson stated there were not.

Mr. Cortez asked if there was anyone to speak in opposition of this case? There were not. Case Closed.

MR. MCCULLOUGH MOVED, SECONDED BY MR. RAMSOUR THAT CASE 034-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Public Hearings:
Case 035-18: 602 N. Pearl Avenue – A request to apply District HP (Historic Overlay District) to the Robert D. McIntosh House – Michele Hale.

Thomas Walters, 501 N. Main, Apt. 302, Joplin, MO, Historic Preservation Staff representative. Mr. Walters stated that he is standing in for Mrs. Jill Sullivan, she had to recuse herself at the Historic Preservation meeting due to preparation of the application, including the research. This will be the second property in the North Heights neighborhood to be designated if approved as a local landmark. To received local landmark status, you must meet one of the 10 criteria. The applicant applied for status under two (2) criteria:

Criteria number 3-*Its identification with a person who significantly contributed to the development of the community, county, state, or country;*

The Robert D. McIntosh house is associated with two prominent Joplin residents, Warren B. Shackelford and Ralph L. & Lillian Kassab.

Warren B. Shackelford was a prominent Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard.

Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists and investors in the Joplin Community.

Finding: The building meets the requirements of criteria 3 for its association with Warren B. Shackelford and Ralph L. E Lillian Kassab.

Also, criteria number 4 - *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*

The house has the characteristics of an American Four Square including square or "box" shape, appropriate number of stories, low slope hipped roof, central dormer, and front porch. The porch pillars of the house are circular column instead of square which is not typical of the style.

American Four Square is not an architectural style but a type but is significant as an example of single family construction as part of an architectural style period of transition.

Finding: The building meets the requirements for criteria 4.

The Historic Preservation Commission approved this application and recommended to be forwarded to the Planning & Zoning Commission for approval.

Mr. Cortez asked if there were any other questions for staff and if there was anyone else to speak in favor of this case.

Michele Hale, 602 N. Pearl, Joplin, MO 64801. Ms. Hale is the resident of this property and she also stated that one of the things she thought was interesting was the second owner, Warren B. Schackelford, implemented the Leaner Water Drill. That the drill is on display at the Mineral Museum. Mr. Kassab owned the store Kassab's on Main Street for many years.

Mrs. Koelkebeck stated she had a question about the change to add the Historic overlay. What impact will that have on your living in the house? Financial changes, things you can or can't do.

Mrs. Hale stated no, she stated that it just needed to be recognized as an historical landmark.

MRS. KOELKEBECK MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 035-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

5. Other Business

Mr. Cortez asked if there is anything else to come before this commission? There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:30 p.m.

MR. RAMSOUR MOVED, SECONDED BY MR. MCCULLOUGH, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, AND MR. MCCULLOUGH VOTING "AYE". (4 IN FAVOR, 0 NAYS, 3 ABSENT).

Approved _____
Keenan Cortez, Chairman

Approved _____
Lindsay Dunn, Secretary