JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, SEPTEMBER 11, 2023
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, September 11, 2023. Present were Commission members Mary Anne Phillips, Amia Warren, Benjamin Rosenberg, Rodney McCullough and Cole Landis. Tyler Bellairs and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call:** Vicky Copeland called the roll.

2. **Motion to Excuse:**

MR. LANDIS MOVED TO EXCUSE MR. KIMBLE AND MR. JACKSON. MS. WARREN SECONDED THE MOTION. MOTION CARRIED (5 IN FAVOR, 0 NAY, 2 ABSENT)

3. **Approval of Minutes:**

MR. LANDIS MOVED TO APPROVE THE AUGUST 14, 2023, MINUTES. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 2 ABSENT)

4. **Public Hearings**

Ms. Phillips read the Public Hearing Procedures.

Case 042-23: Rezoning

Property Directly South of the Intersection of W 32nd St and S Nellie Mae-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District MUC (Mixed Use Commercial)-Jimmer Pinjuv

Lillian Bryant, 811 E. 3rd St., Joplin, Missouri. Ms. Bryant stated she was the engineer representing Wildwood Ranch. They were looking to rezone the property from R-1, roughly 10 acres. It was annexed into the City as R-1, and they would like to do mixed use commercial to keep their flexibility with having some single-family homes and also some retail in the future. She asked if there were any questions.

Mr. Rosenberg proposed a question of City Staff. He asked if this was the first time, they have had a MUC request.

Mr. Bellairs stated no actually they have had one in Wildwood Ranch annexation before.

Mr. Rosenberg stated he had no objection except he was reading MUC zoning and he found no housing listed at all.

Mr. Bellairs said the land use table for permitted uses and article four of the zoning code it discussed which uses are permitted where. If you go to the land use table and all residential building most residential building types including single family and duplexes, apartments and different forms of multi-family are permitted as well as small scale commercial, small offices and small retail.

Mr. Landis asked if there were any covenants or restrictions that would restrict that type of use.

Mr. Bellairs asked if he was speaking about the same development that was just referenced.

Mr. Landis stated just in general the vicinity of where the land is located. That area is in Wildwood Ranch. So was there any covenants or restrictions that would restrict it from being anything other than R-1.

Mr. Bellairs stated there was nothing that would restrict it besides the zoning.

Ms. Phillips asked if there were any other questions from the Commission.

There were none.

Ms. Phillips asked if there was any one to speak in favor of Case 042-23.

There were none.

Ms. Phillips asked if there was any one to speak in opposition of Case 042-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 042-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 2 ABSENT)

5. <u>Adjournment:</u>

MR. ROSENBERG MOVED, SECONDED BY MS. WARREN TO ADJOURN. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 2 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary