JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, SEPTEMBER 12, 2022
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, September 12, 2022. Present were Commission members Kent Eastman, Janice Steele, Rodney McCullough, Mary Anne Phillips, Drew Kimble and Amia Warren. Troy Bolander, Johan Bullington and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

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

MR. KIMBLE MOVED TO EXCUSE MS. BRUECKNER-SEARS, MS. STEELE SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

2. **Approval of Minutes:**

MR. KIMBLE MOVED TO APPROVE THE AUGUST 8, 2022 MINUTES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

Public Hearings

Mr. Eastman read the Public Hearing Procedures.

Case 051-22: Rezoning

1234 N. Duquesne Rd. -A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-O (Non-retail Commercial) for future residential development.

Terra Baugh, 4102 College View Dr. Joplin, Missouri. Ms. Baugh stated she is ready to make this property into two apartments or a duplex because this was originally a photography business. That is why she has applied to rezone.

Mr. Eastman asked if the Board had any questions for Ms. Baugh.

There were none.

Mr. Eastman asked if anyone wished to speak in favor of Case 051-22.

There were none.

Mr. Eastman asked if anyone wished to speak in opposition of Case 051-22.

There were none.

MR. KIMBLE MOVED THAT CASE 051-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

Case 052-22: Site Plan Review

2014 S. Range Line Rd & 2019 S. Highview Ave.-A request to review a site plan-Whatabrands, Inc.

Mr. Patrick DeNavdo, Pittsburgh, PA, spoke as a representative of MS Consultants on the site plan review. He stated he was present to answer any questions the Board may have for Whatabrands, Inc.

Mr. Eastman asked Mr. DeNavdo if they had finally worked it out with the EPA and the others about covering the ditch.

Mr. DeNavdo stated, yes, that is still on going with the Corps, but they are still working through that portion.

Mr. Kimble stated that something he had been looking for and maybe was just not set up yet was the planned entry and exit for this restaurant.

Mr. DeNavdo stated it would be off Range Line. He asked Mr. Kimble if he had a set of the plans.

Mr. Bolander stated that each Board member should have a set of the plans as well as the engineering drawings. He stated there is a service drive off Highview.

Mr. Kimble stated he was not a traffic expert, but it seemed very close to a busy intersection. The entrance on the front side on Range Line.

Mr. Bolander stated, yes, it is. They had to get an approval from MODOT. We cannot deny anyone access on the Range Line Road. They put it in the best location they could. There is a shared entrance to the south as well with Enterprise. So, you must measure that distance between those two intersections. So, this is not the ideal spot but the best spot with the location of this property.

Mr. Kimble stated you said they share another entrance with Enterprise.

Mr. Eastman stated yes, on the south side.

Mr. Bolander stated that is showing C-8.

Mr. Eastman asked if there were any questions from the Board on Case 052-22.

Ms. Phillips asked, so nothing will be entering or exiting on Highview.

Mr. Bolander stated, yes, it will be a service drive.

Ms. Phillips stated a service drive.

Mr. Bolander stated that to his understanding it would be there for service deliveries because of the difficulty getting there on Range Line. There is also a median on Range Line so that restricts the turning movements of that traffic. That was presented to this body when they got it rezoned as C-3-PD.

Mr. Eastman asked if there were any other questions from the Board on Case 052-22.

There were none.

Mr. Eastman asked if anyone wanted to speak in favor of Case 052-22.

There were none.

Mr. Eastman asked if anyone wanted to speak in opposition of Case 052-22.

MR. KIMBLE MOVED THAT CASE 052-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

3. <u>Old Business</u>:

Case 048-22: Rezoning

1911 and 2001 N. Range Line Rd.- A request to remove from District R-1 (Single-Family Residential) and include in District C-3 (Commercial) for future commercial development.

Mr. Eastman recused himself and turned the meeting over to Mr. Kimble.

George Michalopoulus, 1306 S. Range Line Rd., Joplin, Missouri, a representative of this property. Mr. Michalopoulus stated they are proposing to put a Top Golf concept on the driving range of that property. He stated they would like to keep the 9-hole golf course in the back and keep the front putt putt golf and add a kid's putt putt to that area. So, we are proposing to put the new building directly on the driving range. We are trying to incorporate the existing driving range for the Top Golf for what we call "Long Shots." Which is like Top Golf. That allows us to use the infrastructure that is already there on the property the length of the property and all of that. We still want to keep the putt putt to the west, and we would still like to keep the 9-hole golf course to the east. That is our proposal. This is our revision to the proposal.

Mr. Bolander stated he would like to address to Commission to refresh everyone's memory. The original request was to rezone the whole tract to C-3-PD. There was some opposition from the residents across the railroad tract to the east in that residential neighborhood. Staff feels like this is a fair compromise. They are just restricting that C-3 district to what is adjacent to that Range Line commercial. district. In fact, you can barely see it but to the south of this property the C-3 district extends to the railroad. We did not show it on the map, but you can see the C-3-PD designation. So, the applicant has taken the effort to restrict what they needed to use as C-3 to the Range

Line corridor. The distance now between the residential neighborhood and the commercial district is about 1000' to the north and about since the railroad runs at an angle about 900' on the south boundary. It is quite a distance from the residential area.

Mr. Kimble asked if any of the Commissioners had any questions on Case 048-22.

Ms. Phillips asked if this is the same Top Golf that was supposed to be built in Webb City.

Mr. Michalopoulus stated, yes ma'am we were originally going to build this in Webb City and then we were pushed back from Webb City. They awarded a different license in Webb City. We are moving our project from Webb City to this location.

Mr. Kimble asked a question. He stated you said you wanted to keep the 9-hole golf course in the back, and this does not necessarily have to do with your new project up front but since you are keeping it, is there any hope in the future that it would be restarted or bought up or continued as is.

Mr. Michalopoulus stated they would like to continue as is of course I would need to talk to the City, but our plans are to serve food and drink on the course. That is why when we originally proposed this, we thought you had to apply for commercial for the entire property. We need to make sure we can serve alcohol and food on the course. There is one of these concepts in California where they have a golf course and virtual golf. They do not have putt putt so we are going one step ahead. We are trying to incorporate a golf resort where everything is central. We are hoping that Range Line would create that high traffic that we need and so forth.

Mr. Kimble stated that was a good vision and thanked Mr. Michalopoulus.

Mr. Kimble asked if anyone wished to speak in favor of Case 048-22.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 048-22.

Dennis Herr, 1610 Whispering Oaks Dr., Joplin, Missouri stated he wanted a clarification. Is the golf course going to remain R-1 and the C-3 is the rectangle, pointing to the diagram? He stated that none of the correspondence received by residents indicated a change.

Mr. Kimble stated that during the last meeting the idea was that the whole thing would be changed to C-3 because of the opposition. Mr. Kimble indicated the only part changed to would be the area in the rectangle. The rectangle would be C-3 and the golf course would remain R-1.

Mr. Bolander stated that is correct.

Mr. Kimble stated that is correct.

Mr. Herr stated okay and thanked the Board.

Mr. Kimble asked if anyone else wished to speak in opposition of Case 048-22.

Shannon Bickford, 1402 Whispering Oaks Dr., Joplin, Missouri asked about the outer red in the diagram.

Mr. Bolander stated the outer red is the distance of 185' under State Statue. Property owners within 185' can protest so that is why it has gotten smaller because the C-3 request is now just to that square.

Ms. Bickford stated so, I just want to get clarification and the plan is to make that a restaurant, a partial restaurant, and you want to serve alcohol, so she totally gets that. So, is the first pond within the 185' staying? So, there are two ponds and the one she stated she can see from her house, the bigger one is staying? She stated she is okay with the restaurant, okay with the rectangle as long as nothing is being destroyed.

Mr. Kimble thanked Ms. Bickford.

Mr. Kimble asked if anyone else wished to speak in opposition of Case 048-22.

There were none.

MS. STEELE MOVED THAT CASE 048-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 1 ABSTAINED, 1 ABSENT)

Mr. Eastman rejoined the meeting.

4. New Business:

Case 053-22: Preliminary Plat

3330 & 3332 N. St. Louis Ave.-A request to review a preliminary plat.

Jacob Lett, Schuber Mitchell Homes, 3330 N. Range Line, Joplin, Missouri stated they are bringing forward a preliminary plat that you already voted to pass previously. This has a minor revision. There was a gas line on the east side of the property that was not on the title work. This is adjusting with the new discovery of the gas line.

Mr. Eastman asked if there were any questions from the Board on Case 053-22.

There were none.

Mr. Eastman asked if anyone wished to speak in favor of Case 053-22.

There were none.

Mr. Eastman asked if anyone wished to speak in opposition of Case 053-22.

There were none.

MR. KIMBLE MOVED THAT CASE 053-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

Case 054-22: Final Plat

3330 & 3332 N. St. Louis Ave.-A request to review a final plat.

Jacob Lett, Schuber Mitchell Homes, 3330 N. Range Line, Joplin, Missouri stated this is the final plat for the sub-division. They are hoping to get started on this relatively soon and move forward with the first phase in this multi-phased development.

Mr. Eastman asked if the Board had any questions on Case 054-22.

There were none.

Mr. Eastman asked if anyone wished to speak in favor of Case 054-22.

There were none.

Mr. Eastman asked if anyone wished to speak in opposition of Case 054-22.

There were none.

MR. KIMBLE MOVED THAT CASE 054-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

Mr. Eastman asked if there was any other business.

Mr. Bolander introduced Johan Bullington as Assistant Planning Development Neighborhood Services Director. Ms. Bullington began her career with the City of Joplin nine years ago in the Finance Department. She started with our department after the disaster. She managed the Disaster Recovery projects.

5. **Other Business:** None

6. **Adjournment:**

MS. STEELE MOVED, SECONDED BY MR. KIMBLE TO ADJOURN. MOTION CARRED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

Approved _____
~~Kent Eastman, Vice Chair~~
DREW KIMBLE, CHAIR

Approved Vicky Copeland
Vicky Copeland, Recording Secretary