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)