JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, OCTOBER 9, 2023
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, October 9, 2023. Present were Commission members Drew Kimble, Mary Anne Phillips, Amia Warren, Benjamin Rosenberg, Rodney McCullough, Ryan Jackson, 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. **Approval of Minutes:**

MR. LANDIS MOVED TO APPROVE THE SEPTEMBER 11, 2023, MINUTES. MS. WARREN SECONDED THE MOTION. MR. JACKSON ABSTAINED FROM THE VOTE. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSTAINED)

3. **Public Hearings**

Mr. Kimble read the Public Hearing Procedures.

Case 043-23: Rezoning

2337 E. Zora St-Special Use Permit-A request for a permanent Special Use Permit to operate a beauty salon (3rd request)-Raph Replogle/Alexah Patrick

Alexah Patrick, 2337 E. Zora, Joplin, Missouri. Ms. Patrick stated she just wanted to follow in her grandmother's footsteps. Her grandmother had this shop for 32 years and Ms. Patrick just wanted to continue the family tradition and following her dream as well to be a cosmetologist.

Mr. Kimble asked if there were any questions from the Commission.

Ms. Phillips proposed a question of City Staff. She asked if the permit goes with the person or with the house or the property.

Mr. Bellairs stated it goes with the ownership of the property. He said when ownership changed the Special Use Permit was expired or no longer valid even if they obtained a permanent. He believed her grandmother, the previous owner of the house, had obtained a Special Use Permit throughout her ownership of the property and then after ownership had transferred the owners had to request permission to operate. They had obtained a Special Use Permit in 2019 and then in 2021 and this request would be their final.

Ms. Phillips stated so it was not like starting all over again.

Mr. Bellairs stated well they did start over when the ownership changed.

Mr. Kimble asked if there were any further questions from the Commission.

Mr. Kimble asked if there was any one to speak in favor of Case 043-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 043-23.

There were none.

MR. JACKSON MOVED THAT CASE 043-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 044-23: Rezoning

> 1802 S. Connecticut-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)-Marsha Spiares

Kent Eastman, 619 S. Florida, Joplin, Missouri. Mr. Eastman represented the owners of the property. He stated as you could see this was a rather large lot depth wise. It was unlikely someone would want to build a house facing 18th street because of the shallow backyard. But there was enough property there if they zoned for duplexes, they could get three duplexes with two car garages and the bedrooms upstairs. This plan had been

built at 26th and Adele and had been very popular. Also noted across the street and to the north were duplexes. On the east side of Connecticut was the library. Diagonally across was vacant land and he believed that property was still R-1. To the south there was a house and to the south of that were more duplexes. They feel that was the highest and best use for the land. This particular property had been in the Estes family for many years, and they have mowed it for all these years. They think it is time to sell the property.

Mr. Kimble asked if he could assume that both driveways would be entering onto 18th street.

Mr. Eastman stated yes. Also, he stated there had not been any protest petitions submitted on this case.

Mr. Bellairs confirmed there had not been any protest petitions submitted.

Mr. Kimble asked if there were any questions from the Commission.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 044-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 044-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 044-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 045-23

1221 N. Brownell Ave-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)-Anna Chen

Anna Chen, 1221 N. Brownell, Joplin, Missouri. She stated as the population grows in the Joplin area, they realize the severe shortage of affordable housing so they would like to build some smaller duplexes on the lot. They were thinking about building two bedrooms/two-bathroom units not more than 1000 square feet. The floor plans would

be similar to 207 and 205 N. Oliver Ave. These units would not have a garage. They felt these kind of floor plans would be more affordable to smaller families.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Landis asked if there would be one access off Brownell and one access off Florida or are they both off Brownell.

Ms. Chen stated if it was required to have two accesses then they will have two accesses. It depended on the City requirements.

Mr. Bellairs stated if he may interject that when they spoke, she talked about doing a total of three duplexes. In the predevelopment meeting they discussed two off Florida and one-off Brownell. That was the objective because they wanted to leave the one single family house.

Mr. Kimble asked if there were any further questions from the Commission.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 045-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 045-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 045-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

4. New Business

Case 046-23

3330 N. St. Louis Ave-Final Plat-A request to review a final plat for Emerald Glades Phase II-Schuber Mitchell Homes.

Katrina Smith, 3019 Pennsylvania, Joplin, Missouri. Ms. Smith stated she was with Owen, Inc. and represented Schuber Mitchell Homes. They were asking for approval on Emerald Glades Phase II Final Plat.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Jackson asked how many houses in this edition.

Ms. Smith responded 42.

Mr. Landis pointed out they were looking at the red area on the map provided.

Ms. Smith stated just phase II is 42.

Mr. Jackson asked what that would make it in total.

Ms. Smith said in combination with Phase I the total would be 73.

Mr. Kimble asked if there were any further questions from the Commission.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 046-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 046-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 046-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

5. <u>Adjournment:</u>

MR. LANDIS MOVED, SECONDED BY MS. PHILLIPS TO ADJOURN. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary