**MINUTES**
**PLANNING AND ZONING COMMISSION**
**REGULAR MEETING**
**OCTOBER 10, 2016**
**4:00 P.M.**

The Planning and Zoning Commission met in regular session on Monday, October 10, 2016. Present were Commission members Chad Brown, Wendy Brueckner-Sears, Keenan Cortez, Seth Dermott, Gary Duncan, and Lee Smith. Commission member Peter Ramsour was absent. Troy Bolander, Taylor Cunningham, Lindsay Dunn, and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

Mr. Smith read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, November 7, 2016.

The staff reported Mr. Ramsour had another commitment and was unable to attend the meeting.

**MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT MR. RAMSOUR BE EXCUSED. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Case 041-16: 20 feet south of 1365 Crest Drive – A request to vacate a fifteen (15) foot utility easement – Mark Graham.

Mr. Smith opened the public hearing for Case 041-16.

Ms. Linda Gardner, 1011 Carrington Terrace, Joplin, appeared representing Mark and Tatiana Graham, who are adding onto their current property at 1365 Crest Drive. Ms. Gardner will serve as their general contractor. A 15-foot utility/drainage easement exists between two of Mr. and Mrs. Graham's lots. They are requesting the vacation of the easement so they can construct this addition onto their existing home.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 041-16.

Mr. Smith asked if all the utility companies have approved the vacation of the easement, and Ms. Cunningham replied yes. She has received letters from all the utility companies except Missouri Gas Energy but has received an e-mail from them stating a letter of approval is forthcoming.

**MR. DERMOTT MOVED, SECONDED BY MR. CORTEZ, THAT CASE 041-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Case 042-16: 506 and 510 South Tyler Avenue – A request for a Special Use Permit (First Request) for the operation of a Recycling Processing Center – Triple R Recycling.

Mr. Smith opened the public hearing for Case 042-16.

Ricardo and Alicia Rodriguez appeared representing Triple R Recycling, 510 South Tyler Avenue, Joplin. Ms. Rodriguez stated they have had a Special Use Permit since the beginning of 2013 for their recycling business. They recently expanded into the old Joplin Pipe & Steel building at 506 South Tyler. They will be doing the exact same thing they have been doing for the last four years and are requesting a Special Use Permit to include the new building.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 042-16.

Mr. Smith asked Ms. Cunningham if any letters or calls were received from surrounding property owners, and she replied no.

**MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 042-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A FIVE-YEAR SPECIAL USE PERMIT TO BE ISSUED TO TRIPLE R RECYCLING, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Case 043-16: 500 feet south of the intersection of Seventh Street and Northpark Lane – A request to vacate a street easement – James Satlak.

Mr. Smith opened the public hearing for Case 043-16.

Mr. James Satlak, 823 Greenwood, Joplin, owns the property in Case 043-16. Many years ago Orr Avenue was platted to go down this section, with Orr actually being moved 200 feet to the east.

Mr. Satlak wants to vacate this strip through that land and stated that strip has already been vacated between Seventh and Eighth Streets.

Mr. Duncan asked if residential uses are proposed. Mr. Satlak replied this area contains woods, and that he owns seven duplexes on the west side of the storage buildings. The developer at the southeast corner of Seventh Street and Rex Avenue bulldozed all of the trees down, leaving no place for the deer and other wildlife to go. His intention is to leave the easement just the way it is. He has no intentions of building in this area.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 043-16.

**MR. BROWN MOVED, SECONDED BY MS. BRUECKNER-SEARS, THAT CASE 043-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Case 044-16: Pearl Avenue from 26th Street to 27th Street – A request to rezone from R-1 (Single-Family Residential) to R-3-PD (Planned Multi-Family Residential District) – Farrell Construction.

Mr. Smith opened the public hearing for Case 044-16.

Mr. Doug Hunt, 1723 Redwood Drive, Webb City, Missouri, appeared representing Farrell Construction to rezone property along Pearl Avenue. They are excited about this project for several reasons in that this is a substantial residential project inside Joplin's recovery zone.

Mr. Hunt discussed a new concept of row homes that will be constructed as a strip along Pearl Avenue. The idea is to be like a bookend to the new medical facility by expanding that entire area into a campus. The investors will make sure these are the high-end type of living residential areas.

Mr. Smith asked if this development will be more than just single-family homes and asked if these would be single-family homes. Mr. Hunt replied each one is a single-family unit. He stated covered parking will be provided, with those buildings being solar, making this a very green project as well.

Mr. Cortez asked Mr. Hunt how many units the development will contain, and he replied 14 units are planned in the first phase. The first phase will be constructed along the west side of Pearl Avenue. Loft-over-retail development is planned along 26th Street. Everything in this plan coincides perfectly with the recommendation of the Citizen Advisory Recovery Team (CART) regarding the redevelopment of that area.

Mr. Duncan asked about the exterior materials. Mr. Hunt replied not necessarily stucco, but more of a modern contemporary look. The buildings won't have traditional siding but a more contemporary look and feel.

Mr. Duncan asked if it is a rough surface or a smooth surface, and Mr. Hunt replied it can be either rough or smooth. He will work closely with the City's development department on whatever is conducive to that area, so it blends nicely.

Mr. Duncan asked if the homes along Wall Avenue are similar, or if they are different. Mr. Hunt replied Farrell Construction is the parent company of the company that is building those homes. The development along Pearl will not be visually exactly like those contemporary style homes. The proposed homes will be a contemporary style, but not as pronounced as the homes along Wall.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 044-16.

**MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 044-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Case 045-16: 400 feet east of the intersection of 32nd Street and Schifferdecker Avenue – A request for the voluntary annexation into the corporate limits of the City of Joplin – ALIF Properties.

Mr. Smith opened the public hearing for Case 045-16.

Ms. Cunningham stated the description that was advertised and the map that was included in the agenda packet were incorrect. Only Tract 1 is to be annexed, with Tract 2 being excluded. The two tracts were described differently, and she included both tracts in the legal notice in error. Tract Number 2 contains the car wash east of Casey's General Store, with Tract 1 being the property between the car wash and Casey's. The new map reflects the change.

Mr. Smith asked if this is due to an easement, and Ms. Cunningham replied Tract 2 is a separate property that will not be annexed into Joplin.

Mr. Steve Wade, 1909 East 12th, Galena, Kansas, stated Dollar General has contracted to purchase the piece of property known as Tract 1. They would like to annex that property into Joplin and rezone it for construction of a new store.

Mr. Smith asked if Dollar General has the easement for the roadway that goes in front, and Ms. Cunningham replied it is described as the ingress and egress easement.

Mr. Smith asked if this area is in Tract 2, and Mr. Wade replied Tract 1 is for Dollar General. They will have ingress and egress easements. It makes sense to keep everything uniform by having easements all the way to the street.

Ms. Cunningham stated the commissioners need to amend Case 045-16 to exclude Tract 2 of the legal description.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 045-16.

**MR. DUNCAN MOVED, SECONDED BY MR. CORTEZ, THAT CASE 045-16 BE AMENDED TO REFLECT ONLY TRACT 1 BEING ANNEXED INTO THE CITY OF JOPLIN, WITH RECOMMENDATION FOR APPROVAL BEING FORWARDED TO THE CITY COUNCIL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Case 046-16: 400 feet east of the intersection of 32nd Street and Schifferdecker Avenue – to rezone from R-1 (Single Family Residential) to C-3 (Commercial) – ALIF Properties.

Mr. Smith opened the public hearing for Case 046-16.

Mr. Steve Wade, 1909 East 12th, Galena, Kansas, appeared to request the rezoning of the property in Case 046-16 to District C-3. Ms. Cunningham stated C-3 is the appropriate zoning since property automatically comes into the City of Joplin with R-1 zoning. This motion would need to be amended as well.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 046-16.

Mr. Brown stated no plans were included in the agenda packet and asked Ms. Cunningham about rezoning this to a planned district. She replied this property is not included in the planned development corridor. The C-3 zoning is what was requested.

**MR. BROWN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 046-16 BE AMENDED TO REFLECT ONLY TRACT 1 BEING REZONED TO DISTRICT C-3, WITH RECOMMENDATION FOR APPROVAL BEING FORWARDED TO THE CITY COUNCIL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

Ms. Cunningham stated this is Susan Champlin's last meeting with the Planning and Zoning Commission. She is retiring at the end of October after 42 years of service. Lindsay Dunn will be handling the meetings in the future. Ms. Cunningham and the commissioners thanked Ms. Champlin for her service.

Mr. Smith asked for a motion to adjourn.

**MR. CORTEZ MOVED, SECONDED BY MR. DUNCAN, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).**

There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:24 p.m.

Approved Lee V. Smith
Lee Smith, Chairman

Approved Susan Champlin
Susan Champlin, Secretary