JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, OCTOBER 10, 2022
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, October 10, 2022. Present were Commission members Janice Steele, Rodney McCullough, Mary Anne Phillips, Drew Kimble, Amia Warren, Benjamin Rosenberg and Ryan Jackson. Troy Bolander, Johan Bullington and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

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

2. **Approval of Minutes:**

MS. STEELE MOVED TO APPROVE THE SEPTEMBER 12, 2022 MINUTES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAYS)

Public Hearings

Mr. Kimble read the Public Hearing Procedures.

Case 055-22: Rezoning

3209 S. Range Line Rd. -A request to vacate a sanitary sewer easement-Driven Brands

Logan Ellis, 811 E. 3rd Street, Joplin, Missouri. Mr. Ellis is employed by Anderson Engineering and representing the owner on this project. They are seeking to vacate the existing sanitary sewer easement running through the property. They are proposing to re-route the sewer around the edge of the property with a new sanitary sewer easement. Mr. Ellis stated he would be available to answer any questions proposed.

Mr. Kimble asked if the Commission had any questions for Mr. Ellis.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 055-22.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 055-22.

There were none.

MR. ROSENBERG MOVED THAT CASE 055-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAYS)

Case 057-22: Rezoning

2323 S. Highview Ave.-A request to remove from District M-2 (Restricted Industrial) and include in district C-3 (Commercial) for future commercial development-Jack Frost.

Mr. Jack Frost, 15 Quail Ridge, Joplin, Missouri. Mr. Frost proposed to change this facility from industrial to commercial. He stated they sold the property under a commercial listing not an industrial listing. He stated they discovered during a pre-development meeting that this rezoning would need to occur. He stated this is the first step in the process. Mr. Frost made himself available to answer any questions the Commission may have.

Mr. Kimble asked if there were any questions from the Commission on Case 057-22.

There were none.

Mr. Kimble asked if anyone wanted to speak in favor of Case 057-22.

There were none.

Mr. Kimble asked if anyone wanted to speak in opposition of Case 057-22.

There were none.

MR. JACKSON MOVED THAT CASE 057-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAYS)

Case 058-22: Special Use Permit

A request for special use permit (1st request) for the expansion of existing permitted special use-Elite Preparatory School

Baily Austin, 3132 E. 12th St., Joplin, Missouri. Ms. Austin stated she is speaking on behalf of her business, Elite Preparatory School. She stated they have been in business for five years and got a permanent special use permit. It was zoned residential and then they got the special use permit for commercial to operate the childcare and preschool. She stated they want to expand their business and they are requesting a special use permit for the expansion.

Mr. Kimble asked if there were any questions from the Commission on Case 058-22.

Ms. Phillips asked about the parking. Ms. Phillips referred to page two and questioned the limited parking on-site for 14 vehicles but on the next page it stated the off-street parking which is the same as on-site stated it was 10. So, are you increasing the amount of parking. Ms. Austin stated they have a gravel lot that can accommodate additional parking, but the asphalt lot can hold at least 14 vehicles. She stated they have had special events and the lot will hold up to 40 vehicles on the lot and in the gravel. She stated they have plans to asphalt the gravel lot when they do their expansion.

Mr. Kimble asked if there were any additional questions from the Commission on Case 058-22.

Mr. Rosenberg asked Ms. Austin how many children they were presently licensed for at their facility.

Ms. Austin stated they are currently licensed for 67 and seeking to expand to 76. Ms. Austin stated presently they have 40 enrolled but they are licensed for 67. They base it on the size of the facility.

Ms. Steele stated she is assuming the facility is full.

Ms. Austin stated most classes are full and they have a couple of openings in the two-year-old class. Currently they offer classes for 2-12 because they do offer a summer camp. Presently, they do not have any kids aged 12 but they are wanting to expand to offer childcare for infants to toddlers because there is a need in the area.

Mr. Kimble asked if anyone wanted to speak in favor of Case 058-22.

There were none.

Mr. Kimble asked if anyone wanted to speak in opposition of Case 058-22.

There were none.

Ms. Phillips asked a question to Mr. Bolander. Ms. Phillips asked if this would not be temporary any longer. She asked if the permit was permanent and if it would go with the owner not the building.

Mr. Bolander stated, that is correct. He stated she had a permanent one from last time. He stated the City had not received any complaints on this operation. The State had not received any complaints so we felt even though she is enlarging it would be appropriate to extend it as permanent special use permit. He stated she must continue to follow the conditions, but she will not have to come back every two years to renew it.

MS. STEELE MOVED THAT CASE 058-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAYS)

3. **Old Business:** None

4. **New Business:**

Mr. Bolander welcomed the addition of two new Commissioners, Dr. Benjamin Rosenberg and Mr. Ryan Jackson. The election of officers is planned for November 14th meeting.

5. **Adjournment:**

MS. STEELE MOVED, SECONDED BY MR. JACKSON TO ADJOURN. MOTION CARRED. (7 IN FAVOR, 0 NAYS)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary