MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 12, 2020
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, October 12, 2020. Present are Commission members Pete Ramsour, Janice Steele, Rodney McCullough, Kent Eastman, Drew Kimble and Wendy Bruckner-Sears. Keegan Stanton and Lindsay Dunn represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

MR. MCCULLOUGH MOVED, SECONDED BY MR. EASTMAN, TO EXCUSE MR. LEDFORD. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

2. Approval of September 14, 2020 Minutes:

MS. STEELE MOVED, SECONDED BY MS. BRUCKNER-SEARS, TO APPROVE THE SEPTEMBER 14, 2020 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

3. Public Hearing:

Mr. Ramsour read the Public Hearing Procedures.

Case 034-20: 3026 W F St. – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future storage facilities for pool and spa materials – Doug Wade.

Mr. Doug Wade, 4592 W. Energy Ln., Joplin, MO. He was wanting a storage building behind the house.

Mr. Kimble asked Mr. Wade if the pool and spa materials were his personal materials or for anyone that owns a pool and spa?

Mr. Wade stated that it would be for his personal storage for his business materials.

Mr. Kimble wanted to know what business?

Mr. Wade mentioned it was Doug's Pool and Spa. We build pools and service pools.

Mr. Ramsour asked the commissioners if they had any other questions for Mr. Wade. They did not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case. There was not. Mr. Ramsour asked if there was anyone in opposition to the case? There was not.

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 034-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 035-20: 1310 N Rangeline Rd. – A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) for future commercial development – Anna Chen.

Anna Chen, 1310 Rangeline Rd., Joplin, MO. This lot is currently zoned for R-3 and the surrounding area is commercial property. We think it is appropriate to zone consistently for the neighborhood. This will be for future commercial development. We do not have immediate plan yet. Maybe, build or sell the lot.

Mr. Ramsour asked if there were any questions from the Commissioners for Ms. Chen.

Mr. Kimble wanted to know behind your property is that the Employer Advantage building that is being worked on?

Ms. Chen stated it was not. It is the senior apartments. It is right next to Tractor Supply.

Mr. Ramsour asked the commissioners if they had any other questions for Ms. Chen. They did not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case. There was not. Mr. Ramsour asked if there was anyone in opposition to the case? There was not.

MS. STEELE MOVED, SECONDED BY MR. KIMBLE THAT CASE 035-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 036-20: 2521 E 7th St. – A request for a Special Use Permit (1st Request) for the operation of a mini storage facility - Jim Cox.

Jim Cox, representing the U-Haul Company, 2521 7th Street. We would like to put van boxes on the facility for storage. They are used boxes off the back of the trucks. We will set them on the ground and use as storage.

Mr. Ramsour asked if the Commissioners had any questions for Mr. Cox?

Mr. Eastman mentioned he noticed there is white metal up, what additional is going to be done?

Mr. Cox stated that they were going to put metal on for siding to beautify the van boxes. We were told to stop. They are not finish with the job.

Mr. Stanton stated the city issued a stop work order because the did not get a building permit for the work being done. Should this Special Use Permit be approved they will also be required to meet all the zoning and building code requirements.

Mr. Ramsour mentioned he did not see a staff recommendation.

Mr. Stanton stated that with Special Use Permits we are not supposed to give staff recommendation.

Ms. Steele wanted to know why this is just special use permit?

Mr. Stanton stated that in the C-3, Commercial District, mini storage facilities are not permitted by right. But they are allowed as long as the property owner does get a special use permit.

Mr. Ramsour asked the commissioners if they had any other questions for Mr. Cox. They did not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case.

Aaron Self, 2521 7th Street, Joplin, MO. The facility is already a storage facility, and this is an expansion, because we have built the new location. We do have the van boxes and we are siding those, and they will be 20 to 30% stone façade which will be brick and coincide with the building regulations.

Mr. Ramsour asked if they currently have a Special Use permit for the storage they now have?

Mr. Self stated there was and it was already zoned for self-storage at the time. This is exterior storage.

Ms. Steele stated that when she drove by these were vans that you have removed the axel and tires and your going to completely make a façade for that?

Mr. Self said that was correct. We use old pieces instead of throwing them away. We bring these van boxes in, place them, level them, bolt them down, pass all the wind ratings, snow loads as well. Side them so it looks like an actual storage facility. They are anchored into the ground as well.

Mr. Ramsour asked if there were any other questions from the commissioners? There was not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case. There was not. Mr. Ramsour asked if there was anyone in opposition to the case? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 036-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Mr. Ramsour closed the public hearing.

4. Old Business – None.

5. New Business – None.

6. Other Business – None

Mr. Ramsour asked if there was anything else to come before this Commission?

7. Adjournment:

MS. STEELE MOVED, SECONDED BY MR. KIMBLE, TO ADJOURN. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

This commission stands adjourned.

Approved _____
Pete Ramsour, Chairman

Approved _____
Lindsay Dunn, Recording Secretary