JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, OCTOBER 13, 2025

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, October 13, 2025, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**
   Tyler Bellairs called the roll.

2. **Approval of Minutes**
   MR. SPRUCE MADE A MOTION TO APPROVE THE SEPTEMBER 18, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. HARRINGTON. MOTION CARRIED (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

   ON 11/10/25, MS. HARRINGTON MADE A MOTION TO EXCUSE DR. ROSENBERG FROM THE OCTOBER 13TH, 2025 MEETING. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

CASE 033-25: SPECIAL USE PERMIT

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stephenson, 302 S Sergeant, Joplin, Missouri, represented the case. Mr. Stephenson is the engineer for this project. Mr. Stephenson explained that the property is behind the Discount Tire on Range Line. These lots were rezoned after the tornado. The use requires a special use permit if the building is over 5,000 square feet. The proposed building is about 8,000 square feet. They are proposing to set the building further back than required and place the parking behind the building. Mr. Stephenson said that a 10,000 square foot Dollar General would be permitted here by right, but they are proposing something nicer looking that will be closed Friday through Sunday. They will share a driveway with the north property, which may be a later project, which will go through the same process.

Ms. Warren asked if the new location would serve low-income patients. Mr. Stephenson said they accept insurance, but he does not know if they cater to a specific income or the type of insurance they accept.

Ms. Phillips asked about the Dollar General comment. Mr. Bellairs clarified that a C-1 District permits retail up to 10,000 square feet, and that Mr. Stephenson was just using that as an example of something that would be permitted by right.

Mr. Kimble asked if the parking was behind the building or in front of the building. Ms. Klue-Michael said from what she understood is the parking is behind the building, not facing the residents. Mr. Stephenson said correct, and that the parking area to the north will face the headlights toward the building, not the residents. Ms. Phillips said but that does not cover the parking to the future site to the north. Mr. Stephenson clarified that the future site to the north is just an idea of what it would look like.

Mr. Kimble asked if there was anyone who would like to speak in favor or opposition. There was none.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 033-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

4. **Old Business**

There was no old business to discuss.

5. **New Business**

There was no new business to discuss.

6. **Other Business**

There was no other business to discuss.

7. **Adjournment**

MS. HARRINGTON MADE A MOTION TO ADJOURN THE SEPTEMBER 8, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____
Tyler Bellairs, Recording Secretary