JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, October 14, 2024

4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, October 14, 2024. Present were Commission members Natasha Klue-Michael, Cole Landis, Gary Spruce, Amia Warren, Benjamin Rosenberg, Mary Anne Phillips and Drew Kimble. Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Role Call:**

   Zoie Hamilton called the role.

2. **Approval of Minutes:**

   MR. LANDIS MOVED TO APPROVE THE September 09, 2024, MINUTES ON THE BASIS, THAT THE MINUTES ME AMENDED TO SHOW CORRECTIONS OF MS. WARREN AND MR. SPRUCE NAMES. MS. KLUE-MICHAEL SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

3. **Public Hearings:**

   Mr. Kimble read the Public Hearings Procedures.

CASE 030-24: REZONING

2517 E 20th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial- Planned District) – Rapha House International

Mr. Kimble asked if the applicant would come forward and state their name and address for the record.

Brandon Freed of 712 S Main St. Joplin, Missouri presented the case on behalf of Rapha House International.

Mr. Freed stated the reason for the rezoning request is because they had rezoned the property last year when they purchased half of the property, and they purchased the remaining property recently. Mr. Freed stated that they would like to have the property rezoned to the same as the other half of the property.

Mr. Kimble asked the commission if they had any questions for the applicant.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

Mr. Kimble opened the floor to the commission for a motion of this case.

MR. LANDIS MADE A MOTION TO APPROVE CASE 030-24. MS. WARREN SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

CASE 031-24: EASEMENT VACATION

1403 E Valley St- Easement Vacation- A request to vacate part of a utility easement- Ledford Construction

Mr. Kimble asked if the applicant could come forward and state their name and address for the record.

Tyler Ledford of 2806 Arizona suite C, Joplin, Missouri presented the case on behalf of Ledford Construction.

Mr. Ledford stated Ledford Construction wants to partially vacate the easement for the purpose of constructing a single-family home on the property.

Mr. Kimble asked if the commission had any questions for the applicant.

Mr. Kimble asked the audience if anyone would like to speak in favor of this case.

Mr. Kimble asked the audience if anyone would like to speak in opposition to this case.

Mr. Kimble opened the floor to the commission for a motion of this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 031-24. MR. SPRUCE SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

Case 032-24: Easement Vacation

2128 S Maiden Ln- Easement Vacation- A request to vacate a sanitary sewer easement- KC DT LLC

Mr. Kimble asked if the applicant could come forward and state their name and address for the record.

Chris Parker of 811 E 3rd St. Joplin, Missouri presented the case on behalf of KC DT LLC.

Mr. Parker stated the request is due to the public sewer main being rerouted around to accommodate a new building.

Mr. Kimble asked if the commission had any questions for the applicant.

Mr. Kimble asked the audience if anyone would like to speak in favor of this case.

Mr. Kimble asked the audience if anyone would like to speak in opposition to this case.

Mr. Kimble opened the floor to the commission for a motion of this case.

Mr. LANDIS MADE A MOTION TO APPROVE CASE 032-24. MRS. PHILLIPS SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

CASE 033-24: SPECIAL USE PERMIT

2805 N Highland Ave- Special Use Permit- A request for a special use permit (1st request) to operate a home beauty salon- Chun Curtiss

Mr. Kimble asked if the applicant could come forward and state their name and address for the record.

Chun Curtiss of 2805 N Highland Ave. Joplin, Missouri presented the case. Ms. Curtiss stated she would like the special use permit so she could operate a home beauty salon out of her home. Ms. Curtiss stated the main reason she would like to operate a home beauty salon is due to the continuing health problems she has that have hindered her from working in the general public.

Mr. Kimble asked the commission if they had any questions for the applicant.

Mrs. Phillips asked Mr. Bellairs if there were any petitions of protest he received.

Mr. Bellairs stated that he had received 2 protest petitions, and the protest percentage was currently at 6.79 percent.

Mr. Kimble asked Ms. Curtiss how many people a month, on average does she have visit her home beauty salon.

Ms. Curtiss explained that she has anywhere from 5 to 10 clients per week. Ms. Curtiss continues to explain that she has a 3-car garage and driveway, so that her clients are not parking on the street. Ms. Curtiss stated that her clients produce minimal amounts of traffic in the neighborhood.

Ms. Klue-Michael asked Ms. Curtiss if her clients come in through the front door of her home, or the side door.

Ms. Curtiss explained that she requires all her clients to enter through the side door of her home.

Mrs. Phillips asked Mr. Bellairs if the petition of protests was within the 185-foot radius limit.

Mr. Bellairs stated that the petition of protests was within the 185-foot radius limit.

Mr. Kimble asked the commission if they had any other questions for the applicant.

Mr. Kimble asked if anyone in the audience would like to speak in favor of this case.

Dorthy Fulks of 707 N Oronogo St. Webb City, Missouri asked to speak in favor of this case. Ms. Fulks states that she has been a client of Ms. Curtiss' for 10 years. Ms. Fulks stated that Ms. Curtiss asked her to park in her driveway when visiting her home salon and use the side door.

Teri McMillen of 2729 N Highland Ave. Joplin, Missouri asked to speak in favor of this case. Ms. McMillen states that she is a neighbor of Ms. Curtiss', and she has no problem with Ms. Curtiss obtaining a special use permit for the purpose of operating a home beauty salon. Ms. McMillen also stated that there is minimal traffic and no issues with cars parking in the street.

Patrick Welshofer of 720 W 15th St. Webb City, Missouri asked to speak in favor of this case. Mr. Welshofer stated that he was a client of Ms. Curtiss'. Mr. Welshofer stated that Ms. Curtiss only allows one car in her driveway at a time. Mr. Welshofer also stated that on occasion Ms. Curtiss had asked him to leave and come back to follow her rule of only one car in the driveway at a time.

Dennis Burlson of 2806 N Highland Ave. Joplin, Missouri asked to speak in favor of this case. Mr. Burlson states that he is a neighbor of Ms. Curtiss'. Mr. Burlson also states that he has no issue with Ms. Curtiss obtaining a special use permit for Ms. Curtiss to operate a home beauty salon.

Marsha Miller of 717 S Oronogo St. Webb City, Missouri asked to speak in favor of this case. Ms. Miller states that she reads the local newspaper and has seen in the past where these cases are generally approved.

Mr. Kimble asked the audience if anyone else would like to speak in favor of this case.

Mr. Kimble asked the audience if anyone would like to speak in opposition to this case.

Kenneth Heins of 2901 N Highland Ave. Joplin, Missouri asked to speak in opposition to this case. Mr. Heins stated that he is opposed to this case due to the chance of increased traffic. Mr. Heins stated that he does not support the use of spot zoning in residential neighborhoods. Mr. Heins also stated that he believes allowing businesses into neighborhoods is unfair, as it does not add to the value of the neighborhood.

Mr. Kimble asked Mr. Bellairs to explain the difference between spot zoning and special use permits. Mr. Bellairs stated that spot zoning is when you are permanently changing the

zoning district of the property. Mr. Bellairs explained that a special use permit will be for specific use of a property and have certain restrictions and conditions. Mr. Bellairs stated that the conditions of this special use permit would have to be followed by Ms. Curtiss and is only a 2-year permit. Mr. Bellairs stated that Ms. Curtiss would have to follow specific business hours and restrictions on the number of vehicles per day. Mr. Bellairs also stated that Ms. Curtiss would have to continue providing off-street parking with the special use permit. Mr. Bellaris also explained that a special use permit does not change the zoning of a property like spot zoning.

Mr. Heins asked Mr. Bellairs if signage would be allowed to be used by Ms. Curtiss, with the special use permit.

Mr. Bellairs explained that there is a specific sign regulation on business operating out of a home. Mr. Bellairs also explained that signs must be conservative in size and within 10 feet of the primary entrance of the home. Mr. Bellairs stated that these signs cannot be used to generate street traffic. Mr. Bellairs also explained that Ms. Curtiss has stated she does not plan to use any signs for her home business.

Doug Myers of 2824 N Katy Ln. Joplin, Missouri asked to speak in opposition to this case. Mr. Myers stated that he lives outside of the 185 feet limit to sign a petition of protest. Mr. Myers stated that the reason he is opposed to this case is due to the street being a no outlet street and the increase in traffic. Mr. Myers also stated that he has concerns over the vacant lot behind Ms. Curtiss' house being used as additional parking. Mr. Myers stated that this concern is due to the fact of the neighborhood being home to families with small children that play in the street.

Mr. Kimble asked if anyone else in the audience would like to speak in opposition to this case.

Mr. Kimble opened the floor to the commission for a motion of this case.

MS. KLUE- MICHAEL MADE A MOTION TO APPROVE CASE 033-24. MRS. PHILLIPS SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

4. **OLD BUSINESS:**
   None

5. **NEW BUSINESS:**
   None

6. **OTHER BUSINESS:**

None

7. **ADJOURMENT:**

MR. LANDIS MADE A MOTION TO ADJOURN THE MEETING OF THE PLANNING AND ZONING COMMISSION. MS. KLUE- MICHAEL SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____
Zoie Hamilton, Recording Secretary