City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: November 7, 2016

Item: RESOLUTION NO. 2016-023
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Resolution
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 10/10/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
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.

STAFF SUMMARY:
The applicant is requesting a new Special Use Permit for the operation of a Recycling Processing Facility. A Special Use Permit was first issued in February 2013, renewed in March 2014, and then renewed again in March 2016. Triple R Recycling recently acquired 506 South Tyler, the property north of their existing facility at 510 South Tyler. Because of the new property, Triple R Recycling needs to get a new Special Use Permit to include the new facility.

In March 2016, the original Special Use Permit for Triple R Recycling was renewed on a conditional basis pending the resolution of outstanding violations with the Fire Marshall. These issues have been resolved and Triple R Recycling is now in compliance with the City of Joplin's fire code.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Triple R Recycling for the operation of a Recycling Processing Facility at 506 and 510 South Tyler Avenue.
2. The permit shall be valid for five (5) years renewable in October 2021.
3. Any outside area used for operations and/or storage must be screened.
4. No loose material shall be stored outside of the facility.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Ricardo and Alicia Rodriguez appeared representing Triple R Recycling. 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 Ms. Cunningham if any letters or calls were received from surrounding property owners, and she replied no.

PUBLIC COMMENT:
None.