JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, NOVEMBER 10, 2025

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, November 10, 2025, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Dr. Rosenberg, 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**

   MS. HARRINGTON MADE A MOTION TO AMEND THE OCTOBER 13, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION TO REFLECT THAT THE COMMISSION MADE A MOTION TO EXCUSE DR. ROSENBERG. 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 035-25: REZONING

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

Joel Standeford was not present.

Mr. Kimble asked if there was a motion to table this case.

MR. SPRUCE MADE A MOTION TO TABLE CASE 035-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 034-25: VOLUNTARY ANNEXATION

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

Mr. Tyler Bellairs, City of Joplin, 602 S Main St, stated that he is representing this case on behalf of JIDA. He stated that the parcel outlined in red is made annexable by the parcel highlighted in blue, south of the highway. This property was annexed last year, and the council bill is referenced on the table. The future land use map has this area identified as future industrial opportunity area. JIDA currently owns the property and wants to incorporate it into the City of Joplin. Mr. Bellairs asked if there were any questions.

Mr. Kimble asked if the property on the NE side, not included in the rest of the property, would still be County.

Mr. Bellairs responded that this was correct, it was not included in the annexation. This was omitted from the legal.

Mr. Kimble asked if this was by request or if they did not care.

Mr. Bellairs responded that they are not owned by JIDA, that property is a different owner.

Mr. Kimble asked if anyone would like to speak in favor.

Mr. Morris Glaze, 3321 Delaware, Joplin, said he is on the board for JIDA and recommends annexing for a future industrial park. They are almost out of land at Crosslands. They have one 40-acre site left, and they have a couple people looking at it. It will be a few years before they get this open for industrial use, and they have a little EPA problem that they have on schedule to take care of.

Mr. Kimble asked if there were questions.

Ms. Harrington asked how large this property was compared to Crossroads.

Mr. Glaze said that initially they bought 400 acres from Dr. Graham in 1994, on the east side of County 190, and then the Phillips Family property came available on the west side of 190, and that was 160 acres. They had acquired other parcels in the last 20 years. They have about 850 acres total, that is about sold out. They were so successful at Crossroads that it drove up on the cost of land around them, and some people are waiting to see if they can get more money, but they want to wait, so they went back to the Graham Family to buy this property.

Ms. Harrington asked if the property on the west side of the property that isn't annexed, there is a little farmhouse.

Mr. Glaze said he has like 20 acres, but they got an easement to get the water line through there.

Ms. Harrington asked but they did not want to give it up.

Mr. Glaze said no.

Ms. Harrington said she remembers when Crossroads was purchased when she was with the chamber, and she was glad to see the annexation was possible because of the road, now that they have continuity because of Prigmor.

Mr. Glaze said back then they did not have the money to buy extra land, but now everything is paid off and they have an account balance.

Mr. Kimble asked what the EPA issues were.

Mr. Glaze said there were some old mining areas that EPA has to come in and do some surface clean up. All the mine tailings and the retention will be kept on the property down by the Turkey Creek water shed. They already deeded "X" amount of land to the EPA for that service. There won't be anything transferred off of the property.

Mr. Kimble asked if there were other questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 034-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 036-25: EASEMENT VACATION

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

Alex Kendall, 4401 Par Ln, spoke in favor of the case. Mr. Kendall wants to vacate the easement because they ran a new drainage line to the property line instead of diagonally through the property, and he wants to build a house on this lot. They already made the move and it is now on the shared property line.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Mr. Kimble asked if there was a motion on this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 036-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 037-25: REZONING

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

Lori Salchow, Pro 100 Realtors, represented her sellers for the rezoning.

Mr. Kimble asked if there were any questions on this case.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Reece Lancaster stated he is not necessarily in opposition of this case, but he owns the property to the west and had a question. If that is commercial property will there be some kind of a privacy fence.

Mr. Bellairs stated that conflicting zoning districts are required to buffer, the more intensive district is required to provide that. A C-3 zoning district adjacent to an R-1 Single-Family will be required to maintain a 30 foot separation with landscaping and/or a privacy fence to create screening between their use and yours.

Mr. Kimble asked if there was anyone else who wanted to speak in opposition.

Mr. Kimble asked if there was a motion on this case.

MS. HARRINGTION MADE A MOTION TO APPROVE CASE 037-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 038-25: SPECIAL USE PERMIT

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

Ashley Khadivi, 230 N McKinley Ave. Ms. Khadivi said she wants to open a daycare with up to ten kids. She doesn't know if she wants to go up that high, but that is maybe a goal. She has already talked to the neighbors immediately affected and none of them have an issue with it. When she does have extra cars there, they are there 5-10 minutes max. They have an elementary school up the road that creates more traffic. When she asked one of her neighbors if he was okay with it, and that she had already done a little bit of babysitting, he said, "what, you have?" So that shows how much she really affects the ebb and flow of the neighborhood.

Ms. Harrington asked if the property is fenced.

Ms. Khadivi if the property was fenced.

Ms. Harrington asked if she was prepared for the number of cars.

Ms. Khadivi said yes. She has three parking spaces in the driveway. They plan on parking far enough in that they can park one off the road. They do not have employees that do not live in the home. They may have one to two parents at a time. They all come at different times, so she does not anticipate a lot of traffic.

Ms. Harrington asked how many she babysits now.

Ms. Khadivi said two, on top of her current child.

Ms. Harrington asked if this is for licensing.

Ms. Khadivi said yes, and she wants to get her license with the state.

Mr. Kimble asked if they had to have a fire extinguisher, a first aid kit, etc., that would need to be on the property.

Mr. Bellairs stated the Fire Marshall required a life safety plan to be submitted with the application. Beyond that, he was not aware of any requirements he required in addition to the life safety plan he required.

Ms. Harrington asked if the licensure would cover any additional requirements as far as fire.

Ms. Khadivi said yes, they do.

Ms. Harrington asked if the length of time the permit is in place, how long that is.

Mr. Bellairs stated the standard request is two years, and we have set a precedent to take that for two renewals, with the third and final to be their permanent.

Ms. Harrington asked if we check on the state licensing periodically, or if that is just on their end.

Mr. Bellairs stated that we do not follow up on the state licensing, but we do make sure they are licensed with our local office. The state requires that they are licensed with us before they get their state license.

Ms. Harrington asked if she had to produce her license when the permit is extended at the end of the two years.

Mr. Bellairs said yes that she got her state license and was compliant with state standards.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Mr. Kimble asked if there was a motion on this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 038-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 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. KLUE-MICHAEL MADE A MOTION TO ADJOURN THE NOVEMBER 10, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____
Tyler Bellairs, Recording Secretary