MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 11, 2019
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, November 11, 2019. Present are Commission members Pete Ramsour, Seth Dermott, Debra Koelkebeck, Janice Steele, Rodney McCullough, and Kent Eastman. Keegan Stanton and Lindsay Dunn represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

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

2. Approval of October 14, 2019 Minutes:

MRS. KOELKEBECK MOVED, SECONDED BY MRS. STEELE, TO APPROVE THE OCTOBER 14, 2019 MINUTES. MOTION CARRIED, WITH MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. MCCULLOUGH, MR. DERMOTT, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

3. Public Hearing:

Mr. Ramsour read the procedures for the public hearing and opened the public hearing for the following Planning and Zoning cases.

Case 038-19: 3209 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development. – Business Investments, LLC.

Mr. Richard Ruestman, 5562 Riverside Dr., Joplin, MO. I am a member of Business Investments, LLC. I made this request for rezoning from R-1 to C-1. It would seem to be a natural fit based on the surrounding commercial properties.

Mr. Ramsour asked commissions if they had any questions for Mr. Ruestman?

Mr. Eastman asked if there was a use for the building?

Mr. Ruestman stated there was not and will just keep it a rental building right now, but not occupied.

Mr. Eastman stated he has a question for Troy Bolander. Anticipating the future how far south will you allow Commercial to go on Connecticut Street?

Mr. Troy Bolander stated part of the changes at the intersection is that the former commercial insurance building to the north was demolished because of the intersection improvement. This is an area in transition with the widening of Connecticut and widening of the bridge. One could make a valid point that it could go just as far south as it does across the street.

Mr. Eastman asked if there were no opposition from neighbors.

Mr. Bolander stated as far as we know we have not received any opposition.

Mr. Ramsour asked Commissioners if there were any other questions for Mr. Ruestman. There was not. Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Is there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. MCCULLOUGH, FOR CASE 038-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 039-19: Corner of Newman Road and Cattleman Drive – A request to remove from District M-2 (Heavy Industrial) and include in District C-2-PD (Planned Development Central Business Commercial) for multi-family development. – Samuel M. Coryell

Brad Ferguson, Olsson Associates, 702 S Main Street, Joplin, MO. I am here on behalf of the land owner and Mr. Coryell. They would like to do a multi-family development just north of the existing complex that is shown.

Mr. Ramsour asked if there were any environmental issues on that property?

Mr. Ferguson stated he doesn't know if that has been investigated at this point.

Mrs. Steele stated there is only one ingress/egress is there eventually going to handle just that one?

Mr. Ferguson stated that there are future plans to extend one of those roads to the west.

Mr. Ramsour asked Commissioners if there were any other questions for Mr. Ferguson. There was not. Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Is there was anyone who would like to speak in opposition to this case? There was not.

MR. EASTMAN MOVED, SECONDED BY MRS. STEELE, FOR CASE 039-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. DERMOTT, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

4. Old Business: None.

5. New Business: None

6. Other Business: None

7. Adjournment:

MR. EASTMAN MOVED, SECONDED BY MRS. STEELE, TO ADJOURN. MOTION CARRIED, WITH MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, MR. DERMOTT, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT

Approved Pete Ramsour
Pete Ramsour, Chairman

Approved Lindsay J. Dunn
Lindsay Dunn, Secretary