MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER `12, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, November 12, 2018. Present were Commission members Peter Ramsour, Seth Dermott, Janice Steele, and Rodney McCullough. Edward Whitmore, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

2. Approval of October 8, 2018 Minutes:

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, TO APPROVE THE OCTOBER 8, 2018 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (4 IN FAVOR, 0 NAYS, 3 ABSENT).

MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH TO EXCUSE MR. CORTEZ, MRS. KOLKEBECK, AMD MRS. BRUCKNER-SEARS. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (4 IN FAVOR, 0 NAYS, 3 ABSENT).

4. Old Business: None.

5. New Business: None

6. Public Hearing:

Mr. Ramsour read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, December 3, 2018.

Case 038-18: Voluntary Annexation – A request to voluntarily annex approximately 22 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue – Skyline Travel Plaza, LLC.

John Bolte, Small Arrow Engineering, 216 S Main Street, Joplin, MO. Skyline Travel Plaza, LLC is trying to develop a C-Store, Travel Plaza, and a Truck Stop complex at the interchange by the Industrial Park. The owners acquired this property the latter part of last year. Initially, they are developing the northern portion of the plot up next to I-44. All site plans, engineering plans, and traffic study with MoDOT have been completed. This is the request to bring this tract of land into the City of Joplin.

Mr. Ramsour asked if there were any questions from the Commissioners? There were not. Mr. Ramsour also asked if there was anyone to speak in favor of this case? There was not. Anyone to speak in opposition of this case? There was not. Case Closed.

MR. DERMOTT MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 038-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (4 IN FAVOR, 0 NAYS, 3 ABSENT).

Case 039-18: Approximately 26 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue – A request to zone Commercial District (C3) – Skyline Travel Plaza, LLC.

John Bolte, Small Arrow Engineering, 216 S Main Street, Joplin, MO. Skyline Travel Plaza, LLC is trying to develop a C-Store, Travel Plaza, and a Truck Stop complex at the interchange by the Industrial Park. The triangle tract on the west end of the property has been acquired from Smith & Smith Investment. The initial use for the property under C-3 designation would be the truck stop,which is under construction. There will be a roughly 14-thousand square foot C-Store near Prigmore Avenue with a light fueling island in the front and a diesel fueling island in the rear. Parking would be for roughly 100 trucks in the back. On the west side there is a parcel of land that has been designated as a future truck wash. The parcel that is on the northeastern portion of the tract is slated for a future hotel site. The C-Store has room for expansion to add a restaurant in the future.

Mr. Ramsour asked if there was anyone to speak in favor of this case?

Mrs. Steele wanted to know about the 2.6 acres that is staying outside the city limits.

Mr. Bolte stated that 2.6 will be surrounded by the city and will be retained by Steve Smith.

Mrs. Steele also wanted to know about the name of the Travel Center? Will it stay as Skyline Travel Center?

Mr. Bolte stated that he believed the name will be Joplin Travel Center. Skyline is a name they used to purchase the land.

Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case? There were not. Anyone to speak in opposition of this case? There was not. Case Closed.

MRS STEELE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 039-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (4 IN FAVOR, 0 NAYS, 3 ABSENT).

7. Other Business

Mr. Ramsour asked if there is anything else to come before this commission? There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:30 p.m.

Approved Peter Ramsour
Peter Ramsour, Vice-Chairman

Approved Lindsay D. Dunn
Lindsay Dunn, Secretary