JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, NOVEMBER 13, 2023
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, November 13, 2023. Present were Commission members Drew Kimble, Mary Anne Phillips, Amia Warren, Benjamin Rosenberg, Rodney McCullough, Ryan Jackson, and Cole Landis. Tyler Bellairs and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call:** Vicky Copeland called the roll.

2. **Approval of Minutes:**

MR. ROSENBERG MOVED TO APPROVE THE OCTOBER 9, 2023, MINUTES. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

3. **Public Hearings**

Mr. Kimble read the Public Hearing Procedures.

Case 047-23: Rezoning

NE Corner of Rob O'Brian Way and E 26th St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)-Joplin Industrial Authority (JIDA)

Wayne Stephenson, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated he was with GB Engineering, and they had acquired an 11-acre tract, and this was a formality. They had nothing planned for this lot.

Mr. Kimble asked if there were any questions from the Commission on Case 047-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 047-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 047-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 047-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 048-23: Rezoning

> Parcel ID Number 19201030005004000-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)- Alex Winkleman.

Alex Winkleman, 1723 Kent Dr., Webb City, Missouri. Mr. Winkleman stated he would like to build a duplex on the property.

Mr. Kimble asked if there were any questions from the Commission on Case 048-23.

Mr. Rosenberg asked if he planned on using the alley as access.

Mr. Winkleman stated yes with staff approval.

Mr. Bellairs stated they had Public Works review this matter and they did not have a problem with the access coming off the alley.

Mr. Kimble asked if there were any further questions from the Commission on Case 048-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 048-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 048-23.

Mr. David Stinnett, 1059 Prairie Flower, Webb City, Missouri. Mr. Stinnett stated he owned 1608, 1610 and 1616 Picher right across the alley from this property. He said it was a heavily traveled alley like a street. It was a one lane alley and he believed to build a multi-family on it was pushing it for the infrastructure. This was from his experience of owning the property over the last 30 plus years. He had owned one parcel for 35 years and it was heavily traveled.

Ms. Phillips stated she had a question for Mr. David Stinnett. She stated even though all those houses are zoned R-2 up and down Picher Street, are they really duplexes or are they single family.

Mr. Stinnett stated the only duplexes he knew of on the 1600 block of Picher were the ones he owned at 1608 and 1610 Picher. He bought them in the early 90's in 1993 to be exact. He had owned them for 30 years. He had owned 1616 Picher for 35 years. He said it was a heavily traveled alley. There was a single-family home on this lot that burned, and he assumed it sold for taxes because it was abandoned. He imagined the City brought it down at some point.

Ms. Phillips asked if there were two mailboxes at those houses or just one.

Mr. Stinnett asked which houses she was talking about.

Ms. Phillips stated well, we don't see the addresses on the map provided.

Mr. Stinnett asked was she talking about the property he personally owned.

Ms. Phillips stated yes.

Mr. Jackson said just that 1600 block.

Mr. Stinnett stated that 1608 and 1610 have two mailboxes. The address 1616 had one mailbox. It was a separate structure. He said he could understand someone wanting to put a duplex on the property, but the alley was a one-way alley, and it was used like a street already. He stated he realized there was some of that going on in town, but he thought best use would be a single-family residence.

Mr. Jackson asked Mr. Stinnett about the houses he owned on Picher. Do they utilize street parking or utilize parking in the back through the alley.

Mr. Stinnett said both. The one house had a two-car carport and the duplex had approximately four parking spots on the alley.

Mr. Jackson stated the concern was the additional traffic.

Mr. Stinnett said the one particular house had a little garage, the 1616 address, but it was a small garage. It would be for a motorcycle or mini-Cooper or something like that.

Mr. Kimble stated so the 1600 block appeared to be the dividing line here north and west. Are there cars that utilize the alley that were coming from north of 16th street to go all the way down and empty on 17th street. Or was it primarily the residents from 16th street to 17th street that were utilizing that little part of the alleyway.

Mr. Stinnett stated because of the bus barn being where it was located now. Also, there was an old armory building where 17th street comes to a dead end. Because of the bus barn the traffic up and down that alley from 17th street to 15th street was heavy.

Mr. Kimble asked if that was because of people that were going to the bus barn for work.

Mr. Stinnett stated he would assume. He does not have access to know where all the vehicles were going but he does know there was a lot of traffic already. It would only congest more. He stated it is what it is.

Mr. McCullough stated actually the property was not on Picher but in the alley.

Mr. Stinnett stated yes in the alley.

Mr. McCullough asked if that was the legal address for the property.

Mr. Stinnett said he believed the address was Empire, but Empire is not there.

Mr. Bellairs stated currently that vacant property had no address. He spoke to Building, and they stated they would most likely address it off 16th street.

Mr. Jackson asked just by looking at Google maps how far down the alley to the south would they need to go to get the easement for whatever was built there to get the home. Because where he saw the bigger issue was really for access in case of an emergency like a fire or something. He stated a fire truck would not be able to easily

get down that alley. He asked where the closest fire hydrant was located because he was not seeing one.

Mr. Bellairs stated the fire hydrants were not shown on the maps. He said the Fire Department had reviewed this case. There were no reported concerns from the Fire Department. He stated he also had Building look at it for addressing. Mr. Bellairs said that as far as alley access this alley would not see any more traffic. It was standard alley width and no different than the alley adjacent to the east. It was the same built alley. You have houses of similar density on both the east and the west sides of the alley between Picher and Murphy.

Mr. Jackson stated that was not his question.

Mr. Stinnett said the only obstacle here was there was not a street. It was strictly the alley.

Mr. McCullough stated correct.

Mr. Stinnett stated there was no street in front of this property. He stated all the other houses had a street and an alley.

Mr. Jackson said his question was not really answered. His question was what kind of fire hazard this could possibly be. He was guessing that the last house burned down because of a fire because we have a lot of that in Joplin. He stated he was looking at that immediate intersection at 16th and Picher and there was not one fire hydrant at any of those four corners. He said he was looking on Google maps. He did not need the map on the screen to see that because he could see a physical picture.

Mr. Bellairs stated he could not speak on behalf of the Fire Department; they send out department comments to other departments. They had no concerns that they addressed with him. Mr. Bellairs stated he could follow up with them.

Mr. Jackson stated he was just more concerned about the safety issue of that.

Mr. Stinnett said his concern was just the access to it. He just wanted to bring it up. It was a heavily traveled alley already. It would become a one-way street with people trying to go both directions. If it was a duplex, then double the traffic. He stated he assumed a house would be grandfathered because there was a house there before.

Mr. Landis asked Mr. Stinnett if he recalled how the previous owners accessed the property before.

Mr. Stinnett said the alley was the only way to get to it.

Ms. Phillips stated she would like to say that our streets are on a maintenance schedule and the alleys are on a different maintenance schedule. She stated she hoped the people who rent this place understood that it was not going to get maintained like a street.

Mr. Stinnett stated he knew all the trash dumpsters were back there. He said he was not judging and doesn't blame someone for wanting to make money and build something on it. And if they got a good deal on it, the location is one where he had not had any problems keeping his property rented. He was just concerned about the traffic count in that one alley because he had owned the property for so long. He had spoke with tenants and it was more like a street than an alley already. He was wondering if there was a way to check the traffic count. But that was his concern. He stated he was not going to make a big stink about it.

Mr. Kimble asked if there was any one to speak in opposition of Case 048-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 048-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MS. WARREN AND MR. JACKSON VOTED NAY. MOTION CARRIED. (5 IN FAVOR, 2 NAY)

Case 049-23

216 E. 12th St-Rezoning-A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business) – LaVerne Miller Trust

Jim Hardy, P.O. Box 1781, Joplin, Missouri. He stated he was present to answer any questions.

Mr. Kimble asked if there were any questions from the Commission on Case 049-23.

Mr. McCullough questioned the address and the pictures presented to the Commission.

Mr. Bellairs stated the staff attempted to make it a little easier. The addresses on the street that you would use for navigation do not match the City's addresses. He stated they did advertise this in the Joplin Globe with all the parcels listed but they condensed

the addressing for simplification. He referred to all the properties outlined in red on the map. Mr. Hardy stated that all the properties had been used as commercial and to his knowledge had not been used as industrial.

Mr. Kimble asked if there were any further questions from the Commission on Case 049-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 049-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 049-23.

There were none.

MR. JACKSON MOVED THAT CASE 049-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 050-23

NE Corner of Rob O'Brian Way and E 26th St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)-MGI Leasing Inc.

Wayne Stephenson, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated he was with GB Engineering and representing MGI Leasing. This property was annexed into the city as R-1 and they were requesting to rezone to M-2 to fit in with the rest of the industrial park. This parcel does have a project plan. It is a food liner trucking project. They have an office, three maintenance bays and two wash bays.

Mr. Kimble asked if there were any questions from the Commission on Case 050-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 050-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 050-23.

There were none.

MR. LANDIS MOVED THAT CASE 050-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 051-23

SW Corner of S Montana Pl and E 24th St-Utility Easement Vacation-A request to vacate a 10' utility easement-Joel Standeford

Zach Black, 1704 S. St. Louis Ave. Joplin, Missouri. Mr. Black stated they completed the vacation of easement. It was sent to all the utilities, and it came back that there was not any affect to the utilities. They were requesting to build a residential property at this location.

Mr. Kimble asked if there were any questions from the Commission on Case 051-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 051-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 051-23.

There were none.

MR. JACKSON MOVED THAT CASE 051-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 052-23

524 W. 5th St-Rezoning from District R-3 (Multi-Family Residential) to District R-3-HP (Multi-Family Residential-Historic Preservation Overlay)-Jennifer Siembieda

Matthew Michael, husband of the applicant, 524 W. 5th Street, Joplin, Missouri, opened the floor for any questions.

Mr. Landis asked if doing the research and obtaining the historical status made the property eligible for grants.

Mr. Michael said the property was already eligible for grants. The property was on the National Historic Registry and the State Historic Registry. The City's historic registry and zoning had not been altered on this property. That simply brought it into alignment with where it should be.

Mr. Kimble asked if there were any questions from the Commission on Case 052-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 052-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 052-23.

There were none.

MR. LANDIS MOVED THAT CASE 052-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. MS. PHILLIPS ABSTAINED FROM THE VOTE. (6 IN FAVOR, 0 NAY, 1 ABSTAINED)

4. Old Business:

None

5. New Business:

None

6. Other Business:

None

7. Adjournment:

MR. LANDIS MOVED, SECONDED BY MS. WARREN TO ADJOURN. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Approved _____
Drew Kimble, Chairman

Approved Vicky Copeland
Vicky Copeland, Recording Secretary