MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 14, 2016
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, November 14, 2016. Present were Commission members Chad Brown, Wendy Brueckner-Sears, Peter Ramsour, Seth Dermott, Gary Duncan, and Lee Smith. Commission member Keenan Cortez was absent. Troy Bolander, Taylor Cunningham, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services department.

Mr. Smith read the public hearing procedures and stated that the cases on this agenda will be presented to the City Council on Monday, December 5, 2016.

MR. DUNCAN MOVED, SECONDED BY MR. BROWN, THAT MR. CORTEZ BE EXCUSED. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 047-16: 2915 East 17th Street- Request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial District) for the construction of a Health Club – Shannon Strahan.

Mr. Smith opened the public hearing for Case 047-16.

Ms. Taylor Cunningham recommended that Case 047-16 be tabled by the Planning and Zoning Commission. Site plans submitted by the property owner were inadequate and did not show the amount of detail necessary for a full site plan review. The property owner was there to answer any questions the Commission might have.

Ms. Shannon Strahan, 2611 E 15th Street, Joplin, MO 64804 stated that she could speak with the builder and table the case. Mr. Duncan asked if there were any screening areas, green areas and planting. Ms. Strahan stated there was. The partition will be up to code. Ms. Cunningham explained the City Code for the commercial properties.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 047-16.

MR. RAMSOUR MOVED, SECONDED BY MR. DERMOTT, THAT CASE 047-16 BE TABLED UNTIL THE NEXT PLANNING AND ZONING MEETING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 048-16: 2005 South Byers Avenue – A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) for future commercial expansion – Eugene Mense.

Mr. Smith opened the public hearing for Case 048-16.

Mr. Eugene Mense, 1411 Stadium Drive, Webb City, MO is the property owner of 2005 South Byers Avenue, Joplin. He requested the rezoning of the property for future expansion of a building that is currently at the corner of 20th. The lot is vacant.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 048-16.

MR. DERMOTT MOVED, SECONDED BY MR. BROWN, THAT CASE 048-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 049-16: 220 North Pearl Avenue – A request to designate the property a Historic Landmark and include in a Historic Preservation Overlay District – Sandra and David Pommert.

Mr. Smith opened the public hearing for Case 049-16.

Ms. Sandra Pommert, 220 North Pearl Avenue, Joplin, Missouri, owns the property in Case 049-16. Requesting for their home to be an Historic Landmark. They have done a lot of work on the outside of the home. The inside of the home previous owners did a lot of improvements. It is a single family home.

Ms. Taylor Cunningham explained why it is zone R-3 (Multi-family Residential). In the 1970's or 1980's the older homes were rezoned to multi-family in attempt to keep occupancy.

Mr. Duncan asked about the garage if it was attached or detached. Ms. Pommert stated that it was an attached garage.

Mr. Duncan asked it that was okay with the Historic Designation being that part was not the original? Ms. Taylor Cunningham stated it was.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 049-16.

MR. DUNCAN MOVED, SECONDED BY MS. BRUECKNER-SEARS, THAT CASE 049-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 050-16: 721 North Sergeant Avenue – A request to designate the property a Historic Landmark and include in a Historic Preservation Overlay District – Jill and Jason Sullivan.

Mr. Smith opened the public hearing for Case 050-16.

Ms. Jill Sullivan, 721 North Sergeant Avenue, Joplin, MO, owns the property in Case 050-16. Ms. Sullivan explained she and her husband were the first to build in their sub-division which is in historic Roanoke neighborhood and the home is commonly known as the Jesse F. Osborne House. It meets two (2) of the requirements for Historic Preservation. The home has architectural value and resources due to the era it was built.

Mr. Smith asked for comments from the commissioners and the audience, and none were received.

Ms. Gay Dust, 2818 East 18th Street. She thoroughly supports anyone that is trying to get those houses back in condition.

He then closed the public hearing for Case 050-16.

MR. RAMSOUR MOVED, SECONDED BY MR. DUNCAN, THAT CASE 050-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RQAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 051-16: Approximately 110 acres lying west of Central City Road and South of 20th Street – A request to voluntarily annex property into the City of Joplin – Wildwood Ranch Development.

Mr. Smith opened the public hearing for Case 051-16.

Mr. Kurt Higgins, 7231 East 24th Street, Joplin, MO with Allgeier Martin and Associates Inc. He supports this Annexation.

Mr. Smith asked if anyone had any question?

Mr. Ramsour wanted to know how this property is connected to the City of Joplin. Ms. Taylor Cunningham showed on an overview map how all properties were connecting with the City of Joplin and how they were going to connect together. Mr. Troy Bolander explaining about a small strip of property donated by Mark Ramsour for the connectivity.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 051-16.

MR. DERMOTT MOVED, SECONDED BY MR. BROWN THAT CASE 051-16 BE AMENDED TO REFLECT ONLY TRACT 1 BEING ANNEXED INTO THE CITY OF JOPLIN, WITH RECOMMENDATION FOR APPROVAL BEING FORWARDED TO

THE CITY COUNCIL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 052-16: 1.6 miles west of the intersection of 20th Street and Central City Road – A request to voluntarily annex property into the City of Joplin – Empire District Electric Company and Westar Generating Company.

Mr. Smith opened the public hearing for Case 052-16.

Ms. Taylor Cunningham stated this is part of the whole package of all Annexations, by property owner.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 052-16.

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 052-16 BE AMENDED TO REFLECT ONLY TRACT 1 BEING REZONED TO DISTRICT C-3, WITH RECOMMENDATION FOR APPROVAL BEING FORWARDED TO THE CITY COUNCIL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 053-16: 1.5 miles west of the intersection of 20th Street and Central City Road – A request to voluntarily annex property into the City of Joplin – Empire District Electric Company.

Mr. Smith opened the public hearing for Case 053-16.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 053-16.

Mr. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 053-16 BE AMENDED TO REFLECT ONLY TRACT 1 BEING REZONED TO DISTRICT C-3, WITH RECOMMENDATION FOR APPROVAL BEING FORWARDED TO THE CITY COUNCIL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 054-16: 1983 South State Line Road – A request to voluntarily annex property into the City of Joplin – Joplin Business and Industrial Development Corporation.

Mr. Smith opened the public hearing for Case 054-16.

Mr. Kurt Higgins, 7231 East 24th Street, Joplin, MO with Allgeier Martin and Associates Inc. Mr. Higgins was standing in for Mr. Rob O'Brian, who was out of town. He spoke in favor. This is the new sight for Owens Corning.

Mr. Duncan wanted to know about the City Utilities, and there is. Mr. Troy Bolander stated the sewer system is provided by Galena, KS.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 054-16.

MR. BROWN MOVED, SECONDED BY MS. BRUECKNER, THAT CASE 054-16 BE AMENDED TO REFLECT ONLY TRACT 1 BEING REZONED TO DISTRICT C-3, WITH RECOMMENDATION FOR APPROVAL BEING FORWARDED TO THE CITY COUNCIL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Mr. Smith asked for a motion to adjourn.

MR. BROWN MOVED, SECONDED BY MR. DUNCAN, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. RAMSOUR, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:30 p.m.

Approved _____
Lee Smith, Chairman

Approved _____
Lindsay Dunn, Secretary