CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-549 – Approving certain fee changes in the zoning regulations

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-549 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Planning & Community Development Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the planning and zoning department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 23, 2025. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to planning and zoning department fees.

The proposed changes are as follows:

- Change the rezoning application fee from $600.00 to $625.00
- Change the special use permit application fee from $600.00 to $625.00
- Change the special use permit renewal fee from $600.00 to $625.00
- Change the short-term rental permit fee from $550.00 to $625.00
- Change the request for board of zoning adjustment fee from $600.00 to $625.00
- Change the request for vacations fee from $600.00 to $625.00
- Create a new encroachment permit fee at $625.00
- Change the site plan/development review fee from $600.00 to $625.00

The fee changes will be effective on January 1, 2026.

FUNDING SOURCE
This revenue is included in the fiscal year 2026 community planning fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-549 ORDINANCE NO.

AN ORDINANCE repealing Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the City of Joplin and enacting in lieu thereof a new Section 29A-2514, Fees, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations be repealed and a new Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**CITY OF JOPLIN, MISSOURI – ZONING REGULATIONS**
Article 25 - Administration

Sec. 29A-2514. ***Fees.***

Rezoning Application	$625.00
Special Use Permit Application	$625.00
Special Use Permit Renewal	$625.00
Short-Term Rental Permit	$625.00
Request for Board of Zoning Adjustments	$625.00
Request of Vacation of Streets, Alleys, and Easements	$625.00
Encroachment Permit	$625.00
Site Plan/Development Review	$625.00

1. City Council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fee charge."

Section 2. That this ordinance shall become effective on January 1, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney