JOPLIN | PLANNING & ZONING COMMISSION

MINUTES

MONDAY, DECEMBER 8, 2025

The Planning and Zoning Commission of the City of Joplin met in a regular session on Monday, December 8, 2025, at 4:00 PM. Present were commission members, Drew Kimble, Natasha Klue-Michael, Dr. Rosenberg, Gary Spruce, Amia Warren, Mary Anne Phillips, and Crystal Harrington.

Tyler Bellairs represented the Planning, Development and Neighborhood Services Department.

1. **Roll Call**

   Tyler Bellairs called the roll.

2. **Approval of Minutes**

   DR. ROSSENBERG MADE A MOTION TO APPROVE THE NOVEMBER 10, 2025, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

3. **Public Hearings**

   Mr. Kimble read the Public Hearing Procedures.

   CASE 039-25: REZONING

   Mr. Kimble asked the applicant to step forward and state their name for the record.

   Mr. Heath Lanyon, 426 W. Fir Rd., #169, Carthage Missouri, spoke in favor of the case. Mr. Lanyon explained that the previous structure burned down and that in order to rebuild the property would need to be rezoned for financing to be approved.

   Mr. Kimble asked if there were any questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 039-25. THIS MOTION WAS SECONDED BY MS HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 041-25: VOLUNTARY ANNEXATION

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Derek Lee 1200 E. Woodhurst, Springfield, Missouri, spoke in favor of the case. Mr. Lee explained that there is an existing gas station in a non-conforming use. The owners would like to demolish the existing gas station and replace it with a new one. In order to do this the property would need to be annexed and rezoned.

Mr. Kimble asked if there were other questions.

Ms. Harrington asked if there were underground tanks at this location. And will they be utilized, inspected, or replaced.

Mr. Lee responded “yes” there are underground tanks. During construction it will be determined. They will be reused if they can, but sometimes they can’t.

Mr. Kimble asked if there were other questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 041-25. THIS MOTION WAS SECONDED BY MS WARREN MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 040-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Derek Lee 1200 E. Woodhurst, Springfield, Missouri, spoke in favor of the case. Mr. Lee explained that the existing gas station is in an existing R-1 zoning, which is non-conforming. They are asking that it be C-3, which is the appropriate zoning for a gas station.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Mr. Kimble asked if there was a motion on this case.

MS. HARRINGTON MADE A MOTION TO APPROVE CASE 040-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

CASE 042-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Blake Rourick 811 E 3rd St., representing the owner and developer to rezone the property for the new Prospect Village to C-3.

Mr. Kimble asked if there were other questions.

Dr. Rossenberg asked if there will be access off Geneva and Davis. Mr. Rourick confirmed that there will be access for both roads and 20th St.

Ms. Harrington commented that she was "excited to see this finally happen. This is a good thing for Joplin".

Mr. Kimble asked if there were other questions or comments.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

MS. SPRUCE MADE A MOTION TO APPROVE CASE 042-25. THIS MOTION WAS SECONDED BY MS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

4. **<u>Old Business</u>**

CASE 035-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Matt Brogan, 2102 E. Windsor, spoke in favor of the case. Mr. Brogan explained that a three-bedroom, 2-bathroom house that will be built and available to be sold. It will not be a rental or a B&B.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Mr. Kimble asked if there was a motion on this case.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 035-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

5. **New Business**

There was no new business to discuss.

6. **Other Business**

There was no other business to discuss.

7. **Adjournment**

MS. HARRINGTON MADE A MOTION TO ADJOURN THE DECEMBER 8, 2025, MEETING OF THE PLANNING AND ZONING COMMISSION. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

Approved _____
Drew Kimble, Chairman

Approved _____
Eric Kellstadt, Recording Secretary