MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 10, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, December 10, 2018. Present were Commission members Peter Ramsour, Seth Dermott, Wendy Brueckner-Sears, Debra Koelkebeck, 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 November 12, 2018 Minutes:

MR. DERMOTT MOVED, SECONDED BY MRS. KOELKEBECK, TO APPROVE THE NOVEMBER 12, 2018 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

MR. DERMOTT MOVED, SECONDED BY MRS. KOELKEBECK TO EXCUSE MR. CORTEZ. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

4. Old Business: None.

5. New Business: None

Case 040-18: 2922 E 22nd Street – A request for a Site Plan Review to construct a parking lot – Foundation 13, LLC.

Carry Schreck, 3064 Coyote Drive, Joplin, MO. The request for the parking lot has been submitted. The west side of the previous property. Currently putting a Smoothie King restaurant in part of that building and another tenant tentatively has signed for the other half of the building, which will require us to have additional parking. The lots were zoned commercial, the plat was submitted.

Mr. Ramsour wanted to know if the new tenant's entrance would be on the west side of the building.

Mr. Schreck stated that the entry way shown on the plat will be from the east. There will not be a west entrance.

Mr. Ramsour asked if there were any questions from the Commissioners?

Mrs. Steel asked about the lots to the left?

Mr. Schreck stated they owned the three consecutive lots but will only be developing one lot at this time.

MRS. BRUECKNER-SEARS MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 040-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 041-18: Final Plat review- a request to review the preliminary plat of the Standeford-Russow Subdivision located at the northwest corner of Schifferdecker Avenue and 24th Street – Joel Standeford.

Wayne Stevenson, 811 E 3rd Street, Joplin, MO. The tract of land will be split into 17 individual lots. The streets are in place, there is a minor sewer main extension, we have submitted plans to serve the south lots. The lots are proposed as R-1 (Single Family Residential). The access will be from both 23rd and 24th Streets, and one home will be on Schifferdecker Ave. There is some stormwater management between the middle of the lots. We will meet all required setbacks for R-1 lots.

MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH TO APPROVE CASE 041-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

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, January 7, 2019.

Case 042-18: 1524 S. Moffet – A request to declare surplus property – City of Joplin.

Edward Whitmore, City of Joplin. This is a request to declare surplus property along 16th Street and Moffet. It is in a residential area and the City is no longer in need of this property. Staff recommends approval of Case 042-18.

Mr. Ramsour asked if there were any questions from the Commissioners?

Mrs. Steele wanted to know what happens next with the property and how it would be advertised for sale.

Mr. Whitmore stated that after the City Council approves this case, it will then go to bid through the Finance Department.

Mrs. Koelkebeck asked, "If the lot doesn't sell, does the city continued maintenance on the lot?"

Mr. Whitmore stated the city would continue to mow it and maintain the property.

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. MCCULLOUGH MOVED, SECONDED BY MRS. BRUCKNER-SEARS TO APPROVE CASE 042-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 043-18: 2302 S. Harlem Ave. – A request to declare surplus property – City of Joplin.

Edward Whitmore, City of Joplin Staff. This property was part of the Maiden Lane right-of-way expansion. It was being held by the city for that purpose and the remainder is considered surplus property. Staff recommends approval.

Mrs. Koelkebeck asked if the city would continue to maintain this property also?

Mr. Whitmore stated it would.

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.

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 043-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 044-18: 2337 Zora Ave. – A request for a Special Use Permit (1st Request) for the operation of a home beauty parlor – Alexah Patrick.

Alexah Patrick, 2337 Zora Street, Joplin, MO. She stated she wanted to carry on the tradition from her grandmother by continuing the beauty parlor.

Mr. Ramsour asked Ms. Patrick if her grandmother operated out of this location?

Ms. Patrick stated she did and it was just a one operator salon.

Mr. Ramsour wanted to know if Ms. Patrick was going to run the same type of operations?

Ms. Patrick stated she was. One operator, one person at a time, and I will be the operator.

Mrs. Koelkebeck asked if she rented the home and was willing to restrict her hours, Monday through Friday, 9 am to 5 pm.

Ms. Patrick stated that she rents the home. The owner gave permission for her to operate the salon with city approval, and yes, the hours would be from 9 am to 5 pm.

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. KOLKEBECK MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 044-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

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 Dunn
Lindsay Dunn, Secretary