MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 9, 2019
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, December 9, 2019. Present are Commission members Pete Ramsour, Seth Dermott, Wendy Brueckner-Sears, Debra Koelkebeck, Janice Steele, and Kent Eastman. Keegan Stanton and Lindsay Dunn represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

2. Approval of November 11, 2019 Minutes:

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN, TO APPROVE THE NOVEMBER 11, 2019 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

3. Public Hearing:

Mr. Ramsour read the procedures for the public hearing and opened the public hearing for the following Planning and Zoning cases.

Case 040-19: 3110 E 13th St. - A request to remove from District M-2-PD (Heavy Industrial District Planned Development) and include in District R-3 (Apartment House District) for the purpose of future residential development – Phong Nguyen

Mr. Nguyen was not in attendance. Mr. Stanton stated that staff recommends tabling this case. There was an error in the legal description that we hope to rectify.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MRS. BRUCKNER-SEARS, FOR CASE 040-19 BE TABLED. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 041-19: Easement Vacation – A request to vacate a utility easement located at 2001 S. Wisconsin Ave. – Kevin Parker

Kevin Parker, 1115 Illinois Ave, Ste 1, Joplin, MO. I bought the lots after the tornado, one of the lots was purchased from the City of Joplin. The one below it was an R-3 lot that was used for the church

across the street. Due to the lots have a prior usage or purpose, there was some old utility easements that are no longer needed or vacated. Anderson Engineering and I have been working together to remove them and we have the corresponding letters that they are no longer needed or no longer needed in the future.

Mr. Ramsour stated that he drove by there and construction has started. How do these easements affect this property?

Mr. Parker stated that yes there is construction going on to build duplexes. There are seven (7) duplexes that run parallel with the railroad tracks and one of the easements ran right through one of the duplexes. That easement stopped me from getting a building permit and just last week the city issued a building permit knowing that we submitted everything necessary to vacate it.

Mr. Ramsour asked if the Commissioners had any questions for Mr. Parker. They did not.

Mr. Ramsour asked if there anyone in favor of this request? There was not. Is there was anyone against this request? There was not.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY, MR. EASTMAN FOR CASE 041-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 042-19: Easement Vacation – A request to vacate a utility easement located at the Southwest corner of W. 26th St. & S. McCoy Ave. – Parker Development, LLC

Kevin Parker, 1115 Illinois Ave, Ste 1, Joplin, MO. Mr. Parker stated that there is an easement through the building where Memorial Hills Senior Affordable Housing building now sits. We purchased this property from the Joplin Redevelopment Corporation (JRC). There are about nine (9) parcels in total and we thought all of the easements were all vacated. We moved forward with the survey, and it came up with additional ones. They are old easements and they were necessary before the tornado when the property was used for a different purpose. They are not needed any longer and all utility companies have been notified and paperwork is in order.

Mr. Eastman stated he did not have a question but a comment. Kevin, very proud of what you have done there, an improvement to that area.

Mr. Parker stated that the property is completely full. There are 54 units, and all were full within 60 days. It is affordable and the residents have really enjoyed them.

Mr. Ramsour asked if there anyone in favor of this request? There was not. Is there was anyone against this request? There was not.

MRS. KOELKEBECK MOVED, SECONDED BY, MRS. STEELE FOR CASE 042-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 043-19: West of the Intersection of E. 19th St. and S. Michigan Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for the purpose of a mini-storage development – Joel Standeford

Mr. Standeford was not in attendance. Mr. Bolander stated that since it was advertised as a public hearing the case should proceed.

Mr. Ramsour asked if there anyone in favor of this request? There was not. Mr. Ramsour asked if there was anyone to speak in opposition to the case?

Marsha Ruiez, 1804 S. Michigan, Joplin, MO. She has lived there for 41 years and is in opposition. The neighborhood was hit by the tornado and there are brand new homes there and the neighborhood has beautified. She does not really see the advantage of putting mini storage on a street with new homes.

Cobb Young, 33 W 5th Street, Joplin, MO. He was representing some residents of the neighborhood, Dr. Marianne Akhtar and Dr. Jerrod Ferric, and Jeffery Pollack. The two doctors purchased a new home at 1816 S. Michigan and their house is right next to the vacant lot. There is a fence separating them. In addition to the diminution of value of the property. They have two children and looking forward to them playing in the neighborhood. They are concerned for their children with the traffic going in and out of the storage units if built.

Mr. Pollack has been in the neighborhood since 2005. He opposes it because of the valuation of his property will suffer and as the previous spokesperson stated, except for visitors and the people that live in that neighborhood, there isn't traffic.

Mr. Ramsour asked if there was anyone else to speak in opposition of this case? There was not. Mr. Ramsour asked the Commissioners if they had any other questions?

Mr. Eastman asked Mr. Bolander what is the highest and best use for this property?

Mr. Bolander stated you do see new investments in newer homes. On the other side of the viaduct you do see duplexes. From a commercial standpoint it is not very visible, I know our plan does recommend commercial district up to 19th Street. The access is very limited. Single Family or duplexes at that location would do well.

Mr. Ramsour stated that the Commission has seven (7) written petitions of protest and would like to enter them for the record.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY, MR. DERMOTT FOR CASE 043-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR DENIAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 044-19: Street Vacation – A request to vacate 150 feet of S. McCoy Ave., approximately 150 feet South of the intersection of S. McCoy Ave. and W. 4th St. – Joplin Peace Tabernacle

Bruce Anderson, 620 McConnell, Joplin, MO. He is representing Joplin Peace Tabernacle for this request to vacate a strip of land that is about 150 feet south of the alley parallel to 4th St. The church owns property to the east of this parcel and to the west. They own parcels on three sides and 5th Street is partially vacated. The church does have approval from all the utility companies for

this vacation.

Mr. Ramsour asked if there were any future plans, and that they certainly do not have to be shared with us.

Mr. Anderson stated that there wasn't anything at this time.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MRS. STEELE MOVED, SECONDED BY MR. DERMOTT FOR CASE 044-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. DERMOTT, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

4. Old Business: None.

5. New Business:

Case 045-19: Preliminary Plat Review – A request to review the Preliminary Plat of Hal's Subdivision located on the Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave. – Joel Standeford

Mr. Stanton stated this first would be a review of the preliminary plat. Staff reviewed this preliminary plat with the Public Works Department and the Engineering Department and found that it has met requirements of our subdivision code. They do plan to subdivide into eight (8) distinct parcels. There will be 5 parcels on 26th Street, one will have frontage on Roosevelt, and two (2) will have frontage on the S. McKinley Avenue cul-de-sac. There is a sewer extension planned. The current sewer runs on the northern part of the parcel, when subdivided they will extend it down Roosevelt Avenue to meet those parcels on 26th Street. They opted for a stormwater buy out instead of doing on site retention/detention.

Mr. Ramsour asked if Commissioners had any questions? They did not.

MR. EASTMAN MOVED, SECONDED BY MR. DERMOTT FOR CASE 045-19 BE APPROVED. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. DERMOTT, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 046-19: Final Plat Review – A request to review the Final Plat of Hal's Subdivision located on the Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave. – Joel Standeford

Mr. Stanton stated this was the final plat for Hal's Subdivision on 26th Street and Roosevelt Avenue. This one will go to City Council for their approval. It does meet all of the Subdivision Regulations in our code.

MRS. STEELE MOVED, SECONDED BY MR. EASTMAN FOR CASE 046-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR

APPROVAL. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. DERMOTT, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

6. Other Business:

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

7. Adjournment:

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, TO ADJOURN. MOTION CARRIED, WITH MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, MR. DERMOTT, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT

Approved Pete Ramsour
Pete Ramsour, Chairman

Approved _____
Lindsay Dunn, Secretary