Public Hearings

JOPLIN
PLANNING, DEVELOPMENT & NEIGHBORHOOD SERVICES

Public hearings are opportunities for members of the Joplin public to address city officials regarding specific items or requests.

The Planning & Zoning Commission holds the first public hearing for rezonings, special use permits, easement or right-of-way vacations, site plans in Planned Developments, annexations, zoning text amendments, and surplus property requests. Each of these case types will then be forwarded to the City Council with a recommendation made by the Planning & Zoning Commission. The City Council will hold the second public hearing on the case and will take final action on the item.

Public Hearings are held pursuant to RSMo. Chpt. 89 and Joplin City Code.

The Board of Zoning Adjustment holds the first and only public hearing for variance requests and takes final action on each item.



Public hearings are NOT required for preliminary or final subdivision plats, lot splits, or site plans NOT in a Planned Development.

How do I find out about public hearings?

The notification method depends on the type of request.

Notification Method	Rezoning	Special Use	Vacation	Site Plan	Annex	Text Amend.	Surplus Property	Variance
City publishes notice in the Joplin Globe	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting
City mails notification to properties within 185'	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	Not required	Not required	Not required	Not required	Not required
City posts sign on property	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	Not required	Not required	Not required	Not required	15 days prior to meeting
City publishes and posts meeting agenda	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting	15 days prior to meeting

Where can I find meeting agendas?

Planning & Zoning Commission Agendas:
https://www.joplinmo.org/AgendaCenter/Planning--Zoning-Commission-22

Board of Zoning Adjustment Agendas:
https://www.joplinmo.org/109/Board-of-Adjustment

Sign up to automatically receive an email notification when agendas are published.

https://www.joplinmo.org/list.aspx

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What happens at the public hearing?

The Planning & Zoning Commission will hold a separate public hearing for each agenda item that requires a public hearing.



1. The Chair will announce the item and open the public hearing.
2. Individuals wishing to speak may approach the podium, state their name and address, and present comments. The Commission will listen to concerns and planning staff will make every effort to answer any questions.
3. After all public comments have been made, the Chair will close the public hearing. Once the public hearing is closed, further public comment will not be accepted, unless the Commission votes to reopen the public hearing.
4. The Commissioners may discuss the item and ask questions of the applicant or staff.
5. After discussion concludes, a Commissioner can make a motion to vote. Another member must second the motion to bring the item to a vote. A verbal vote of all members will then be taken.

Actions of the Planning & Zoning Commission

The Planning & Zoning Commission is an advisory body to the City Council. For items requiring a public hearing, each action will be a recommendation to the City Council.

- Recommendation to approve
- Recommendation to approve with conditions
- Recommendation to deny
- Recommendation to table (for further discussion or consideration)
- Recommendation to strike from agenda (should the applicant withdraw the request)

Tips for Speaking at Public Hearings

Be Informed	Read the proposal and other material before the hearing. If you have questions, contact the Planning Division by phone at (417) 624-0820 ext. 1511 or email Zoning-Planning@joplinmo.org
Be Prepared	Public comments are typically limited to five minutes per person. Make your comments concise, to the point, well organized, and directly address the issue.
Coordinate	If others share your ideas or concerns, coordinate to have a spokesperson speak on behalf of the group. The group can raise hands or stand to be acknowledged to convey the extent of a public concern. This eliminates repetitive comments.
Be Respectful	Your goal is to persuade city officials to decide in favor of your side of an issue. Angering, alienating, or antagonizing is counterproductive.