

**MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JANUARY 13, 2020  
4:00 P.M.**

The Planning and Zoning Commission met in regular session on Monday, January 13, 2020. 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.

**MS. STEELE MOVED, SECONDED BY MR. DERMOTT, TO EXCUSE MR. MCCULLOUGH. 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).**

2. Approval of December 9, 2019 Minutes:

**MR. DERMOTT MOVED, SECONDED BY MRS. BRUCKNER-SEARS, TO APPROVE THE DECEMBER 9, 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 Public Hearing Procedures.

Case 001-20: 4240 Hwy 43. - A request to remove from District R-1 (Single-family Residential) and include in C-3 (Commercial) for the purpose of operating a truck stop – Truckstop Distributors Inc.

Jerald Norton, Olsson Inc., 702 S. Main Street, Joplin, MO, representing Truckstop Distributors, Inc. This property, Petro Truck Stop, was voluntarily annexed into the City of Joplin in 2007 and the city policy was for the property to be R-1 (Single Family Residential) and it has not been rezoned. In a meeting with city staff, they recommended that the property be rezoned as C-3 (Commercial District).

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 MR. EASTMAN FOR CASE 001-20 BE FORWARDED TO THE CITY COUNCIL WITH 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 002-20: 1860 W 20<sup>th</sup> St. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for the purpose of vehicle sales – Driven

Paul Goodman, Driven, 1860 W. 20<sup>th</sup> Street, Joplin, MO. He is a franchise dealer of LaFond motorcycles, and they are inside the building not outside. This property is currently C-O (Non-Retail Commercial District) and we would like to rezone to C-3 (Commercial). There are no repairs, just sales only. The neighbors had stated to me that this property use to be Triumph Motorcycle sales.

Mr. Eastman wanted to know if when the property was purchased did he know it was not zoned properly?

Mr. Goodman stated that he did not. He was told it was zoned Commercial by his agent. We have had the cars there since purchase of the property and the neighbors were pleased with the operation.

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 MRS. KOELKEBECK FOR CASE 002-20 BE FORWARDED TO THE CITY COUNCIL WITH 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 003-20: 2302 S. Moffet Ave. – A request for a permanent Special Use Permit (4th Renewal) for the continued operation of a day care center – Wee Tots Daycare Center, LLC.

Mary Lallemand, owner of Wee Tots Daycare, 516 N. Summit, Girard, KS.

Mr. Ramsour stated that it looks very good.

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

**MR. EASTMAN MOVED, SECONDED BY MRS. BRUCKNER-SEARS FOR CASE 003-20 BE APPROVED FOR PERMANENT SPECIAL USE PERMIT. 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 004-20: 1914 W. Perkins – A request for a Special Use Permit (2<sup>nd</sup> Renewal) for the continued operation of a home hair studio (part-time) – Kathleen Martinous

Kathleen Martinous, 1914 Perkins, Joplin, MO. She is requesting for a permanent special use permit for the operation of her home hair studio. Nothing has changed.

Mr. Ramsour wanted to know how the clients enter the hair studio?

Ms. Martinous stated that there is a separate entrance. It is in the back of the home. There is only one client at a time. They park in the driveway and then go through the gate and a breezeway.

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 004-20 BE APPROVED FOR PERMANENT SPECIAL USE PERMIT. 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).**

4. Old Business: None.

5. New Business:

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. 26<sup>th</sup> St. and S. Roosevelt Ave. – Joel Standeford

6. Adjournment:

**MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, TO ADJOURN. 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).**

Approved Pete Ramsour  
Pete Ramsour, Chairman

Approved Lindsay Dinn  
Lindsay Dinn, Secretary