

**MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JANUARY 14, 2019  
4:00 P.M.**

The Planning and Zoning Commission met in regular session on Monday, January 14, 2019. Present are Commission members Keenan Cortez, 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 December 10, 2018 Minutes:

**MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, TO APPROVE THE DECEMBER 10, 2018 MINUTES. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

4. Old Business: None.

5. New Business: None

6. Public Hearing:

Case 001-19: Voluntary Annexation – A request to voluntarily annex approximately 5.5 acres, located at 2205 S. Prigmore Avenue – Crossroads Realty, LLC.

Mr. Whitmore stated that this is a request to voluntarily annex into the City of Joplin. The total property size is approximate 5.46 acres. There is a structure located on this property approximately 50 thousand square feet, which currently houses a paper distribution company and a food distribution company.

Mrs. Koelkebeck asked why they want to voluntarily annex?

Mr. Whitmore stated that the purpose is for commercial purposes.

Mr. Cortez asked if there was anyone else to speak in favor of this case? There was not. There was no one to speak in opposition of this case.

**MRS. BRUECKNER-SEARS MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 001-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS.**

**BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

Case 002-19: Alley Vacation – A request to vacate an alley running north/south located north of 26th Street between Pearl Avenue and Wall Avenue – CA Gringos Property, LLC.

Chris Parrish, 10435 County Road 260, Carl Junction, MO. He stated he is requesting an Alley vacation. The site is the former Irving School property.

Mr. Cortez asked if there was anyone else to speak in favor of this case? There was not. There was no one to speak in opposition of this case.

**MR. RAMSOUR MOVED, SECONDED BY MR. MCCULLOUGH TO APPROVE CASE 002-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

Case 003-19: Easement Vacation – A request to vacate a portion of a utility easement running north/south located north of 26th Street between Pearl Avenue and Wall Avenue – CA Gringos Property, LLC.

Chris Parrish, 10435 County Road 260, Carl Junction, MO. He is also requesting the Easement vacation, which Andersen Engineering stated only gas runs through on that property. They have sent affidavits to the different utility companies. The utilities will horseshoe around the building.

Mr. Cortez asked Mr. Parrish if the building was going to sit in the middle of that lot.

Mr. Parrish stated it will be on the south side of the wall, where the school was located.

Mr. Ramsour had a question for staff. Are there existing utilities in this proposal?

Mr. Whitmore stated there was existing utilities.

Mr. Cortez asked if there was anyone else to speak in favor of this case? There was not. There was no one to speak in opposition of this case.

**MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 003-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

Case 004-19: 1920 S. Annie Baxter Avenue – A request for a Special Use Permit (1st request) to operate a Bed and Breakfast – Thomas Moore

Thomas Moore, 1810 Annie Baxter Avenue, Joplin, MO. We are the owners of 1920 Annie Baxter Ave. and have owned it since 2001. We have been using it as a rental property. The property is currently vacant and we would like to make it a short-term rental and rent it through a website for short periods of time. It is a two-bedroom, one bath house. It does have a garage in the back that would be

usable by the tenant. Also, a parking spot off the alley and in front of the house.

Mrs. Koelkebeck stated that for clarification that would only be one tenant at a time not multiple renters?

Mr. Moore stated that was correct.

Mr. Cortez asked if the garage will be used by the tenant and is there an automatic garage door opener?

Mr. Moore stated there was a garage opener and yes, they would be able to use the garage and have the garage door opener.

Mr. Ramsour asked if there was any damage to the home after the tornado?

Mr. Moore stated no it is just north of the damage zone.

Mrs. Steele asked if he had been in touch with Air B&B or RBL?

Mr. Moore stated he has been on the website to see what the requirements are but has not signed up to be represented by them yet.

Mr. Cortez asked if the home has any historical value?

Mr. Moore stated there was not.

Mr. Cortez asked if there were any other questions from the Commissioners. There was not. He also asked if there were anyone else that would like to speak in favor?

Terry Campbell, 1604 Central, Joplin, MO. He stated that he likes Mr. Moore's idea and has considered doing the same thing. Short term rentals for some of the buyers that are coming into town for the bigger developments could benefit. He stated that he was all for it.

Mr. Cortez asked if there was anyone else to speak in favor of this case? There was not. There was no one to speak in opposition of this case.

**MR. MCCULLOUGH MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 004-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

Case 005-19: Approximately 1.5 acres located at the intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue – A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) to construct duplexes – Jesse Russow

Mr. Dermott had to abstain himself from Case 005-19.

Kent Eastman, 2627 Callaway Drive, Joplin, MO. Mr. Eastman is representing Mr. Russow and would like to request a zoning change to build duplexes. There is C-3 properties to the west and we anticipate this would be a natural buffer to the R-1 District to the south and to the east there is a C zoning.

Mr. Ramsour stated he recalled for sale signs on this property.

Mr. Eastman stated that it was vacant land now. This is a future owner that is requesting the rezoning.

Mr. McCullough asked if there will be a fence between the duplexes and the residential home?

Mr. Eastman stated that it is not required with the alley being there.

Mrs. Steel asked if the entire living area for the duplexes was 1623 sq. ft.?

Mr. Eastman stated he did not know the size of square footage of the duplexes.

Mr. Ramsour wanted to know if the garages were going to be located from the alley.

Mr. Eastman stated he thought they were planned that way.

Mr. Cortez asked if there was anyone else here to speak in favor of this case? There was not. There was not anyone to speak in opposition of this case.

**MRS. KOELKEBECK MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 005-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSTAIN).**

Case 006-19: Approximately 1.3 acres located on the southeast corner of St. Louis Avenue and Broadway Street – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for future commercial development – Daryl Rhodes

Mr. Dermott had to abstain himself from Case 006-19.

Daryl Rhodes, 7735 County Road 183, Carthage, MO. We bought this property about 16 years ago, which the address is 101 S St. Louis. We have done repairs to it over the years and it is currently a rental house. They have purchased additional properties that surround the house. The houses on the additional properties have either been secured or torn down. It was not economically feasible to try to repair them. We feel this property is best used for commercial use.

Mrs. Steel stated looking at the map you do not own the property at the corner?

Mr. Rhodes stated the City of Joplin owns that piece of property. It was the old Fire Station and was demolished for improvements of the intersection.

Mr. Ramsour had a question for staff. There was discussion of a round-a-bout at the intersection are there any plans to continue that project?

Mr. Bolander stated there is not at this time. The last discussion is that a Rt. 66 paver be put in the middle of the intersection. The round-a-bout has not been discussed in some time. If we don't put the paver or a monument in, then we could possibly sell it to the property owner.

Mrs. Steel asked Mr. Rhodes if that situation will hinder what he wants to do with the property?

Mr. Rhodes stated he didn't know.

Mr. Cortez asked Mr. Rhodes if he had future commercial use in mind?

Mr. Rhodes stated he did not. The plan is to put it up for sale at some point after rezoning.

Mr. Cortez asked if there was anyone else that would like to speak in favor of this case? There was not. He also asked if there was anyone to speak in opposition of this case.

Terry Campbell, 1604 Central, Joplin, MO. He is opposed to commercial rezoning at this point, there is a lot of commercial on the west side. He owns property on Central. He would not have a problem if he was doing R-2 or R-3 multi-unit or plans for the future, but he doesn't. He wants to sell the property.

Mr. Cortez asked if any Commissioner had questions for Mr. Campbell. They did not.

Mr. Rhodes approached the Commission and stated that Mr. Campbell owns the property that is at the south east corner of St. Louis and Central. It is zoned C-1, does not understand why he would be opposed to the rezone.

Mr. Campbell wanted to clarify that they tore down the house on that property and our plans are to build a single family residential or a duplex.

**MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH TO APPROVE CASE 006-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSTAIN).**

Case 007-19: Approximately 0.51 acres located on the northwest corner of 20th Street and Illinois Avenue - A request to rezone from Non-Retail Planned District (CO-PD) and Two-Family Residential District (R2) to Neighborhood Commercial Planned District (C1-PD) to construct a drive-through establishment - Megan Escalante.

Megan Escalante, 721 Castle Drive, Joplin, MO. She was wanting to build a nice family-oriented atmosphere, also to have a small hair salon on the other side of the building.

Mr. Cortez asked Commissioners if they had any questions?

Mrs. Steele asked if she was planning on putting a food truck or do a brick and mortar?

Mrs. Escalante stated the brick and mortar. The food truck will not be at that location.

Mr. Ramsour asked where the driveway would be located?

Mrs. Escalante stated that there is a current driveway along the east side of the second lot.

Mr. Ramsour asked if there would be an entrance off 20<sup>th</sup> Street.

Mrs. Escalante stated there would not be.

Mrs. Koelkebeck asked staff if a buffer was required between C-1-PD and R-2?

Mr. Whitmore stated that there is and there will be a buffer established in the form of a six-foot fence.

Mr. Cortez asked if there were any other questions for Mrs. Escalante? There was not. There was not anyone else to speak in favor or in opposition of this case.

**MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 007-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

Case 008-19: Approximately 0.51 acres located on the northwest corner of 20th Street and Illinois Avenue - A request for a Site Plan Review to construct a drive-through establishment - Megan Escalante.

Megan Escalante, 721 Castle Drive, Joplin, MO.

Mr. Whitmore stated that this is the site plan for the previous case.

Mr. Cortez asked if this was for Pineapple Bliss.

Mrs. Escalante stated it was. This is a fruit base soft serve, healthy, dairy free, lactose free and we have become popular with many people with dietary restrictions.

Mr. Cortez asked if was strictly drive thru and no seating?

Mrs. Escalante stated that was correct.

Mrs. Koelkebeck stated the 1100 sq. ft building with a drive thru will leave a lot of land behind you, correct?

Mrs. Escalante stated that was correct.

Mrs. Koelkebeck asked if there were any plans for that property?

Mrs. Escalante stated there was, and it will be future parking if necessary or just green space.

Mr. Ramsour asked if cars will have access from the alley?

Mr. Bolander stated the plans do not show any access from the alley as submitted. I am not for sure where the trash pick up will be. There maybe a drive just to pick up trash.

Mr. Ramsour stated maybe they could come in on 20<sup>th</sup> street and exited thru the alley.

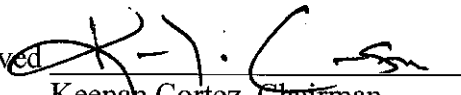
Mr. Bolander stated that they could but the drive off Illinois is preferred for it minimized the conflict with traffic coming out on 20<sup>th</sup> Street. It is a safer location to exit on Illinois.


Mr. Cortez asked if there were any other questions for Mrs. Escalante or Staff? There was not. There was not anyone else to speak in favor or opposition of this case.

**MR. RAMSOUR MOVED, SECONDED BY MRS. BRUCKNER-SEARS TO APPROVE CASE 008-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).**

Other Business

Mr. Cortez 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 4:45 p.m.

Approved   
Keenan Cortez, Chairman

Approved   
Lindsay Dunn, Secretary