

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 11, 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 January 14, 2019 Minutes:

MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, TO APPROVE THE JANUARY 14, 2019 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 009-19: Voluntary Annexation – A request to voluntarily annex approximately 3.4 miles of Right of Way, located along 32nd Street between Central City Road and Golf Link Road; along Crow Road between McClelland Boulevard and Schifferdecker Avenue; and along Coyote Drive between McClelland Boulevard and Schifferdecker Avenue – City of Joplin

Mr. Whitmore stated this request involves two separate portions of right of way. There are two separate maps included. This includes 1.4 miles of 32nd Street between Central City Road and Golf Link Road. The other portions are 1.05 miles of Crow Road and Schifferdecker Rd, along with 0.96 miles of Coyote Drive between McClelland Boulevard and Schifferdecker Avenue. The City of Joplin is requesting to annex a total of 3.4 miles of right of way. The purpose of this annexation would be to widen 32nd street from Schifferdecker Avenue to Central City Road. Letters have been obtained by Jasper County and Newton County Commissioners which indicated they agree with this annexation. The purpose for the Crow Road and Coyote Drive is there has been an annexation of property and annexing in this portion of the road would give the property own the opportunity to annex into the City of Joplin.

Mr. Cortez asked would the widening 32nd Street be to the north or to the south?

Mr. Whitmore stated the widening would be both.

Mr. Ramsour asked what the reasoning was for annexing in portion or Coyote Road?

Mr. Whitmore stated there has been a recent preliminary request to annex in property further down that road. With the annexation of that portion of the road it will allow utilities and sewer extended to those properties.

Mrs. Koelkebeck asked if the date had been set for the widening of 32nd Street?

Mr. Whitmore stated that as far as he knows the date has not been set.

Mr. McCullough wanted to know if there will be left turn lanes on Schifferdecker?

Mr. Bolander stated that Public Works has contracted that out and it is in the design stages. He also stated that this is part of the Capital Improvement that was approved by the citizens when it went to a vote on public sales tax.

Mr. Cortez asked in the widening is there street lights involved?

Mr. Bolander stated there were not.

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. DERMOTT TO APPROVE CASE 009-19, 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 010-19: 715 S. Harlem Avenue – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for the expansion of O'Reilly's Auto Parts – O'Reilly's Auto Parts.

Wayne Stevenson, Andersen Engineering, 811 E 3rd Street, Joplin, MO. He is representing O'Reilly's Auto Parts for rezoning. It is located on West 7th Street, close to Maiden Lane. They would like to expand into the lot directly behind the store. They are in the process of acquiring the property. Eventually, they will be expanding the building to the south with a parking lot to the south. Comply with all the screening. There is residential behind the building. There will be a privacy fence and try to leave the mature trees.

Mr. Ramsour stated that there is a fence currently between the current O'Reilly's and the house. Will there be a new fence?

Mr. Stevenson stated there would be.

Mrs. Steele wanted to know if this is just for additional parking at this time?

Mr. Stevenson stated that is it a building expansion, roughly a 40-foot expansion behind the building. It will match the building that is there now as far as façade and looks.

Mr. Cortez asked if this match will be similar to the expansion O'Reilly's did on Range Line Rd?

Mr. Stevenson stated that it will be similar except for the real expensive wall.

Mr. Ramsour asked Staff that along 7th Street you have a few commercial buildings then residential, then commercial, then residential. After the tornado the City had a whole new plan for 20th Street. What is the situation with 7th Street with the combination of commercial and residential?

Mr. Bolander stated that 20th Street is a corridor in transition. Typically, we try to protect the homes, it was about Delaware east to Range Line Rd. The plan for that corridor was redone and recommends commercial. As far as the 7th Street corridor you will find a mix. You will find older neighborhoods. We try to protect those areas but if a request comes in we do look at that carefully.

Mr. Cortez wanted to know about the property that O'Reilly's is in the process of acquiring appears to be vacant. Is it vacant?

Mr. Stevenson stated he believed so.

Mr. Cortez asked if there has been communication with the residents around this area?

Mr. Stevenson stated that his experience with O'Reilly's when they have a situation like this is they hold the agreement from the tenant. O'Reilly's will hold that lease with that tenant.

Mr. Cortez asked about green space requirement, is there one here?

Mr. Bolander stated that the only green space will be the set backs between the building and the south property line.

Mr. Cortez asked if there were any other questions for Anderson Engineering and or staff? There were not.

Mr. Cortez asked if there was anyone else to speak in favor of this case?

Mr. Charles Oberman, 4314 W 25th Place, Joplin, MO. I am the owner of 718 Porter, which is right behind 715 Harlem across the alley. Asking Anderson Engineering if they anticipate extra traffic going down the alley?

Mr. Stevenson stated he didn't think so.

Mr. Oberman stated that he would be in favor of the rezone for the expansion.

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

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 010-19, 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 Peter Hanson for
Keenan Cortez, Chairman

Approved Lindsay Duah
Lindsay Duah, Secretary