

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 11, 2019
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, March 11, 2019. Present are Commission members Peter Ramsour, Seth Dermott, Wendy Brueckner-Sears, 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 February 11, 2019 Minutes:

MR. DERMOTT MOVED, SECONDED BY MRS. BRUCKNER-SEARS, TO APPROVE THE FEBRUARY 11, 2019 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

MR. DERMOTT MOVED, SECONDED BY MRS. BRUCKNER-SEARS, TO EXCUSE MR. CORTEZ AND MRS. KOELKEBECK. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

4. Old Business: None.

5. New Business: None.

6. Public Hearing:

Case 011-19: Easement Vacation – A request to vacate a portion of a utility easement that runs across property located at 2119 East Highlander Drive – Todd MacDonald

Todd MacDonald, 2119 Highlander Dr., Joplin, MO. The purpose for this request is to discuss the re-routing and vacation of a sewer easement that is running through the back end of the yard. We would like to put a private swimming pool in the back yard. The current location of the pipe renders our back yard useless for this type of project.

Mr. Ramsour asked there were any questions from the Commission? Mr. Ramsour stated that he drove by there and there is currently no electrical service of any type running through that portion of the property.

Mr. MacDonald stated there are no utilities running through the back yard, other than the sewer line.

Mr. Ramsour asked if there were any other questions from the Commissioners? There was not. He also 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 011-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 012-19: 1109 Broadway Ave. - A request to declare surplus property - City of Joplin

Patrick Tuttle, Joplin Visitors Convention Bureau. CVB bought this property several years ago with the intent of making it a Route 66 Tourism Center. The unique thing is property on both sides of this property were owned by the city. Two things delayed our project. The Public Works Director at the time didn't have the Comprehensive Plan for Broadway together, either Historically or Stormwater sewer, and at the time we were having a tourism study being completed. The Consultant's numbers showed that we should either have the Visitors Center here on the City Hall property or by Exit 8 by where the Hotels are. This Broadway property in question only scored about 3rd or 4th on the list of potential locations for a Route 66 Tourism Center.

Mr. Ramsour asked if it included the garage?

Mr. Tuttle stated it did.

Mr. Dermot asked if they were voting on all four (4) parcels?

Mr. Tuttle stated that was correct.

Mr. Ramsour asked if there were any other questions from the Commissioners? There was not. He also 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. STEELE MOVED, SECONDED BY MR. MCCULLOUGH TO APPROVE CASE 012-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 013-19: Preliminary Plat Review - A request to review the Preliminary Plat of Koinonia Subdivision located immediately west of the intersection of Duquesne Road and Birch Lane - Koinonia Christian Campus Ministry

David Weaver, 1435 Van Winkle, Joplin, MO 64801. We are a campus ministry to Missouri Southern and came into existence in 1967. We purchased about three and a half acres from College View Baptist Church to the south. We are looking to develop housing units for our students. These will be nice residential homes that will fit in with the surrounding neighborhood. In order to do our next two houses on lots 5 and 6, we wanted to come before this commission and present this plat.

Mr. Ramsour asked if this is similar to the two houses that are there?
Mr. Weaver stated they were.

Mrs. Steel stated that the street is not built, so you could have a house on lot 6.

Mr. Weaver stated that there are bids with Allgeier Martin, (Kurt Higgins) approved with Emery Sapp and Sons, so as soon as this is all approved they will move forward with the paving, curb guttering and asphalt specifications.

Mr. Ramsour asked if there were any other questions from the Commissioners? There was not. He also 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. MCCULLOUGH TO APPROVE CASE 013-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Case 014-19: Final Plat Review – A request to review the Final Plat of Koinonia Subdivision located immediately west of the intersection of Duquesne Road and Birch Lane – Koinonia Christian Campus Ministry

Edward Whitmore stated that this is the Final Plat for Koinonia Subdivision and because this plat is less than 12 lots both preliminary and final plats could be submitted at the same time.

Mr. Ramsour asked if there were any other questions from the Commissioners? There was not. He also asked if there was anyone else to speak in favor of this case?

David Weaver, 1435 Van Winkle, Joplin, MO 64801. He would ask that the Planning & Zoning Commission approve this plat and would answer any questions at this time.

He also 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 MRS. STEELE TO APPROVE CASE 014-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Other Business

Mr. Ramsour 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 Ramsour
Peter Ramsour, Vice Chairman

Approved Lindsay Dunn
Lindsay Dunn, Secretary