

MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
MARCH 18, 2016
11:00 A.M.

John Briggs called the March 18th Board of Adjustment meeting with the following Board members present: Thomas Beisner, John Briggs, James Pinjuv (Alternate), De'Shannon Shabazz (Alternate), and Matthew Smith. Board members David Layne and Fred Roesel were absent. Taylor Cunningham and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

OLD BUSINESS

A. Approval of February 19, 2016 meeting minutes.

Mr. Briggs The first order of business today is the approval of the February 19, 2016 meeting minutes, if everybody has had a chance to look at those a little bit.

Mr. Beisner **I move we approve the minutes from February.**

Mr. Shabazz **I'll second.**

Mr. Briggs **I have a motion by Mr. Beisner and a second by Mr. Shabazz. All in favor? (Mr. Beisner, Mr. Briggs, Mr. Pinjuv, Mr. Shabazz, and Mr. Smith voted "aye") All opposed? (None) Motion carries, 5-0.**

PUBLIC HEARINGS

Mr. Briggs With that, we'll open the public hearing portion of this meeting, and I'll read the rules of the Board of Adjustment for those of you that are here. It is requested that persons testify before the Board of Adjustment follow these rules:

- 1) State your name and address clearly for the record.
- 2) Please give your testimony as briefly and as completely as possible.
- 3) Please, do not repeat testimony that has been given previously. We want you to state your facts, but limit your information to only new information.
- 4) Everyone is invited to speak; however, if you have a spokesman, please allow him or her to speak.
- 5) When the Public Hearing is closed by the Chairman, no additional testimony is allowed except when invited by the Board.
- 6) Remember that this is a Public Hearing, and all sides have a right to give testimony or state one side of any issue.
- 7) The Board of Adjustment of the City of Joplin through this introduction, accepts into evidence the 2012 Comprehensive Plan, the Zoning Code of

the City of Joplin and the Subdivision Regulations of the City of Joplin being Appendices 29-A and 29-B of the Joplin Municipal Code, the written recommendations of the City staff, and all other written evidence presented at today's hearing.

Thank you for your consideration and understanding.

Item 03-16-01: **Northwest Corner of 15th Street and Ohio Avenue – A request by for a variance from Sec. 29A-1904 (Off-Street Parking and Loading Regulations), of the Joplin City Code of Ordinances, more particularly described as a waiver of 8 parking spaces from the required 36 parking spaces - Imperial Development Company, LLC.**

Mr. Briggs Is there anyone that would like to speak in favor of this item?

Michael White Good morning. My name is Michael White, 1154 Beall Road, Republic, Missouri, and I'm here as a representative for the developer and the engineer. In this case, as you just mentioned, on the variance request, due to the site constraints and the size—the feasibility size of the building, we're just not able to get the required spots on there. So we have come up with a 28-spot plan. Five of those are on that road improvement of Ohio Street. Based on the square footage calculations—I believe the engineers talked to the City, with the requirements of the reduced square footage based on storage—you know, really, 30 spaces is ideal, and we can deal with 28, so that's why we're requesting the variance for the 28. If you have any questions, I'll be glad to try to answer them for you the best I can.

Mr. Briggs Do you have any questions? Alright, seeing how no one else is here to speak in opposition, we'll go ahead and close the public hearing portion of the meeting, and the floor will entertain a motion.

Mr. Shabazz **Mr. Chair, I move that we accept these blueprints and the plans that these folks have chosen for us.**

Mr. Briggs I've got a motion by Mr. Shabazz—

Mr. Pinjuv **Second.**

Mr. Briggs **And a second by Mr. Pinjuv. All in favor? (Mr. Beisner, Mr. Briggs, Mr. Pinjuv, Mr. Shabazz, and Mr. Smith voted "aye") All opposed? (None) Motion carries, 5-0.** With that, I don't believe there's any other business today, so the Chair will entertain a motion to adjourn.

Mr. Beisner I'll make that motion.

Mr. Briggs I have a motion by Mr. Beisner—

Mr. Shabazz

Second.

Mr. Briggs

And a second by Mr. Shabazz. All in favor? (Mr. Beisner, Mr. Briggs, Mr. Pinjuv, Mr. Shabazz, and Mr. Smith voted "aye") Motion carries, 5-0. Meeting adjourned.

The meeting was adjourned at 11:05 a.m.

Approved  _____
John Briggs, Chairperson

Approved  _____
Susan Champlin, Senior Clerk