

MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, AUGUST 9, 2021  
4:00 P.M.

The Planning and Zoning Commission met in a regular session Monday, August 9, 2021. Present were Commission members Wendy Bruckner-Sears, Janice Steele, Rodney McCullough, Kent Eastman, and Mary Ann Phillips. Keegan Stanton and Rachel Freund represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Rachel Freund called the roll.

**MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH TO EXCUSE ABSENT COMMISSIONERS MR. DREW KIMBLE AND MS. AMIA WARREN. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS "AYE", (5 IN FAVOR, 2 ABSENT)**

2. Approval of the July 12, 2021, Minutes:

**MR. EASTMAN MOVED, SECONDED BY MS. STEELE TO APPROVE THE JULY 12, 2021, MINUTES. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 037-21: 2521 S. Connor Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – David McCartney

David McCartney, 720 Glenview Place, Joplin, MO. He stated that he is no longer the owner but is speaking on behalf of the new owner. Basically, asking for an extension of the R-2 which is currently enforced in the adjoining plats. There are two properties, 2515 and 2519 S. Connor and combining them with this corner lot would be the appropriate square footage for duplexes.

Mr. Eastman asked he was just rezoning the corner lot?

Mr. McCartney stated that was correct. The other two lots are zoned R-2.

Ms. Bruckner-Sears asked if there was anyone here to speak in favor of this request? There were none. Ms. Bruckner-Sears asked if there was anyone here in opposition of this request?

Charles Steele, 2501 S. Connor, Joplin, MO. He is concerned about the sidewalk on 26<sup>th</sup> Street. We see a lot of foot traffic that can't go from Jackson to Bird, east/west, they go through the yards, or they go on the street, which is very dangerous. The other question I would have is where would the entrance be?

Mr. Stanton stated that since 26<sup>th</sup> Street is a collector we would not permit driveways to be off that street. It would have to be off Connor. As far as the sidewalks, the builder would be required to build sidewalks on their portion of the right-of-way with the building permit. The sidewalks will not extend the whole length, but this section would have sidewalks.

Ms. Bruckner-Sears asked if there was anyone else to speak against this request? There was not.

**MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 037-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 038-21: Southeast Corner of S. Anderson Ave. and W. 26<sup>th</sup> St. – A request to vacate a utility easement – Memorial Hills II, L.P. c/o Kevin Parker

Kevin Parker with Parker Development, 1115 Illinois Ave. Ste. 1, Joplin, MO. The easement he is requesting to vacate is a legacy easement which has been vacated on both sides, which was recorded in 1978 and is now on a site that is being held by the Joplin Redevelopment Commission, that he is purchasing for the construction of Memorial Hills II. This is a 54-unit affordable housing project. The easement was not a concern initially, but we had to move our building up due to unsuitable soils. Notifications has been sent to all utility companies, but since it has been abandoned, no one has any problems with the vacation.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 038-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 039-21: End of Public Right-of-Way of W. 32<sup>nd</sup> St. – A request to voluntarily annex property into the City of Joplin – James and Lance Ledford

Logan Ellis, Anderson Engineering, we are seeking to annex Eagles Edge Phase II into the City of Joplin.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MR. MCCULLOUGH MOVED, SECONDED BY MR. EASTMAN THAT CASE 039-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 040-21: 2315 S. Empire Ave. – A request to declare property surplus – City of Joplin

Keegan Stanton, 602 S. Main Street, Joplin, MO. With the Chair's permission he requests to present the next six cases.

Ms. Bruckner-Sears stated that would be fine.

The first case is a residential lot, currently zoned as R-1 (Single-family Residential). We anticipate that a house will be built on this lot when someone purchases it. We did receive this property from the Jasper County Trustee.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 040-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 041-21: 226 N. Byers Ave. – A request to declare property surplus – City of Joplin

Mr. Stanton stated this property is zoned R-3 (Apartment House District). It is a 50' x 120' lot, given the neighborhood we would anticipate residential development on that lot. This property was also deeded to us from the Jasper County Trustee.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 041-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 042-21: 2014 S. Connor Ave. – A request to declare property surplus – City of Joplin

Mr. Stanton stated that this property is zoned R-1 (Single-family Residential). This lot is also 50'x120' lot. We anticipate this lot to have single-family construction. The property was also deeded to us from the Jasper County Trustee.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MR. EASTMAN MOVED, SECONDED BY MS. PHILLIPS THAT CASE 042-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 043-21: Northwest Corner of W. 3<sup>rd</sup> St. and S. Jackson Ave. – A request to declare property surplus – City of Joplin.

Mr. Stanton stated this property is zoned R-3 (Apartment House District). It is a 50' x 120' lot, given the neighborhood we would anticipate residential development on that lot. This property was also deeded to us from the Jasper County Trustee.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT CASE 043-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 044-21: 807 E. Broadway St. – A request to declare property surplus – City of Joplin

Mr. Stanton stated this property is zoned C-1 (Neighborhood Commercial District). This is the only property zoned Commercial today. This zoning can have multi-uses but given its location we anticipate commercial development. We received this property from the Land Clearance for Redevelopment Authority from the City of Joplin back in the 1970's.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MR. MCCULLOUGH MOVED, SECONDED BY MR. EASTMAN THAT CASE 044-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 045-21: 1710 S. Pearl Ave. – A request to declare property surplus – City of Joplin

Mr. Stanton stated this property is zoned R-1 (Single-family Residential). It is a 50' x 120' lot, given the neighborhood we would anticipate residential development on that lot. This property was also deeded to us from the Jasper County Trustee.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MS. PHILLIPS MOVED, SECONDED BY MR. EASTMAN THAT CASE 045-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Mr. Eastman wanted to know if the City of Joplin had current appraisal on these properties?

Mr. Stanton stated he did not have them with him, but we do have that information.

Ms. Phillips has a question on Case 041-21, 226 N. Byers Ave. Being zoned R-3, did Mr. Stanton state that it would be multi-family, or it could be multi-family?

Mr. Stanton stated that R-3 is Apartment House, and it could allow for multi-family development, but given the size of the property, we have not seen many of those. Some of the larger homes have been converted, but this lot is vacant.

Ms. Bruckner-Sears asked the Commissioners if they had any other questions? They did not,

3. Old Business:  
None.

4. New Business

Case 046-21: Preliminary Plat Review – A request to review the Preliminary Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. We have annexed in the 4-acre site into the City of Joplin. This plat has 14 lots on this property, and they will be R-1 (Single family Residential). There are two lots that are larger in size, lot 14 contains a retention basin to the north which will capture the runoff for that part of the sub-division. In lots 11 and 12, additional space designated for a second basin against the railroad right-of-way. The sewer would be extended from the east. There is a little off-site to bring it in to serve the sub-division. The Missouri American Water Company will provide the water and have planned to extend the end of their main. The street has been platted so it can be extended to the city limits with Jasper County. We are not asking for any variances; we were able to site this with all 14 lots meeting the required footage. Also, we have included the installation of sidewalk along the south side of Par Lane coming in and then along the east side of Eagle Court.

Mr. Eastman asked if the cul-de-sac meets the requirements that a firetruck can get in if need be?

Mr. Bolte stated that they have a radius for that per city code.

Ms. Bruckner-Sears asked the audience if there was anyone to speak in favor of this case? There was not, she also asked if there was anyone in the audience in opposition of this case?

Richard Hatfield, 2026 Fairway Drive, Joplin, MO. Currently the President of the HOA of Twin Hills Estate. On behalf of the board, there is concern on how many houses are going to be built and meeting the size and requirements. The main concern the board has is on Par Lane the curve that is Twin Hill to

Par Lane is a 90 degree turn and narrow. It has got curbing that is asphalt which was grandfathered in back in 1985. Some other concerns are water runoff. The land is flat, and it doesn't show any new contour lines. The front detention pond will eventually go into the road. The one in the back will go onto private property, something will have to change on that. There are also discussions about a fire hydrant being put in, which the closest is at Golf Links and Twin Hills.

Mr. Stanton stated that fire service will be required. There is a minimum distance requirement of approximately 500 to 600 feet that firetrucks can be from fire hydrants. There will be a fire hydrant at the cul-de-sac.

Mr. Bolte stated there will be two fire hydrants where the water main dead ends.

Mark Lane, 2230 S. Fairway Drive, Joplin, MO. The concern is the traffic. With 14 new homes there will be approximately 28 more cars, one way in and one way out. The neighbors and I are also concerned about the size of the homes. We all have large homes and large lots, and these are smaller lots with smaller homes. He also wanted to know if the City of Joplin would be responsible to make Par Lane easier to get through there. The problem is Twin Hills and Par Lane.

Mr. Stanton stated he would have to look into that. The Public Works Department has the jurisdiction over streets.

Ken Myers, 4410 Golf Link Drive, Joplin, MO. He is in the 185' circle and we have concerns. If you look at the map and you see the other houses with large lots and then what he wants to establish, the lots are very small. Plus, these 4 acres are in the complete stuck back in the far corner, with Par Lane and Twin Hills the only way in and out. I think it will ruin our subdivision with all the extra traffic. It feels like we are getting things shoved down our throat with out any knowledge of what's going on,

Ms. Bruckner-Sears asked if the Commissioners had any questions or discussion? They did not.

**MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 046-21 BE APPROVED. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Case 047-21: Final Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

**MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 047-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN,**

**MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

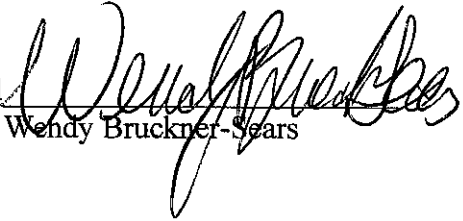
5. Other Business

None.

6. Adjournment

**MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT TO ADJOURN. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)**

Approved

  
Wendy Bruckner-Sears

Approved

  
Rachel Freund