

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**MEETING**  
**FRIDAY AUGUST 21, 2020**  
**11:00 A.M.**

Mr. Layne called the August 21, 2020 Board of Adjustment meeting to order with the following Board members present David Layne, Thomas Beisner, James Pinjuv, Ron Brewer, and Dewayne Patton. Keegan Stanton, and Olivia Stockdale represented the Planning, Development and Neighborhood Services Department.

**Roll Call**

**MR. BREWER MOVED, SECONDED BY MR. PINJUV, TO EXCUSE MR. SMITH AND MR. BRILEY. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. BREWER, AND MR. PATTON, VOTING “AYE”. (5 IN FAVOR, 0 NAYS, 2 ABSENT).**

**OLD BUSINESS**

**A. Approval of May 15, 2020 Meeting minutes.**

Mr. Layne asked if everyone had the chance to look at the minutes, and if there is a motion to approve those minutes?

**MR. PINJUV MOVED, SECONDED BY MR. BEISNER, TO APPROVE THE FEBRUARY 21, 2020 MINUTES. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. BREWER, AND MR. PATTON, VOTING “AYE”. (5 IN FAVOR, 0 NAYS, 2 ABSENT).**

**PUBLIC HEARING**

Mr. Layne                      We will go ahead and open the Public Hearing portion of the meeting and I'll read the rules for all those in attendance:

- 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/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 Zoning 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, the Telecommunications Ordinance, and the Stormwater Management Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E, and 29-F of the Joplin Municipal Code, the written recommendations of the City's staff, and all other written evidence presented at today's hearing.

Mr. Layne stated the first case is:

Case 08-20-01: Southwest corner of W. 7<sup>th</sup> St. and S. Joplin Ave. – A request from Chad Greer, on behalf of the Harry M. Cornell Arts & Entertainment Complex, for a waiver of the requirement that substantial amounts of masonry materials will make up at least forty (40) percent of the street façade from the Joplin City Code, Appendix 29-A Zoning Regulations, Article 22 Site Plan Review, Sec. 29A-2211 Commercial and Industrial Development Standards, Letter I.

Chad Greer, 716 S. Main Street, Joplin, MO, architect working on the project. Ms. Beashore, who is the President of Connect to Culture and one of the founding and continuing members of the Harry M. Cornell Complex is here today. We want to give a little background information and history information on how the design came to be. The project, the inspiration came from the original lead and zinc that was so important to the founding and formation of Joplin. It became the inspiration behind the form of the Harry M. Cornell Complex. It has the cubic volume and there is some variation to it in the way it has some shimmer and catches the light. You will also see the insulated exterior panel for the façade treatment of this iconic and important new structure for the City of Joplin.

Mr. Stanton stated that there are no comparable uses to this performing arts center in the City of Joplin. The strict interpretation of this regulation has not kept up with the pressure of new development styles. The proposed variance will not have a negative impact on the public. Staff does recommend approval of this case.

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

**MR. BREWER MOVED, SECONDED BY MR. BEISNER, TO APPROVE THE CASE 08-20-01. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. BREWER, AND MR. PATTON, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).**

Case 08-20-02: 125 Inger Pl. - A request from Aric Merriman for a waiver of thirty (30) feet from the requirement that privacy fences shall not be located closer to the front property line than the nearest portion of the rear of the building from the Joplin City Code, Appendix 29-A Zoning Regulations, Article 18 Supplementary Regulations, Sec. 29A-1815 Fences, B, 1

Aric Merriman, 125 Inger Pl., Joplin, MO. There is a deck that wraps around, so where the fence was originally was even with the deck of the back of the house. It was built off the front and redid a permit now they are saying I have to have a new permit and a variance. A portion of his already-built fence to be permitted to remain a 6-foot privacy fence that is forward of the rear of the building.

Mr. Stanton stated that it will not have a negative impact on adjacent property. The proposed variance will not be opposed to the general spirit and intent of the zoning regulations. Staff recommends approval of this case.

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

**MR. PINJUV MOVED, SECONDED BY MR. BREWER, TO APPROVE THE CASE 08-20-01. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. BREWER, AND MR. PATTON, VOTING “AYE”. (5 IN FAVOR, 0 NAYS, 2 ABSENT).**

Mr. Layne asked if there was anything else to come before this board? There was not. We just need a motion to adjourn. Do I have a motion to adjourn?

**MR. BREWER MOVED, SECONDED BY MR. BEISNER TO ADJOURN. MOTION CARRIED, WITH MR. LAYNE, MR. BEISNER, MR. PINJUV, MR. BREWER, AND MR. PATTON, VOTING “AYE”. (5 IN FAVOR, 0 NAYS, 2 ABSENT).**

Approved \_\_\_\_\_  
David Layne, Chairman

Approved \_\_\_\_\_  
Olivia Stocksdale, Notary