

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 10, 2020
4:00 P.M.**

The Planning and Zoning Commission met in regular session on Monday, February 10, 2020. Present are Commission members Pete Ramsour, Seth Dermott, Debra Koelkebeck, Janice Steele, Rodney McCullough, and Kent Eastman. Keegan Stanton and Lindsay Dunn represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

MS. STEELE MOVED, SECONDED BY MR. DERMOTT, TO EXCUSE MRS. BRUCKNER-SEARS. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

2. Approval of January 13, 2020 Minutes:

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, TO APPROVE THE JANUARY 13, 2020 MINUTES. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

3. Public Hearing:

Mr. Ramsour read the Public Hearing Procedures.

Case 005-20: 5703 W. Wildwood Ranch Parkway - A request to remove from District R-1 (Single-family Residential) and include in C-3 (Commercial) for the purpose of operating office space – Peace Church, LLC.

Cindy Smith, 1620 Mandlin Lane, Webb City, MO. There is a commercial building on the property, and it needs to be rezoned. It was annexed in as R-1 and never changed.

Mr. Ramsour stated that he drove by and saw the new nice building.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case?

Jennifer Weldon, 1848 Waldo Hatler Memorial Dr., Neosho, MO. She stated that she works with Cindy and she would like the property rezoned.

Mrs. Steele wanted to know if it operates as a church now?

Ms. Weldon stated that it is not an actual church. It was a name of a road and the owner likes to name

his companies after the road. It is literally a business that owns properties.

Mrs. Koelkebeck just wanted to make sure that it is just office space?

Ms. Weldon stated it is just for offices, but we do have a little section for activities for the individuals. No one lives there or stays there.

Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH FOR CASE 005-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 006-20: 2307 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-O (Commercial Office) for the purpose of future commercial development. – Charles & Connie Brewer

Andrew Bright, 602 Fountain Rd., Webb City, MO. He is representing Charles & Connie Brewer. The property is in the process of being sold. The future owners are here and is willing answer questions for you.

Mr. Ramsour stated he drove by and on the Connecticut side there are two driveways that go up to two houses that combine and then shared. How will the homeowners get to their house?

Mr. Bright, the future owners would be able to answer that but from his understanding the driveways will be rerouted to one side of the property in order to make the frontage parcels larger.

Mr. Eastman asked if the were planning on tearing down the homes?

Mr. Bright stated not to his knowledge.

Mrs. Koelkebeck wanted to know if there were going to sell as a block?

Mr. Bright stated they were selling them all together.

Mr. Ramsour asked if there anyone in favor of this request?

Mr. Dave Coleman and this is my son Jeff Coleman. Dave Coleman, 1030 SE Murphy Blvd, Joplin, MO Jeff Colman, 727 E 12th Street, Baxter Springs, KS. We are the future owners of the property so we would like to have the property rezoned. There is vegetation in the back of the proposed plan, and we need to find out the regulations on that, whether we needed a fence or what we needed. We plan to do low impact lighting and we are not a practice that stays open late.

Mr. Eastman asked if they would keep the two houses currently on the property.

Mr. Coleman stated that they currently would.

Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. He also asked if there was anyone to speak in opposition of this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN FOR CASE 006-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

4. New Business:

Case 007-20: 221 E. 44th St. – A request for a Special Use Permit (3rd Renewal) for the continued operation of a childcare home business – Connie Gillock

Connie Gillock, 221 E 44th Street, Joplin, MO. The childcare business has been there for 23 years. Her daughter is the Director of the business.

Mr. Ramsour asked for questions for Ms. Gillock from the commissioners. There were none. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone to speak in opposition of this case? There was not.

MRS. KOELKEBECK MOVED, SECONDED BY MR. DERMOTT FOR CASE 007-20 BE APPROVED. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 008-20: 101 Plaza Dr. – A request for a Special Use Permit (4th Renewal) for the continued operation of a day care center – The Learning Tree

Diana Heckmaster, 2607 Wisconsin Ave., Joplin, MO. She is one of the owners of The Learning Tree. We have been at this location since 2011. We would like to continue.

Mr. Ramsour asked for question for Ms. Heckmaster from the commissioners. Mr. Ramsour stated that he notices that the two houses behind you are awfully close. Any complaints from them about kid noise or anything?

Mrs. Heckmaster stated there hasn't ever been a complaint.

Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone to speak in opposition of this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MR. EASTMAN FOR CASE 008-20 BE APPROVED. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Case 009-20: 430 S. Forest Ave. – A request for a Special Use Permit (2nd Renewal) for the continued operation of an infant day care – Stephanie Moore

Stephanie Moore, 2106 E 25th Street, Joplin, MO. We have been in business for 13 years and I am requesting a permanent permit.

Mr. Ramsour asked staff is this for a permanent permit?

Mr. Stanton stated it was not indicated in the application. If the commissioners would like to approve it as permanent, the commission has the right to do that.

Mr. Eastman asked staff if there were any neighborhood complaints?

Mr. Stanton stated they have not received any.

Mr. Ramsour asked that they can amend and make a permanent special use permit.

Mr. Stanton said yes.

Mr. Ramsour asked if there anyone in favor of this request? There was not. Is there was anyone against this request? There was not.

MRS. STEELE MOVED, SECONDED BY MR. DERMOTT FOR CASE 009-20 BE APPROVED FOR AN AMENDED PERMANENT SPECIAL USE PERMIT. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

5. Old Business: None.

6. New Business:

MR. EASTMAN MOVED, SECONDED BY MR. DERMOTT TO AMEND THE AGENDA FOR A CITIZEN TO SPEAK. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Mr. Morris Glaze, 3321 Delaware, Sunnyvale Subdivision, Joplin, MO. I am to speak about some circumstances concerning a home business. There has been a business permitted to a gentleman that is running a business out of his home in the detached garage. The business is internet sales and UPS trucks and FEDEX trucks show up with inbound freight that is being delivered by Semi Trucks and blocking traffic on Park Ave. Semis are hitting the trees, poles and running over the curbing.

Mr. Ramsour asked if it was a special use permit or actually a business. Mr. Glaze stated that we will get Troy Bolander and he can speak.

Mr. Bolander stated that under the zoning code we do allow a few home businesses by right. One is internet sales. You usually don't see customers or in/outbound traffic. That is a permitted use. The conditions are you can have only one employee and that is what we are looking into. A lot of internet sales goes on and we didn't realize the semi-trucks coming in and out so much which we are checking on.


Mr. Ramsour would like to know how that situation effects this commission. We didn't issue the permit, did we?

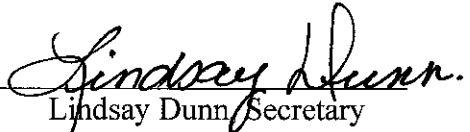
Mr. Bolander said No. Unless Mr. Glaze is asking for a code change, if it is in violation, we take care of it at the administrative level.

Mr. Ramsour stated that it is very informative but there isn't anything the commission can do to help.

7. Adjournment:

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, TO ADJOURN. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Approved 
Pete Ramsour, Chairman

Approved 
Lindsay Dunn, Secretary