

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**MEETING**  
**FRIDAY, AUGUST 20, 2021**  
**11:00 A.M.**

Mr. Layne called the August 20, 2021, Board of Adjustment meeting to order.

**Roll Call**

Board members present David Layne, James Pinjuv, Thomas Beisner, and Chase Kraft. Keegan Stanton represented the Planning, Development and Neighborhood Services Department.

**MR. PINJUV MOVED, SECONDED BY MR. KRAFT, TO EXCUSE MR. SMITH, MR. BRILEY, AND MR. BREWER. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. BEISNER, AND MR. KRAFT VOTING "AYE". (4 IN FAVOR, 3 ABSENT).**

**OLD BUSINESS**

**A. 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 case is:

Case 8-21-01: 20<sup>th</sup> Block of S. Connecticut Ave. – A request from Red-Wood Development, Inc. for a waiver of 769 square feet from the required 2,500 square feet minimum lot size per family from the Joplin City Code, Appendix 29-A Zoning Regulations, Article 7 District R-3 Apartment House District, Sec. 29A-703 Height and Area Regulations, Letter E Lot Area Per Family.

Scott Wagner, 802 S. Walker, Webb City, MO. I am representing Anderson Engineering and Red Wood Development on this variance. They would like to reduce the lot area per family from 2,500 sq. ft. to 1,700 sq. ft.

Mr. Layne wanted to know if they have this in other developments and is it the standard size?

Mr. Wagner stated it was the standard size for Red Wood. Any type of apartments they have put in around the community, this is what they typically go with.

Mr. Stanton mention that it probably has similar number of units per square foot like Copper Landing or Point on Connecticut.

Mr. Pinjuv stated it was three story, it will reduce the square footage.

Mr. Layne asked if there were any questions from commissioners?

Mr. Kraft wanted to know if they were studio, 1 bedroom, 2-bedroom apartments?

Mr. Wagner stated that in the packet there is a listing. There will be 24 studios, 66-1-bedroom, 48-2 bedroom and 6-3 bedroom. The residents should be single or small family.

Mr. Kraft mentioned there was 144 units, how many different buildings?

Mr. Wagner stated there were 6 buildings.

Mr. Kraft wanted to know where the entrances were going to be located.

Mr. Wagner stated that there is a shared driveway with the Casey's on 20<sup>th</sup> Street. There will be one on E. 20<sup>th</sup> Street and one-off Connecticut.

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

**MR. PINJUV MOVED, SECONDED BY MR. BEISNER, TO APPROVE CASE 08-21-01. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. BEISNER, AND MR. BRILEY VOTING "AYE". (4 IN FAVOR, 0 NAYS, 2 ABSENT).**

*CRD FT*

Case 8-21-02: 1109 S. Byers Ave. – A request from Boyd Metals for a waiver of 30 feet from the minimum required 30-foot front yard setback from Joplin City Code, Appendix 29-A Zoning, Article 16 Heavy Industrial District, Sec. 29A-1603 Height and Area Regulations, Letter B Front Yards.

Patrick Nigh representing Boyd Metals. There growth is requiring more building, more warehouse space. They have asked Mr. Nigh for a budget number to put a 150'x200'x40' warehouse. It would be vertical stacking, material they have racking system that will allow for high stack and eventually have that automated. They have the land to the north, to the south, and to the east, the Byers Ave. on the west. We are wanting to build out even with the existing buildings that are along that road. We are asking that we could build in line with those other buildings along the west line.

Mr. Layne asked if there were any questions from commissioners? There were none.

Mr. Stanton did mention that with a request like this we typically see where the historic buildings were built to the right-of-way line. It would not be in appropriate in this area.

Mr. Pinjuv wanted to know if this would create more jobs?

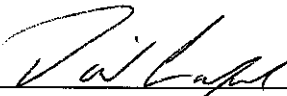
Audie Dennis, Boyd Metal, stated they would not be adding additional jobs, specifically because of this, we are growing and what this will allow us to do is operate more efficiently and safely.


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

**MR. PINJUV MOVED, SECONDED BY MR. KRAFT TO APPROVE CASE 08-21-03. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. BEISNER, AND MR. KRAFT VOTING "AYE". (4 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. BEISNER MOVED, SECONDED BY MR. PINJUV TO ADJOURN. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. BEISNER, AND MR. KRAFT VOTING "AYE". (4 IN FAVOR, 0 NAYS, 2 ABSENT).**

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

Approved  \_\_\_\_\_  
Keegan Stanton, Staff