

X11-6-18

PLANNING COMMISSION AGENDA

November 15, 2018 7:00 p.m.

Regular Meeting

Council Chamber, 3rd Floor of City Hall
1100 Frederick Ave., St. Joseph, Missouri



CITY CLERK
EMM
2018 NOV -6 PM 12:28

- **CALL TO ORDER**
- **CERTIFIED COPY OF CHAPTERS 11, 26 AND 31 AVAILABLE**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF REGULAR MEETING**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**

The following rules of conduct have been adopted by this Commission:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than ten minutes at a time without permission from the Chairperson.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning Commission and will become a part of the permanent file.

If necessary, adjust the microphone; clearly speak into the microphone.

Please call the CITY CLERK at 271-4730 to obtain final City Council Hearing Date.

It is the intention of the City of St. Joseph to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the City will attempt to accommodate you in every reasonable manner. Please contact the ADA Coordinator, 816-271-4610, or TDD# 816-271-4898 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

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PUBLIC HEARINGS ON REQUESTS FOR REZONING, CONDITIONAL USE PERMITS, & SUBDIVISIONS

MINUTES

OCTOBER 25, 2018 PLANNING COMMISSION MEETING

UNFINISHED BUSINESS

NEW BUSINESS

- **ITEM #1 Variance to Subdivision Code** – A request for approval of a variance to the subdivision code for construction of a cul-de-sac greater than 1320' in length and the construction of a temporary gravel drive on the property to be developed at 4750 Stonebridge Drive West, Greystone Plat 8, as requested by Donald Clark. The property is currently zoned RP-2, Planned Single Family Residential District.
Variations move on to City Council.
Staff recommendation: approval
- **ITEM #2 Conditional Use Permit** – A request for approval of a conditional use permit to allow Riverbend Biodiesel, LLC to operate in the existing facility located at 1201 S 6th Street as requested Jeff Kistner. The property is currently zoned M-2, Heavy Manufacturing District.
Conditional Use Permits are forwarded to the City Council.
Staff recommendation: approval
- **ITEM #3 Amendments to Chapter 31 of the Municipal Code** – Amendment of Sections 31-000 through 31-311 and any and all other Sections of Chapter 31 of the Code of Ordinances necessary to modify the Zoning Code to comply with state and federal law and regulate the placement, construction, and modification of towers and telecommunications facilities in order to protect the health, safety, and welfare of the public while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in the city.
Ordinance amendments are forwarded to the City Council.
Staff recommendation: approval
- **ITEM #4 Amendments to Chapter 26 of the Municipal Code** – Amendment of Chapter 26 to add an Article VII governing the vacation of public rights-of-way and easements and modify all other Sections of Chapter 26 of the Code of Ordinances to establish procedures for the vacation or abandonment of public right-of-way and easements.
Ordinance amendments are forwarded to the City Council.
Staff recommendation: approval

REPORT FROM STAFF

UPDATES AND DISCUSSION