

PLANNING COMMISSION AGENDA

June 24, 2021 5:30 p.m.
1100 Frederick Avenue
Third Floor, Council Chambers, City Hall
Regular Meeting



2021 JUN 15 AM 10:42

CITY CLERK

- *CALL TO ORDER*
- *CERTIFIED COPY OF CHAPTERS 11, 26 AND 31 AVAILABLE*
- *ROLL CALL*
- *APPROVAL OF MINUTES OF PREVIOUS 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.

PLANNING COMMISSION AGENDA

June 24, 2021 5:30 p.m.
1100 Frederick Avenue
Third Floor, Council Chambers, City Hall
Regular Meeting

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

MINUTES

MAY 27, 2021

- **ITEM #1 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Heath located at 5012 and 5102 S 169 Highway, as requested by Scott Gann.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions
- **ITEM #2 Authorization to enter into a Subdivision Improvement Agreement -**
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Heath as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval
- **ITEM #3 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled KARS Addition located at 6801 Memorial Highway and 6911 Memorial Highway, as requested by Richard and Kathy Shuster.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions
- **ITEM #4 Authorization to enter into a Subdivision Improvement Agreement -**
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for KARS Addition as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval
- **ITEM #5 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Biozyme East located at 4621 Easton Road, as requested by Robert Norton.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval
- **ITEM #6 Authorization to enter into a Subdivision Improvement Agreement -**
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Biozyme East as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval

- **ITEM #7 Zoning District Change** – A request for approval of a change of zoning from R-2, Two Family Residential District to C-3, Commercial District for the property located at 2103 Lafayette Street as requested by City of Saint Joseph.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #8 Zoning District Change** – A request for approval of a change of zoning from C-1, Neighborhood Shopping District to C-3, Commercial District for the property located at 904 S 22nd Street as requested by Mike Spiking and Curtis Howard.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #9 Zoning District Change** – A request for approval of a change of zoning from M-2, Heavy Manufacturing District to R-1B, Detached Single Family Residential District for the property located at 2215 Garfield Avenue as requested by Marty Lyle, agent for Lily and Sparky, LLC.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #10 Zoning District Change** – A request for approval of a change of zoning from M-2, Heavy Manufacturing District to C-3, Commercial District for the property located at 1901 St. Joseph Avenue as requested by Haroun Alhambra.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #11 Zoning District Amendment** – A request for approval to repeal the Riverside Business Park Precise Plan and adopting a revised Riverside Business Park Precise Plan to update uses and expand use groups to accommodate growth and development within the P-8, Riverside Business Park Precise Plan for property generally located south of Pickett Road on both sides of Riverside Road, as requested by Patt Lilly on behalf of St. Joseph Business Park Corporation.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #12 Discussion of amending rules of conduct adopted by the Planning Commission**

REPORT FROM STAFF

UPDATES AND DISCUSSION

PUBLIC COMMENT