

PLANNING COMMISSION AGENDA

July 23, 2020 7:00 p.m.

Regular Meeting

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



2020 JUL 15 AM 8:41

CITY CLERK

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

JULY 7, 2020 SPECIAL PLANNING COMMISSION MEETING

UNFINISHED BUSINESS

NEW BUSINESS

- **ITEM #1 Zoning District Change** – A request for approval of a change of zoning from R-1A, Single Family Residential District to C-1, Neighborhood Shopping District for the property located at 3002 Pear as requested by Jerome Wheeler.
Zoning District Changes move on to City Council
Staff recommendation: approval

- **ITEM #2 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 600 S 28th as requested by John Rowe.
Zoning District Changes move on to City Council
Staff recommendation: approval

- **ITEM #3 Zoning District Change** – A request for approval of a change of zoning from R-1B, Detached Single Family Residential District to C-3, Commercial District for the property located at 2717 Locust as requested by John Rowe.
Zoning District Changes move on to City Council
Staff recommendation: conditional approval

- **ITEM #4 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled UHAUL of St. Joseph located at 903 N 36th Street, as requested by Alicia McKay.
Major subdivisions are forwarded to the City Council.
Staff recommendation: conditional approval

- **ITEM #5 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 UHAUL of ST. Joseph as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval

- **ITEM #6 Minor Subdivision** – A request for approval of a minor residential subdivision entitled Niemann Subdivision located at 2520 N 35th Street as requested by Carolyn Niemann.
Minor Subdivisions are approved or denied by the Planning Commission
Staff recommendation: conditional approval

- **ITEM #7** **Minor Subdivision** – A request for approval of a minor commercial subdivision entitled Thevenot Subdivision located at 1111 Alabama as requested by Martial Thevenot.
Minor Subdivisions are approved or denied by the Planning Commission
Staff recommendation: approval
- **ITEM #8** **Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled North Village Plat 10 located at N. Pointe Drive, as requested by Lee Sawyer.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval
- **ITEM #9** **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 North Village Plat 10 as provided in Section 26-71(a).
Approved or denied by the Planning Commission
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 2300 Davis as requested by Juan Aranda.
Zoning District Changes move on to City Council
Staff recommendation: approval

REPORT FROM STAFF

UPDATES AND DISCUSSION