



CITY CLERK  
2022 MAR 17 PM 2:51

## **PLANNING COMMISSION**

March 24, 2022 5:30pm  
1100 Frederick Avenue  
Third Floor, Council Chambers, City Hall  
Regular Meeting

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- **Call to order**
  - **Certified copies of chapters 11, 26, & 31 are available**
  - **Roll call**
  - **Postponements/adjustments to the agenda**
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### **RULES OF CONDUCT ADOPTED BY COMMISSION**

- Give your name and complete address.
- No one may speak more than once on the same item.
- No one may speak more than five minutes at a time without permission from the Chairperson.
- No one may speak a second time on an item until every person who wants to speak has done so.
- All submissions of evidence, i.e., photos, drawings, etc., will be retained by the Commission and will become a part of the permanent file.

**Please speak clearly and adjust microphone if needed.**

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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/TDD# 816-271-4898) at least two (2) 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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## OLD BUSINESS

- None

## NEW BUSINESS

- **Approval of minutes**
- **ITEM #1                    Zoning District Change** – A request for approval of a change of zoning from C-3 Commercial District to M-1 Light Manufacturing District for property located at 4006 S 40th Terrace as requested by Raymond Sisson on behalf of Connie Burri.  
**Zoning District Changes move on to City Council**  
**Staff recommendation: approval**
- **ITEM #2                    Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Weeping Willows Trailer Court located at 208 Dogwood and 3517 N Second Street Road, as requested by Steven Rigby.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval**
- **ITEM #3                    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 Weeping Willows Trailer Court as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
- **ITEM #4                    Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Gene Field Road Subdivision located at 4820 Gene Field Road and parcel #06-1.0-01-001-000-003.001, as requested by Peter Smith on behalf of Central Christian Church.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: 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 Gene Field Road Subdivision as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
  
- **ITEM #6**                    **Adoption of Comprehensive Plan** – A request for approval for the adoption of the Comprehensive Plan for the City of St. Joseph, as requested by the City of St. Joseph.  
**Comprehensive Plan will be forwarded to the City Council.**  
**Staff recommendation: approval**

**PUBLIC COMMENT**

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