

PLANNING COMMISSION AGENDA

May 27, 2021 5:30 p.m.
1100 Frederick Avenue
Third Floor, Council Chambers, City Hall
Regular Meeting

2021 MAY 20 AM 11:17

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.

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

MINUTES

APRIL 22, 2021

- **ITEM #1 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Community of Christ Plat 2 at 5130 Faraon, as requested by Lynn Wilson.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval
- **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 Community of Christ Plat 2 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 Triumph Foods at 5302 Stockyards Expressway, as requested by Mark Campbell.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval
- **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 Triumph Foods 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 Love's 235 Subdivision at 4601 S Leonard, as requested by Harold Willis, agent of Chipola Engineering Group on behalf of Love's Travel Stop and Country Stores.
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 Love's 235 Subdivision 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 M-1, Light Manufacturing District to C-3, Commercial District for the property located at 4601 S Leonard as requested by Harold Willis, agent of Chipola Engineering Group on behalf of Love's Travel Stop and Country Stores.
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 M-2, Heavy Manufacturing District to C-3, Commercial District for the property located at 1201 Garfield as requested by Andy Bowen
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 C-1, Neighborhood Shopping District to M-1, Light Manufacturing 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: applicant has withdrawn request
- **ITEM #10** **Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Tall Timber Subdivision at 3802 Karnes Road, as requested by Glen Klocke.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions
- **ITEM #11** **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 Tall Timber Subdivision as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval
- **ITEM #12** **Conditional Use Permit** – A request for approval of a conditional use permit for the purpose of constructing a wireless communications facility per Sec. 31-306 (a) on the property located at 3802 Karnes Road, as requested by Glen Klocke on behalf of Network Real Estate LLC.
Conditional Use Permits are forwarded to the City Council.
Staff recommendation: approval with conditions

REPORT FROM STAFF

UPDATES AND DISCUSSION

PUBLIC COMMENT