

MINUTES  
PLANNING COMMISSION  
March 25, 2021  
5:30 P.M. Regular Meeting

CITY CLERK  
2021 MAR 31 AM 9:09

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current</u> <u>Term of Office</u>
<b>MEMBERS PRESENT:</b>	Lauren Catron	(30-12)	07/17/22
	Bob Bucher	(32-04)	06/15/23
	Donna Jean Boyer	(33-02)	07/22/23
	Reba Kendall	(57-07)	01/29/22
	Karen Quintana Planalp	(16-02)	08/04/24
	Josh Knight	(06-00)	08/05/23
	Ben Burtnett	(26-08)	02/12/23
	Allison Tschannen	(10-09)	07/15/24
	Tim Doyle	(09-05)	12/14/24

**MEMBERS ABSENT:**

**STAFF PRESENT:** Ted Elo, Assistant City Attorney  
Zack Martin, City Planner  
Rebecca Shipp, Executive Administrative Assistant

**Call to Order** –Kendall called the meeting to order at 5:30pm.

Kendall entered Chapters 11, 26 and 31 of the Code of Ordinances into evidence.

**ROLL CALL: Quintana Planalp-present, Tschannen-present, Catron-present, Burtnett-present, Bucher-present, Doyle-present, Knight-present, Kendall-present, Boyer-present.**  
Quorum is present. Five members constitute a quorum.

Kendall read the rules of conduct.

Planalp made a motion to approve the minutes of the January 28, 2021 meeting. Doyle seconded

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes**  
**Ayes – 9, Nays – 0, Abstain – 0 Minutes approved.**

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**ITEM #1 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Dalmatian at 4500 Mitchell Avenue, as requested by Darrell Morrison on behalf of Missouri Western State University  
Major subdivisions are forwarded to the City Council.  
Staff recommendation: approval

Martin gave the staff report.

No one spoke in favor of the item.

No one spoke in opposition of the item.

There was discussion among commission members and staff regarding the item.

Boyer made a motion to approve. Bucher seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

**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 Dalmatian Subdivision as provided in Section 26-71(a).  
Approved or denied by the Planning Commission  
Staff recommendation: approval

Martin gave the staff report.

No one spoke in favor of the item.

No one spoke in opposition of the item.

There was discussion among commission members and staff regarding the item.

Boyer made a motion to approve. Doyle seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

**ITEM #3                    Zoning District Change** – A request for approval of a change of zoning from R-1A Single Family Residential and R-2 Two-family Residential District to C-1, Neighborhood Shopping District for the property located at 514 N 22nd Street as requested by Ben Byrd on behalf of the SJSD Foundation  
Zoning District Changes move on to City Council  
Staff recommendation: approval

Martin gave the staff report.

No one spoke in favor of the item.

No one spoke in opposition of the item.

There was discussion among commission members and staff regarding the item.

Boyer made a motion to approve. Bucher seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0    Motion approved.**

**ITEM #4                    Minor Subdivision** – A request for approval of a minor commercial subdivision entitled Romesburg Plastering located at 2207 S 36th Street as requested by Jay Romesburg.  
Minor Subdivisions are approved or denied by the Planning Commission  
Staff recommendation: approval with conditions

Martin gave the staff report.

No one spoke in favor of the item.

No one spoke in opposition of the item.

There was discussion among commission members and staff regarding the item.

Doyle made a motion to approve. Tschannen seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0    Motion approved.**

Ken Reeder asked the Commission if they would consider moving agenda items #6 & 7 ahead of Item #5 as Item #5 is lengthy and the applicants would have to wait.

Planalp made a motion to move hearing agenda items # 6 & 7 ahead of item # 5. Catron seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

**ITEM #6 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Mitchell Woods East Plat 3, a replat of Mitchell Woods East Plat 1, parcel #07-4.0-17-003-000-006.002 located on Corporate Drive, as requested by Shawn Duke on behalf of Steven Craig.  
Major subdivisions are forwarded to the City Council.  
Staff recommendation: approval

Martin gave the staff report.

No one spoke in favor of the item.

Roy Ferguson-6545 SE Pickett Road – asked for clarification on the item.

No one spoke in opposition of the item.

There was discussion among commission members and staff regarding the item.

Burtnett made a motion to approve. Tschannen seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

**ITEM #7 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 Mitchell Woods East Plat 3 as provided in Section 26-71(a).  
Approved or denied by the Planning Commission  
Staff recommendation: approval

Martin gave the staff report.

No one spoke in favor of the item.

No one spoke in opposition of the item.

Burnett made a motion to approve. Catron seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

**ITEM #5 Zoning District Change** – A request for approval of a change of zoning for the properties located at 306 W Antoine Street, 421 W Augusta Street, 423 W Augusta Street, 1001 Autumn Street, 901 Bellevue Street, 905 Bellevue Street, 921 Bellevue Street, 922 Bellevue Street parcels 06-3.0-07-001-002-060.000 and 06-3.0-07-001-002-063.001, 923 Bellevue Street, 1001 Bellevue Street, 1102 Bellevue Street, 1108 Bellevue Street, 1110 Bellevue Street, 1112 Bellevue Street, 1114 Bellevue Street, 1119 Bellevue Street, 3701 Bragg Avenue, 3702 Bragg Avenue, 1401 Broadway Street, 1101 Elwood Street, 1102 Elwood Street, 1104 Elwood Street, 1107 Elwood Street, 1110 Elwood Street, 1111 Elwood Street, 1206 Elwood Street, 1001 Euclid Avenue, 1005 Euclid Avenue, 1012 Euclid Avenue, 1015 Euclid Avenue, 1024 Euclid Avenue, 1025 Euclid Avenue, 315 W Franklin Street, 411 W Franklin Street, 1001 W Highland Avenue, 1007 W Highland Avenue, 1013 W Highland Avenue, 1015 W Highland Avenue, 1021 W Highland Avenue, 4101 Huntoon Road, 4201 Huntoon Road, 4302 Huntoon Road, 4320 Huntoon Road, 4325 Huntoon Road, 300 W Louis, Street, 1001 Luverne Street, 1002 Luverne Street, 1016 Luverne Street, 1020 Luverne Street, 1502 MacArthur Drive, 1802 MacArthur Drive, 2210 Maiden Lane, 2404 Maiden Lane, 2410 Maiden Lane, 2420 Maiden Lane, 1001 Mokaska Street, 1002 Mokaska Street, 1005 Mokaska Street, 1009 Mokaska Street, 1010 Mokaska Street, 1015 Mokaska Street, 1021 Mokaska Street, 312 W Poulin Street, 315 W Poulin Street, 316 W Poulin Street, 319 W Poulin Street, 323 W Poulin Street, 402 W Poulin Street, 404 W Poulin Street, 406 W Poulin Street, 412 W Poulin Street, 608 Prospect Avenue, 704 Prospect Avenue, 802 Prospect Avenue, 902 Prospect Avenue, 904 Prospect Avenue, 910 Prospect Avenue, 914 Prospect Avenue, 918 Prospect Avenue, 924 Prospect Avenue, 1002 Prospect Avenue, 1006 Prospect Avenue, 1008 Prospect Avenue, 3806 River Road, 3908 River Road, 1002 Summer Street, 1010 Summer Street, 1014 Summer Street, 1016 Summer Street, 1415 Tyrone Street, 1101 Waterworks Road, 2201 Waterworks Road, 2202 Waterworks Road, 2304 Waterworks Road, 3101 Waterworks Road, 3506 Waterworks Road, 3512 Waterworks Road, 3602 Waterworks Road, 3604 Waterworks Road, 3702 Waterworks Road, 3801 Waterworks Road, 4022 Waterworks Road, 777 Winners Circle, 1002 Winter Street, 1007 Winter Street, and the following parcels on W Augusta Street 06-3.0-07-001-002-012.000; on Autumn Street 06-3.0-06-001-002-013.000, 06-3.0-06-001-002-014.000, 06-3.0-06-001-002-015.000, 06-3.0-06-001-002-016.000, 06-3.0-06-001-002-017.000, 06-3.0-06-001-002-018.000, and 06-3.0-06-001-002-019.000; on Belmont Street 06-3.0-07-001-002-004.000 and 06-3.0-07-001-002-006.000; on Cook Road 03-9.0-30-000-000-018.001, on Elwood Street 06-3.0-07-001-002-010.000, on Euclid Avenue 06-3.0-06-001-002-037.000, 06-3.0-06-001-002-039.000, 06-3.0-06-001-002-042.000 and 06-3.0-06-001-002-044.000; on Francis Street 06-3.0-08-003-001-072.000; on Highland Avenue 06-3.0-06-004-002-012.000; on W Highland Avenue 06-3.0-06-001-002-057.000; on Isabelle Street 06-3.0-07-001-002-003.000 and 06-3.0-07-001-002-005.000; on I-229 03-9.0-31-004-000-017.000, 06-3.0-06-001-002-001.000 and 06-3.0-06-004-002-016.000; on W I-229 06-3.0-06-004-002-015.000; on Luverne Street 06-3.0-06-001-

002-029.000, 06-3.0-06-001-002-030.000 and 06-3.0-06-001-002-031.000; on Maiden Lane 06-3.0-06-001-002-004.000 and 06-3.0-06-001-002-005.000; on Missouri River 06-3.0-07-002-000-001.000 and 06-3.0-07-001-002-002.001; on E Missouri River 06-3.0-06-004-002-017.000; on Mokaska Street 06-3.0-06-001-002-048.000, 06-3.0-06-001-002-051.000 and 06-3.0-06-001-002-053.000; on W Rosine Street 06-3.0-07-001-002-001.000 and 06-3.0-07-001-002-002.000; on Summer Street 06-3.0-06-001-002-020.000, 06-3.0-06-001-002-021.000, 06-3.0-06-001-002-022.000 and 06-3.0-06-001-002-026.000; on Tyrone Street 06-3.0-06-002-000-006.000; on Waterworks Road 03-9.0-31-002-000-001.000, 03-9.0-31-002-000-001.001, 03-9.0-31-002-000-015.000, 03-9.0-31-003-000-002.000, 03-9.0-31-003-000-026.000, 03-9.0-31-003-000-026.001, 06-3.0-06-002-000-008.001, 06-3.0-06-002-000-009.000 and 06-3.0-06-003-000-005.001; and on Winter Street 06-3.0-06-001-002-007.000, 06-3.0-06-001-002-009.000 and 06-3.0-06-001-002-010.000 to P-12 The Riverfront Precise Plan as requested by The City of St. Joseph.

Zoning District Changes move on to City Council

Staff recommendation: approval

Elo suggested marking the list of properties as Exhibit B and entering them into evidence to dispense with the reading.

Tschannen made a motion to mark the listing of the addresses in agenda item # 5 as exhibit B and admit them into evidence for purposes of efficiency. Planalp seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Martin gave the staff report. Martin stated the following properties were going to be excluded from the Riverfront P-12 rezoning: 3205 Bragg, 3502 Bragg, 1509 W Broadway Street, 1101 MacArthur Drive, 1802 Maiden Lane, 2101 Maiden Lane, 2102 Maiden Lane, 3814 River Road, 3818 River Road, 3912 River Road, 3922 River Road, 4001 River Road, 4002 River Road, 2902 Waterworks Road, 3510 Waterworks Road, 3910 Waterworks Road, 4104 Waterworks Road, 4114 Waterworks Road, 4200 Waterworks Road, Parcel 03-9.0-31-003-000-015.000 on Bragg Avenue, Parcel 03-9.0-31-003-000-025.003 on W Broadway Street, Parcel 06-3.0-07-004-000-001.000 on Robidoux Street, and Parcel 03-9.0-31-003-000-025.002 on Waterworks Road.

There was discussion among commissioners and staff regarding comment forms received both for and against the item.

There was discussion among the commissioners and staff regarding properties to be excluded.

Planalp made a motion stating Exhibit B contain a list of properties to be included in the Riverfront P-12 district and Exhibit C contain a list of properties to be excluded from the Riverfront P-12 district. Burnett seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Planalp made a motion that an additional name be adopted for the Riverfront P-12 district to be known as The Dolphin.

Motion dies for lack of second.

Kenneth Reeder-4000 River Road ---spoke regarding clarification of the item.

There was discussion among commission members and staff regarding the item.

Dennis Adams – 3501 N 7<sup>th</sup>---spoke regarding clarification of the item.

David Summers – 501 N Belt---requested to have four properties excluded from the P-12 district.

Mike Kneib-1401 W Broadway ---spoke regarding clarification of the item.

Cindy Beems-406 W Poulin---requested to have two properties excluded from the P-12 district.

Cheryl Meister – 1111 Elwood—requested to have her property excluded from the P-12 district.

Martin clarified to be excluded from the Riverfront P-12 district, written notice would need to be submitted to his office rather than just the comment form. The comment form alone is not enough, a written/mailed statement listing the property to be excluded is necessary. Martin stated there is not a form, a written statement would suffice.

Mark Beems-1102 Bellevue---spoke regarding the property.

Mike Kneib-1401 W Broadway ---asked for additional clarification of the item.

Kendall recessed the meeting at 7:12pm for a five-minute break.

Meeting resumed at 7:18pm

Kenneth Reeder-4000 River Road ---spoke regarding clarification of M-2 zoning on his property.

There was discussion among the commission and staff regarding zoning restrictions.

Planalp made a motion to extend the timeframe for exclusion notification to the City Planner's office until midnight, Friday, March 26, 2021. Burtnett seconded.

**VOTE: Quintana Planalp-yes, Tschannen-no, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-no, Boyer-no  
Ayes – 6, Nays – 3, Abstain – 0 Motion approved.**

Elo stated Exhibit B would need to be amended by deleting from it items set forth by Exhibit C.

There was discussion regarding Exhibit B (properties included) and Exhibit C (properties excluded).

Tschannen made a motion to “amend Exhibit B to exclude the properties that were verbally requested tonight to be excluded and we entrust Exhibit C to be finalized by Mr. Martin once he has received all requests for exclusions for P-12 by all property owners by 11:59 Friday, March 26, 2021 and that exclusion list be entered into evidence once it has been finalized by Mr. Martin”. Planalp seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Tschannen made a motion to approve the rezoning district change as reflected pursuant to the changes in the exhibits that will be made. Catron seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Martin gave a preview of items on April’s agenda.

Discussion was held among commissioners and staff regarding projects that may come before the Planning Commission in the future.

The meeting adjourned at 7:40pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk  
Planning Commission Members  
Bryan Carter, Interim City Manager  
Clint Thompson, Planning & CD Director  
Ted Elo, Assistant City Attorney  
Brady McKinley, Civil Engineer  
Mark Townsend, Technology Associate Director



**EXHIBIT B**

**Properties to be included in the P-12 The Riverfront Precise Plan:**

1001 Autumn Street, 1119 Bellevue Street, 1401 Broadway Street, 1001 Euclid Avenue, 1005 Euclid Avenue, 1012 Euclid Avenue, 1015 Euclid Avenue, 1024 Euclid Avenue, 1025 Euclid Avenue, 1001 W Highland Avenue, 1007 W Highland Avenue, 1013 W Highland Avenue, 1015 W Highland Avenue, 1021 W Highland Avenue, 4101 Huntoon Road, 4201 Huntoon Road, 4302 Huntoon Road, 4320 Huntoon Road, 4325 Huntoon Road, 1001 Luverne Street, 1002 Luverne Street, 1016 Luverne Street, 1020 Luverne Street, 1502 MacArthur Drive, 1802 MacArthur Drive, 2210 Maiden Lane, 2404 Maiden Lane, 2410 Maiden Lane, 2420 Maiden Lane, 1001 Mokaska Street, 1002 Mokaska Street, 1005 Mokaska Street, 1009 Mokaska Street, 1010 Mokaska Street, 1015 Mokaska Street, 1021 Mokaska Street, 3806 River Road, 3908 River Road, 1002 Summer Street, 1010 Summer Street, 1014 Summer Street, 1016 Summer Street, 1415 Tyrone Street, 1101 Waterworks Road, 2201 Waterworks Road, 2202 Waterworks Road, 2304 Waterworks Road, 3101 Waterworks Road, 3512 Waterworks Road, 3602 Waterworks Road, 3604 Waterworks Road, 3702 Waterworks Road, 4022 Waterworks Road, 777 Winners Circle, 1002 Winter Street, 1007 Winter Street, and the following parcels on Autumn Street 06-3.0-06-001-002-013.000, 06-3.0-06-001-002-014.000, 06-3.0-06-001-002-015.000, 06-3.0-06-001-002-016.000, 06-3.0-06-001-002-017.000, 06-3.0-06-001-002-018.000, and 06-3.0-06-001-002-019.000; on Belmont Street 06-3.0-07-001-002-004.000 and 06-3.0-07-001-002-006.000; on Cook Road 03-9.0-30-000-000-018.001, on Euclid Avenue 06-3.0-06-001-002-037.000, 06-3.0-06-001-002-039.000, 06-3.0-06-001-002-042.000 and 06-3.0-06-001-002-044.000; on Francis Street 06-3.0-08-003-001-072.000; on Highland Avenue 06-3.0-06-004-002-012.000; on W Highland Avenue 06-3.0-06-001-002-057.000; on Isabelle Street 06-3.0-07-001-002-003.000; on I-229 03-9.0-31-004-000-017.000, 06-3.0-06-001-002-001.000 and 06-3.0-06-004-002-016.000; on W I-229 06-3.0-06-004-002-015.000; on Luverne Street 06-3.0-06-001-002-029.000, 06-3.0-06-001-002-030.000 and 06-3.0-06-001-002-031.000; on Maiden Lane 06-3.0-06-001-002-004.000 and 06-3.0-06-001-002-005.000; on Missouri River 06-3.0-07-002-000-001.000 and 06-3.0-07-001-002-002.001; on E Missouri River 06-3.0-06-004-002-017.000; on Mokaska Street 06-3.0-06-001-002-048.000, 06-3.0-06-001-002-051.000 and 06-3.0-06-001-002-053.000; on W Rosine Street 06-3.0-07-001-002-001.000 and 06-3.0-07-001-002-002.000; on Summer Street 06-3.0-06-001-002-020.000, 06-3.0-06-001-002-021.000, 06-3.0-06-001-002-022.000 and 06-3.0-06-001-002-026.000; on Tyrone Street 06-3.0-06-002-000-006.000; on Waterworks Road 03-9.0-31-002-000-001.000, 03-9.0-31-002-000-001.001, 03-9.0-31-002-000-015.000, 03-9.0-31-003-000-002.000, 03-9.0-31-003-000-026.000, 03-9.0-31-003-000-026.001, 06-3.0-06-002-000-008.001, 06-3.0-06-002-000-009.000 and 06-3.0-06-003-000-005.001; and on Winter Street 06-3.0-06-001-002-007.000, 06-3.0-06-001-002-009.000 and 06-3.0-06-001-002-010.000

Exhibit C

Properties excluded after March Planning Commission:

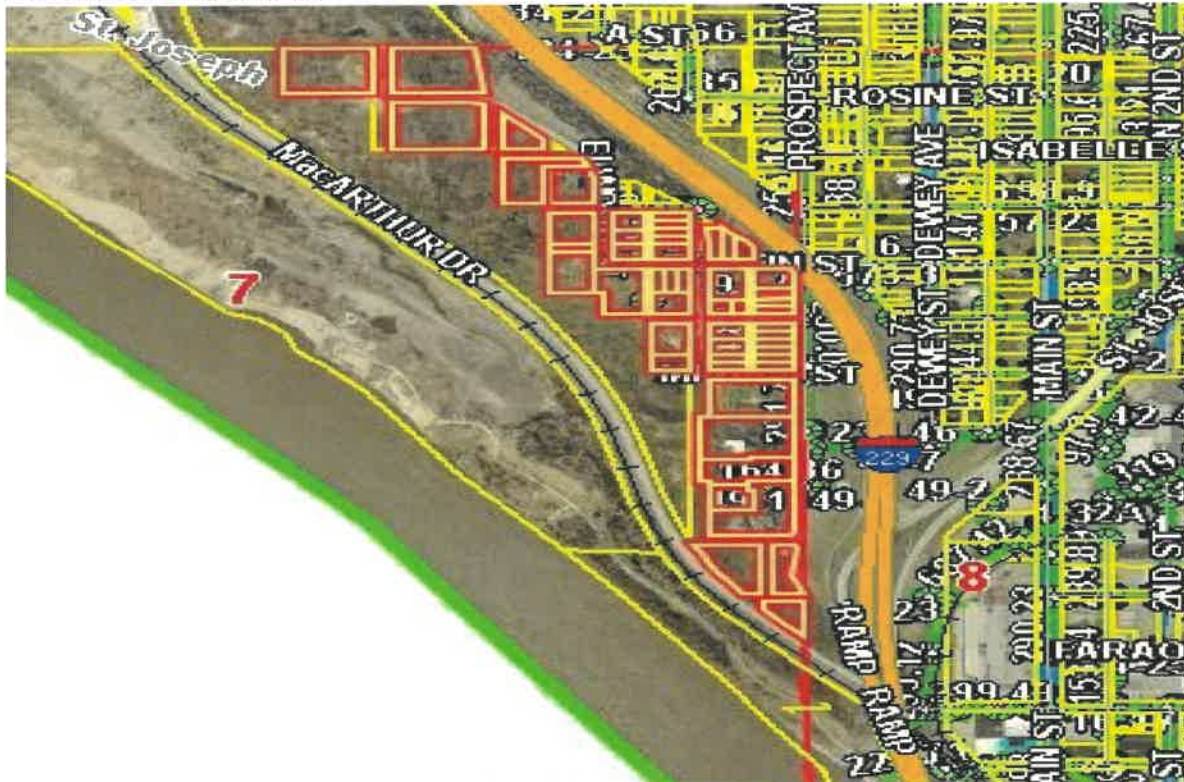


- 3506 Waterworks (Summers)
- 3701 Bragg (Summers)
- 3702 Bragg (Summers)
- 3801 Waterworks (Summers)



- 423 W Augusta
- 421 W Augusta
- 06-3.0-07-001-002-012.000
- 06-3.0-07-001-002-010.000

06-3.0-07-001-002-005.000



Situs Address	Owner Name
1206 ELWOOD ST	BURGESS SHIRLEY J
1110 ELWOOD ST	SYMINGTON W STUART & SUSAN IDE
1102 BELLEVUE ST	BEEMS MARK B SR & BEEMS, MARK B JR
1108 BELLEVUE ST	MCCUNE MARY
1101 ELWOOD ST	GREEN KRISTI STADLER
1107 ELWOOD ST	DANIELS HEATHER & MICHAEL
1111 ELWOOD ST	CIENKI CHERYL J C/O CHERYL MIESTER
1114 BELLEVUE ST	KILGORE STEPHANIE & KILGORE CLARA C/O STEPHANIE MC GARRY
1110 BELLEVUE ST	SHERER DENA L & KILGORE CLARA M
1112 BELLEVUE ST	KILGORE CLARA M & STEPHANIE A
319 W POULIN ST	GRABLE PEGGY ANN
323 W POULIN ST	LOCKLIN HALEE
315 W POULIN ST	MILLER KEVIN E & GRETCHEN
1102 ELWOOD ST	GARVEY ROBERT
412 W POULIN ST	GARVEY ROBERT
1104 ELWOOD ST	SYMINGTON STUART & SUSAN
402 W POULIN ST	CHAVEZ JUAN DEJESUS & CLAUDIA L QUINTANILL DE
406 W POULIN ST	BEEMS MARK B JR & CINDY R
411 W FRANKLIN ST	GILGOUR ROBERT M
404 W POULIN ST	THOMAS DAILEY PROPERTIES LLC
1008 PROSPECT AVE	REITAL ROGER H JR & MARY M
1006 PROSPECT AVE	HARRIS ANGELA M

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315 W FRANKLIN ST	SAGER ROGER & KATHY
312 W POULIN ST	ROMERO JAIRO LUCAS
1001 BELLEVUE ST	MILLER KEVIN E & GRETCHEN G
316 W POULIN ST	STUBBS JAMES D & DAISY M
1002 PROSPECT AVE	SCHILD DAVID
910 PROSPECT AVE	STEIN JAMES W & DEBRA I
902 PROSPECT AVE	STEIN JAMES W & DEBRA I
901 BELLEVUE ST	MILLER CLARENCE B & BESSIE M
905 BELLEVUE ST	KROPP CARROLL L & JANET S TRUST
918 PROSPECT AVE	SNEDDEN RICKY A & GRUBB, KERRI A
922 BELLEVUE ST	GILGOUR ROBERT L & HELEN E
923 BELLEVUE ST	MILLER CLARENCE B & BESSIE M
924 PROSPECT AVE	SNEEDEN RICKY A & GRUBB, KERRI A
914 PROSPECT AVE	POLLECK FRANK J
922 BELLEVUE ST	GILGOUR ROBERT L & HELEN E
904 PROSPECT AVE	WHALEN JOSEPH P SR
921 BELLEVUE ST	MILLER KEVIN & GRETCHEN
802 PROSPECT AVE	CITY OF ST JOSEPH
704 PROSPECT AVE	LEINEN MARLENE TRUST
300 W LOUIS STATIEH	LUTFEE S & ELLEN E
306 W ANTOINE ST	THOMAS DAILEY PROPERTIES LLC
608 PROSPECT AVE	ESCHBACHER PAUL A & MARLA S
ROBIDOUX ST	PANKAU SHELBY A; ETAL C/O MICHAEL A PANKAU
1101 MAC ARTHUR DR	PANKAU SHELBY A; ETAL C/O MICHAEL A PANKAU

**Properties excluded between February Planning Commission and March Planning Commission:**

3205 Bragg - Pankau  
3502 Bragg - Pankau  
1509 W Broadway Street - Reeder  
1101 MacArthur Drive - Pankau  
1802 Maiden Lane – Jarrett  
2101 Maiden Lane – Jarrett  
2102 Maiden Lane – Jarrett  
3814 River Road – Wyeth  
3818 River Road – Wyeth  
3912 River Road - Reeder  
3922 River Road - Reeder  
4001 River Road – outside plan area  
4002 River Road – outside plan area  
2902 Waterworks Road - Pankau  
3510 Waterworks Road - Reeder  
3910 Waterworks Road – outside plan area  
4104 Waterworks Road – outside plan area  
4114 Waterworks Road – outside plan area  
4200 Waterworks Road – outside plan area

Parcel 03-9.0-31-003-000-015.000 on Bragg Avenue - Pankau  
Parcel 03-9.0-31-003-000-025.003 on W Broadway Street - Reeder  
Parcel 06-3.0-07-004-000-001.000 on Robidoux Street - Pankau  
Parcel 03-9.0-31-003-000-025.002 on Waterworks Road - Reeder