

PLANNING COMMISSION AGENDA

April 25, 2019 7:00 p.m.

Regular Meeting

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



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

MARCH 28, 2019 PLANNING COMMISSION MEETING

UNFINISHED BUSINESS

NEW BUSINESS

- **ITEM #1** **Street Vacation** – A request for approval of a street vacation for a portion of Sleepy Hollow Road between Felix and the portion of property to the north vacated by Ordinance #22057 the property is located at 102 N Belt, as requested by Charlotte Eichenberg on behalf of Tommy’s Car Wash. The property is currently zoned C-3, Commercial District.
Street Vacations move on to the City Council
Staff recommendation: approval

- **ITEM #2** **Alley Vacation** – A request for approval of vacation of an alley between 17th Street and the portion of property to the east vacated by Ordinance #6652 the property is located at 1702 Messanie, as requested by James Farrelly on behalf of Capital Growth Buchalter, Inc. The property is currently zoned C-3, Commercial District.
Alley Vacations move on to the City Council
Staff recommendation: approval

- **ITEM #3** **Street and Alley Vacation** – A request for approval of vacation of North 2nd Street between East Franklin Street and East Michel Street, vacation of an alley between East Franklin Street and East Michel Street, vacation of a portion of 3rd Street between East Franklin and Isadore Street, vacation of the alley between E. Franklin Street and Isadore Street, vacation of East Michel Street between North 2nd Street and 3rd Street, vacation of East Antoine Street between 3rd Street and 4th Street and the vacation of an alley between previously vacated section of Isadore Street and East Robidoux Street, as requested by Blake Roth on behalf of Hillyard Industries, Inc. The property is currently zoned M-2, Heavy Manufacturing District.
Alley/Street Vacations move on to the City Council
Staff recommendation: approval

- **ITEM #4** **Zoning District Change** – A request for approval of a change of zoning from R1-A, Single Family Residential District to CP-1, Planned Neighborhood Shopping District for the property located at 2706 Coop Drive as requested by Ronna Chilcoat.
Zoning District Changes move on to City Council
Staff recommendation: approval

- **ITEM #5** **Amendments to Chapter 31 of the Municipal Code** – Amendment to Sections 31 Article IV titled Flood Plain Management any and all other sections of Chapter 31 of the Code of Ordinances necessary to amend and clarify the flood plain management code.
Ordinance amendments move on to City Council
Staff recommendation: approval
- **ITEM #6** **Update to Riverfront Development Plan** - Approval of St. Joseph Riverfront Master Plan For Future Development as requested by SWT Design
Recommendation moves on to City Council
Staff recommendation: approval

REPORT FROM STAFF

UPDATES AND DISCUSSION