



2022 MAY 16 PM 2:14
CITY CLERK

PLANNING COMMISSION

May 19, 2022 5:30pm
1100 Frederick Avenue
Third Floor, Council Chambers, City Hall

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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.

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.

PLANNING COMMISSION

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OLD BUSINESS

NEW BUSINESS

- **ITEM #1** **Approval of minutes**
- **ITEM #2** **Zoning District Change** – A request for approval of a change of zoning from RP-2 Planned Two-Family Residential District and R-1B Single-Family Residential to RP-3 Planned Garden Apartment Residential District for property located at 3200 Timber Creek Drive and 3002 Ajax Road as requested by Shawn Duke on behalf of Midland Construction Services LLC
- **ITEM #3** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Timber Creek Subdivision located at 3200 Timber Creek Drive and 3002 Ajax Road, as requested by Shawn Duke on behalf of Midland Construction Services LLC.
- **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 Timber Creek Subdivision as provided in Section 26-71(a).
- **ITEM #5** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Hillyard Addition located at 229 Robidoux, 609 N 2nd, 915 N 2nd, 508 N 3rd, 601 N 3rd, 902 N 3rd, and 622 N 4th, as requested by Blake Roth on behalf of Hillyard Industries, Inc. and Hillyard Holdings, LLC
- **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 Hillyard Addition as provided in Section 26-71(a).
- **ITEM #7** **Zoning District Change** – A request for approval of a change of zoning from R-3 Garden Apartment Residential District to RP-4 Planned Apartment Residential District for property located at 4820 Gene Field Road as requested by Clark Hampton on behalf of Pivotal Point Transitional Housing.

PUBLIC COMMENT