



CITY CLERK
2021 OCT 18 PM 2:33

PLANNING COMMISSION

October 28, 2021 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
 - Approval of minutes of regular meeting
 - Postponements/adjustments to the agenda
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RULES OF CONDUCT ADOPTED BY BOARD

- 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 Board of Adjustment 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

October 28, 2021 5:30pm
1100 Frederick Avenue
Third Floor, Council Chambers, City Hall
Regular Meeting
Amended agenda

OLD BUSINESS

NEW BUSINESS

- **Approval of minutes**
- **ITEM #1** **Zoning District Change** – A request for approval of a change of zoning from R-1A, Single Family Residential District to C-3, Commercial District for the northern portion of the property located at 3906 Pickett Road as requested by Jeremy Worth.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #2** **Zoning District Change** – A request for approval of a change of zoning from M-2 Heavy Manufacturing District to R-2, Two-Family Residential District for the property located at 2303 S 9th Street, 2304 S 9th Street, 2305 S 9th Street, 2310 S 9th Street, 2311 S 9th Street, 2312 S 9th Street, 2314 S 9th Street, 2316 S 9th Street, 2317 S 9th Street, 2318 S 9th Street, 2320 S 9th Street, 2323 S 9th Street, 2327 S 9th Street, 2301 S 10th Street, 2302 S 10th Street, 2303 S 10th Street, 2305 S 10th Street, 2308 S 10th Street, 2310 S 10th Street, 2311 S 10th Street, 2316 S 10th Street, 2320 S 10th Street, 2321 S 10th Street, 2323 S 10th Street, 2326 S 10th Street, 2327 S 10th Street, 2330 S 10th Street, 2331 S 10th Street, 2335 S 10th Street, 2337 S 10th Street, 2340 S 10th Street, 2402 S 10th Street, 2405 S 10th Street, 2411 S 10th Street, 2413 S 10th Street, 2417 S 10th Street, 2419 S 10th Street, 2426 S 10th Street, 2429 S 10th Street, 2431 S 10th Street, 2504 S 10th Street, 2505 S 10th Street, 2506 S 10th Street, 2507 S 10th Street, 2510 S 10th Street, 2526 S 10th Street, 2528 S 10th Street, 2530 S 10th Street, parcel 06-4.0-20-001-002-166.000 on S 10th Street, 2322 S 11th Street, 2324 S 11th Street, 2326 S 11th Street, 2330 S 11th Street, 2334 S 11th Street, 2336 S 11th Street, 2338 S 11th Street, 2410 S 11th Street, 2414 S 11th Street, 2416 S 11th Street, 2418 S 11th Street, 2420 S 11th Street, 2428 S 11th Street, 2430 S 11th Street, 2434 S 11th Street, 2520 S 11th Street, 2522 S 11th Street, 2526 S 11th Street, 2532 S 11th Street, 2534 S 11th Street, 2538 S 11th Street, 808 Hickory, 812 Hickory and 912 Hickory as requested by The City of St. Joseph.
Zoning District Changes move on to City Council
Staff recommendation: approval

- **ITEM #3** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Culver Addition located at 2920 N 2nd Street, as requested by Connie Culver.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval

- **ITEM #4** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Whitehead Plaza 1st Plat located at 2507 S Belt Highway, as requested by Ashley Smith on behalf of McBee’s Coffee N’ Carwash.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions

- **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 Whitehead Plaza 1st Plat as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval

- **ITEM #6** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Cordonnier Addition located at 421 Hickory, as requested by the City of St. Joseph.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval

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

- **ITEM #8** **Alley Vacation** – A request for approval of vacation of an alley between the properties located at 1309 Jules and 1401 Jules, as requested by James Kieffer Jr and Gamalier Santiago.
Vacations are forwarded to the City Council.
Staff recommendation: approval

- **ITEM #9** **Amendments to Chapter 26 of the Municipal Code** Amendment to Sections 26-10, 26-25, 26-43, 26-44, 26-45, 26-46, 26-47, 26-132 and any and all other sections of Chapter 26 of the Code of Ordinances necessary to amend language pertaining to subdivisions
Ordinance amendments are forwarded to the City Council.
Staff recommendation: approval

PUBLIC COMMENT
