

Case 008-19: Approximately 0.51 acres located on the northwest corner of 20th Street and Illinois Avenue – A request for a Site Plan Review to construct a drive-through establishment – Megan Escalante.

Megan Escalante, 721 Castle Drive, Joplin, MO.

Mr. Whitmore stated that this is the site plan for the previous case.

Mr. Cortez asked if this was for Pineapple Bliss.

Mrs. Escalante stated it was. This is a fruit base soft serve, healthy, dairy free, lactose free and we have become popular with many people with dietary restrictions.

Mr. Cortez asked if was strictly drive thru and no seating?

Mrs. Escalante stated that was correct.

Mrs. Koelkebeck stated the 1100 sq. ft building with a drive thru will leave a lot of land behind you, correct?

Mrs. Escalante stated that was correct.

Mrs. Koelkebeck asked if there were any plans for that property?

Mrs. Escalante stated there was, and it will be future parking if necessary or just green space.

Mr. Ramsour asked if cars will have access from the alley?

Mr. Bolander stated the plans do not show any access from the alley as submitted. I am not for sure where the trash pick up will be. There may be a drive just to pick up trash.

Mr. Ramsour stated maybe they could come in on 20<sup>th</sup> street and exited thru the alley.

Mr. Bolander stated that they could but the drive off Illinois is preferred for it minimized the conflict with traffic coming out on 20<sup>th</sup> Street. It is a safer location to exit on Illinois.

Mr. Cortez asked if there were any other questions for Mrs. Escalante or Staff? There was not. There was not anyone else to speak in favor or opposition of this case.

**MR. RAMSOUR MOVED, SECONDED BY MRS. BRUCKNER-SEARS TO APPROVE CASE 008-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING “AYE”. (7 IN FAVOR, 0 NAYS).**