

CB 2019-275

Case 031-19: 5051 S Main Street - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-3 (Commercial) for the purpose of future commercial development – Gil Stevens.

Mr. Dermott and Mr. Eastman excused themselves from this case.

Mr. Gil Stevens, 23 Pheasant Run Drive, Joplin, MO. The owner of this property is Ron Stenger, Joplin LLC. The property to the north has a C-3 Zoning. The reason for this request is that in the event that there would be a user that would have a requirement for this zoning district. Mr. Stevens stated that currently he did not have anyone interested in this property.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case?

Mr. Adam Boyd, 5200 Brookwood, Joplin, Mo. Mr. Boyd owns the property to the East of this request. There is a rise that is on the other side of the hill and it drops off on the other side. With that hill and drop off, we have a buffer of privacy. If it is rezoned, and an apartment building or a two-story duplex is built, those people will be looking down at my house and pool. Consequently, if there is not a reason to rezone it at the present time, myself and my neighbor would appreciate it for the commission to hold off until it is pertinent.

Mr. Ramsour asked if any of the Commissioners had any questions for Mr. Boyd. They did not. There was no one else to speak against this proposal.

**MRS. KOLKEBECK MOVED, SECONDED BY MR. MCCULLOUGH, FOR CASE 031-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, MS. BRUCKNER-SEARS, AND MR. MCCULLOUGH, VOTING “AYE”. MR. DERMOTT AND MR. EASTMAN ABSTAINED. (5 IN FAVOR, 0 NAYS, 2 ABSTAINED).**