

CB 2020-270

Case 030-20: 1317 E. 7th St. and 610 S. Club St. – A request to remove from District R-2 (Two-family Residential) and District M-2 (Heavy Industrial), and include in District C-3 (Commercial) property located at 1317 E. 7th St. and 610 S. Club St. for future auto and vehicle sales – Dennis & Joyce Dilts

Dennis Dilts, 600 Heritage Acres Drive, Joplin, MO. He is here to request rezoning due to the fact that the building he was currently in had a fire on June 5, 2020, and found out this last week that the building is totaled. He would like to expand the parking lot and move it back for more parking spaces. That is the basis of the rezoning.

Mr. Ramsour asked if there were any questions from the Commissioners?

Mr. Kimble wanted to know about the house on 610 Club and was he the owner?

Mr. Dilts stated he was the owner and it is a rental house and occupied. At the very beginning they were going to use the lot between the alley easement and try to build the building there and then use the house for later expansion.

Mr. Ramsour wanted to know what the situation of the alley between there.

Mr. Dilts stated that there is an alley easement that is between the actual building and the lot and it was vacated in 1949.

Mr. Kimble wanted to know in the future pushing the lot back further closer to 610 Club eventually having cars.

Mr. Dilts stated that they would use that eventually for a bull pen, again there is income on the rental house, so, he doesn't want to eliminate that.

Mr. Ledford wanted to know from Mr. Stanton if single family homes were allowed on C-3 properties?

Mr. Stanton stated it would be permitted to go through but the house as a use there would be non-conforming use. If there was any destruction to that house it would not be allowed to be rebuilt unless it was rezoned to an R-1 or R-2.

Mr. Ramsour asked if anyone in the audience would like to speak in favor of this case or in opposition to the case: There were not.

MR. EASTMAN MOVED, SECONDED BY MR. LEDFORD, CASE 030-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MR. LEDFORD VOTING "AYE". (7 IN FAVOR, 0 NAYS).