

CB 2021-275

Case 034-21: Preliminary Plat Review – A request to review the Preliminary Plat of Lou and Odes Acres located at the Southwest corner of the intersection of W. 26th St. and S. Winfield Ave. – Michael and Kyle Carder.

John Bolte, Small Arrow Engineering, 1302 S. Main Street, Joplin, MO. This is an infill project and has been in Michael Carders family for quite a long time. It is vacant property that has been designed to be developed into 6 lot projects at the SW intersection of 26th and Winfield Ave. There has been some work done to address some drainage matters. Lot 6 is a somewhat over size lot which wraps around the backside of Michael Carders home and designed a detention basin to divert water from the new homes. This will discharge in a wooded area, which makes like a buffer. Currently, two of the lots are already spoken for in this project and four more lots will be coming up for sale as soon as this has passed. As far as utilities there is already existing sewer and water.

Mr. Eastman asked if covenants had been established.

Mr. Carder stated that there will be one, but as of right now there is not.

Mr. Eastman asked if Commissioners had any questions for Mr. Bolte?

Mr. McCullough wanted to know if Mr. Carder was going to be the Owner/Developer and if so, what is the square footage of the houses?

Mr. Carder stated that the lots will be sold off and there will be restrictions on the builds.

Mr. Eastman asked if there was anyone in the audience to speak in favor of this case? There was not. Is there anyone to speak in opposition of this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 034-21 BE APPROVED. MR. EASTMAN, MS. STEELE, MR. KIMBLE, MR. MCCULLOUGH, MS. PHILLIPS, AND MS. WARREN VOTING “AYE”, (6 IN FAVOR, 1 ABSENT)

Case 035-21: Final Plat Review - A request to review the Final Plat of Lou and Odes Acres located at the Southwest corner of the intersection of W. 26th St. and S, Winfield Ave. – Michael and Kyle Carder.

John Bolte, Small Arrow Engineering, 1302 S. Main Street, Joplin, MO. This is the final plat of Lou and Odes Acres. It is the six-lot plat and lot 6 was left over sized for the basin drainage. Again, a big portion of that is wooded. This will not be developed to create a buffer between the new homes to be built and the existing homes.

Mr. Eastman asked if there was anyone in the audience to speak in favor of this case? There was not. Is there anyone to speak in opposition of this case? There was not.

MS. STEELE MOVED, SECONDED BY MS. PHILLIPS THAT CASE 035-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. EASTMAN, MS. STEELE, MR. KIMBLE, MR. MCCULLOUGH, MS. PHILLIPS, AND MS. WARREN VOTING “AYE”, (6 IN FAVOR, 1 ABSENT)