

CB 2021-289

Case 056-21: Approximately 175 feet North of the intersection of S. Connecticut Ave. and E. 24th St. – A request to remove from District C-O (Non-retail Commercial) and include in District C-3 (Commercial) for future Commercial development – Benchmark Estate, LLC.

TJ Ghandi, Discount Smokes and Liquor, 25 Coleridge, Joplin, MO. The property is located next to Ozark Prosthetics and Orthotics and they do own the property. This will be Discount Express, which will be a C-Store about 5,000 square feet building with 8 dispensers.

Mr. Eastman asked the Commissioners if they had any other questions? They did not. Mr. Eastman asked if there was anyone to speak in favor or against of this case? There was not.

Mr. Kimble stated that the entrance and exit is really close to the stoplight. Are there any hazards there? Coming in and exiting by the intersection?

Mr. Stanton stated they would review that in more detail, if it is too close then the traffic engineer will be looking at it.

Mr. Eastman asked the Commissioners if they had any other questions? They did not. Mr. Eastman asked if there was anyone to speak in favor or against of this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MS/ STEELE THAT CASE 056-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN “AYE”, (6 IN FAVOR, 1 ABSENT)