

CB 2021-301

Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors. Mr. Pinjuv stated that he would like to answer any questions anyone may have.

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

Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Carrie Sluder, 6889 W 20th St., Joplin, MO. We just have some questions and concerns about the rezoning into industrial. She does have medical problems with her lungs and to have these corporations move across the street from her, she would like to know what that does to her health and the environment. Also, the traffic is already fierce out there and now that there is a cement factory out there, we are having so much trouble with the cement trucks going well over the speed limit and the semi's going well over the speed limit. At that pace and not covering their load it throws rocks everywhere. I am also concern because she has 5 teenagers and a lot of people come in and out of our driveway. What is that going to do to the traffic?

Mr. Eastman asked the commissioners if they had any questions? They did not. Mr. Pinjuv would you like to respond?

Mr. Pinjuv stated that the traffic is an issue, it has grown out there the last several years. He has been working with staff for several years to get 20th Street improved with the new industrial factories. Our design for the north tract has always been industrial zoned. There are issues with the water issues, but we are in the process of building 38 acres of detention ponds immediate east of the site. Unfortunately, we were not done with the ponds when we had those big rains. What really cause the overflow was Empire. They had built a road through the property on their easement, bootlegged in there, it was about 5 foot tall and it back up 10 or 12 acres, which was supposed to hold water. The water over topped it and blew that road out and went straight into our ponds. Our engineers went and spoke to them, and that problem has been resolved.

Mr. Eastman asked if there were any questions for Jimmer? There were not. Mr. Bolander would you like to clarify the zoning potion they were concerned about?

Mr. Bolander stated M zoning is the heavy industrial zoning, that was the plan that was adopted for that area. It was a mixed-use development. We do have in Joplin stormwater detention

requirements, not in the county. The requirement is whatever stormwater they generate they must detain it on site and release it slowly, so it doesn't cause any flooding downstream. As far as any emissions of any type of industrial use., they must follow the state regulations. The state regulates the emissions of industry. There are minimum standards for air quality. Twentieth Street is not in the city limits of Joplin. We are working closely with the Special Roads District. Something does need to happen with 20th Street, can't say when that will happen, can't guarantee anything.

Ms. Phillips wanted to know if the city or the counties still have the machines that measure the air quality.

Mr. Bolander stated that we do have that and then if there is a complaint, we pass that to the state.

MS. PHILLIPS MOVED, SECONDED BY MS. STEELE THAT CASE 076-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)