

# PLANNING COMMISSION AGENDA

October 22, 2020 7:00 p.m.

Regular Meeting

Council Chamber, 3<sup>rd</sup> Floor of City Hall  
1100 Frederick Ave., St. Joseph, Missouri



CITY CLERK  
2020 OCT 12 AM 11:00

- ***CALL TO ORDER***
- ***CERTIFIED COPY OF CHAPTERS 11, 26 AND 31 AVAILABLE***
- ***ROLL CALL***
- ***APPROVAL OF MINUTES OF PREVIOUS MEETING***
- ***POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA***

***The following rules of conduct have been adopted by this Commission:***

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than ten minutes at a time without permission from the Chairperson.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning Commission and will become a part of the permanent file.

***If necessary, adjust the microphone; clearly speak into the microphone.***

**Please call the CITY CLERK at 271-4730 to obtain final City Council Hearing Date.**

It is the intention of the City of St. Joseph to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the City will attempt to accommodate you in every reasonable manner. Please contact the ADA Coordinator, 816-271-4610, or TDD# 816-271-4898 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

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## PUBLIC HEARINGS ON REQUESTS FOR REZONING, CONDITIONAL USE PERMITS, & SUBDIVISIONS

### MINUTES

SEPTEMBER 24, 2020

### UNFINISHED BUSINESS

- **ITEM #4            Zoning District Change** – A request for approval of a change of zoning from C-3, Commercial District to M-1, Light Manufacturing District for the property located at 1606 Commerce Avenue as requested by Scott Perry  
**Zoning District Changes move on to City Council**  
**Staff recommendation: approval**

### NEW BUSINESS

- **ITEM #1            Minor Subdivision** – A request for approval of a minor commercial subdivision entitled Pleasant Heights Apartments located at 2902 S 36<sup>th</sup> Street Place as requested by Jeff Penland.  
**Minor Subdivisions are approved or denied by the Planning Commission**  
**Staff recommendation: approval**
- **ITEM #2            Minor Subdivision** – A request for approval of a minor commercial subdivision entitled America's Car Mart II located at 2500 S Belt Highway as requested by Dana Williams.  
**Minor Subdivisions are approved or denied by the Planning Commission**  
**Staff recommendation: denial**

### REPORT FROM STAFF

### UPDATES AND DISCUSSION