

# PLANNING COMMISSION AGENDA

March 25, 2021 5:30 p.m.  
Third Floor, Council Chambers, City Hall  
Regular Meeting

CITY CLERK  
2021 MAR 16 AM 10:41



- ***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

JANUARY 28, 2021

### UNFINISHED BUSINESS

### NEW BUSINESS

- **ITEM #1**            **Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Dalmatian at 4500 Mitchell Avenue, as requested by Darrell Morrison on behalf of Missouri Western State University  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval**
- **ITEM #2**            **Authorization to enter into a Subdivision Improvement Agreement -**  
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Dalmatian Subdivision as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
- **ITEM #3**            **Zoning District Change** – A request for approval of a change of zoning from R-1A Single Family Residential and R-2 Two-family Residential District to C-1, Neighborhood Shopping District for the property located at 514 N 22<sup>nd</sup> Street as requested by Ben Byrd on behalf of the SJSF Foundation  
**Zoning District Changes move on to City Council**  
**Staff recommendation: approval**
- **ITEM #4**            **Minor Subdivision** – A request for approval of a minor commercial subdivision entitled Romesburg Plastering located at 2207 S 36<sup>th</sup> Street as requested by Jay Romesburg.  
**Minor Subdivisions are approved or denied by the Planning Commission**  
**Staff recommendation: approval with conditions**
- **ITEM #5**            **Zoning District Change** – A request for approval of a change of zoning for the properties located at 306 W Antoine Street, 421 W Augusta Street, 423 W Augusta Street, 1001 Autumn Street, 901 Bellevue Street, 905 Bellevue Street, 921 Bellevue Street, 922 Bellevue Street parcels 06-3.0-07-001-002-060.000 and 06-3.0-07-001-002-063.001, 923 Bellevue Street, 1001 Bellevue Street, 1102 Bellevue Street, 1108 Bellevue Street, 1110 Bellevue Street, 1112 Bellevue Street, 1114 Bellevue Street, 1119 Bellevue Street, 3701 Bragg Avenue, 3702 Bragg Avenue, 1401 Broadway Street, 1101 Elwood Street, 1102 Elwood Street, 1104 Elwood Street, 1107 Elwood Street, 1110 Elwood Street, 1111 Elwood Street, 1206 Elwood Street, 1001 Euclid Avenue, 1005 Euclid Avenue, 1012 Euclid Avenue, 1015 Euclid Avenue, 1024 Euclid Avenue, 1025 Euclid Avenue, 315 W Franklin Street, 411 W Franklin Street, 1001 W Highland Avenue, 1007 W Highland Avenue, 1013 W Highland Avenue, 1015 W Highland Avenue, 1021 W Highland Avenue, 4101 Huntoon Road, 4201

Huntoon Road, 4302 Huntoon Road, 4320 Huntoon Road, 4325 Huntoon Road, 300 W Louis Street, 1001 Luverne Street, 1002 Luverne Street, 1016 Luverne Street, 1020 Luverne Street, 1502 MacArthur Drive, 1802 MacArthur Drive, 2210 Maiden Lane, 2404 Maiden Lane, 2410 Maiden Lane, 2420 Maiden Lane, 1001 Mokaska Street, 1002 Mokaska Street, 1005 Mokaska Street, 1009 Mokaska Street, 1010 Mokaska Street, 1015 Mokaska Street, 1021 Mokaska Street, 312 W Poulin Street, 315 W Poulin Street, 316 W Poulin Street, 319 W Poulin Street, 323 W Poulin Street, 402 W Poulin Street, 404 W Poulin Street, 406 W Poulin Street, 412 W Poulin Street, 608 Prospect Avenue, 704 Prospect Avenue, 802 Prospect Avenue, 902 Prospect Avenue, 904 Prospect Avenue, 910 Prospect Avenue, 914 Prospect Avenue, 918 Prospect Avenue, 924 Prospect Avenue, 1002 Prospect Avenue, 1006 Prospect Avenue, 1008 Prospect Avenue, 3806 River Road, 3908 River Road, 1002 Summer Street, 1010 Summer Street, 1014 Summer Street, 1016 Summer Street, 1415 Tyrone Street, 1101 Waterworks Road, 2201 Waterworks Road, 2202 Waterworks Road, 2304 Waterworks Road, 3101 Waterworks Road, 3506 Waterworks Road, 3512 Waterworks Road, 3602 Waterworks Road, 3604 Waterworks Road, 3702 Waterworks Road, 3801 Waterworks Road, 4022 Waterworks Road, 777 Winners Circle, 1002 Winter Street, 1007 Winter Street, and the following parcels on W Augusta Street 06-3.0-07-001-002-012.000; on Autumn Street 06-3.0-06-001-002-013.000, 06-3.0-06-001-002-014.000, 06-3.0-06-001-002-015.000, 06-3.0-06-001-002-016.000, 06-3.0-06-001-002-017.000, 06-3.0-06-001-002-018.000, and 06-3.0-06-001-002-019.000; on Belmont Street 06-3.0-07-001-002-004.000 and 06-3.0-07-001-002-006.000; on Cook Road 03-9.0-30-000-000-018.001, on Elwood Street 06-3.0-07-001-002-010.000, on Euclid Avenue 06-3.0-06-001-002-037.000, 06-3.0-06-001-002-039.000, 06-3.0-06-001-002-042.000 and 06-3.0-06-001-002-044.000; on Francis Street 06-3.0-08-003-001-072.000; on Highland Avenue 06-3.0-06-004-002-012.000; on W Highland Avenue 06-3.0-06-001-002-057.000; on Isabelle Street 06-3.0-07-001-002-003.000 and 06-3.0-07-001-002-005.000; on I-229 03-9.0-31-004-000-017.000, 06-3.0-06-001-002-001.000 and 06-3.0-06-004-002-016.000; on W I-229 06-3.0-06-004-002-015.000; on Luverne Street 06-3.0-06-001-002-029.000, 06-3.0-06-001-002-030.000 and 06-3.0-06-001-002-031.000; on Maiden Lane 06-3.0-06-001-002-004.000 and 06-3.0-06-001-002-005.000; on Missouri River 06-3.0-07-002-000-001.000 and 06-3.0-07-001-002-002.001; on E Missouri River 06-3.0-06-004-002-017.000; on Mokaska Street 06-3.0-06-001-002-048.000, 06-3.0-06-001-002-051.000 and 06-3.0-06-001-002-053.000; on W Rosine Street 06-3.0-07-001-002-001.000 and 06-3.0-07-001-002-002.000; on Summer Street 06-3.0-06-001-002-020.000, 06-3.0-06-001-002-021.000, 06-3.0-06-001-002-022.000 and 06-3.0-06-001-002-026.000; on Tyrone Street 06-3.0-06-002-000-006.000; on Waterworks Road 03-9.0-31-002-000-001.000, 03-9.0-31-002-000-001.001, 03-9.0-31-002-000-015.000, 03-9.0-31-003-000-002.000, 03-9.0-31-003-000-026.000, 03-9.0-31-003-000-026.001, 06-3.0-06-002-000-008.001, 06-3.0-06-002-000-009.000 and 06-3.0-06-003-000-005.001; and on Winter Street 06-3.0-06-001-002-007.000, 06-3.0-06-001-002-009.000 and 06-3.0-06-001-002-010.000 to P-12 The Riverfront Precise Plan as requested by The City of St. Joseph.

**Zoning District Changes move on to City Council**

**Staff recommendation: approval**

- **ITEM #6 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Mitchell Woods East Plat 3, a replat of Mitchell Woods East Plat 1, parcel #07-4.0-17-003-000-006.002 located on Corporate Drive, as requested by Shawn Duke on behalf of Steven Craig.

**Major subdivisions are forwarded to the City Council.**

**Staff recommendation: approval**

- **ITEM #7**            **Authorization to enter into a Subdivision Improvement Agreement -**  
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Mitchell Woods East Plat 3 as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**

**REPORT FROM STAFF**

**UPDATES AND DISCUSSION**

**PUBLIC COMMENT**