

PLANNING COMMISSION AGENDA

July 29, 2021 5:30 p.m.
1100 Frederick Avenue
Third Floor, Council Chambers, City Hall
Special Meeting



2021 JUL 22 PM 4:52

CITY CLERK

- ***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 five minutes at a time without permission from the Chairperson.
3. No one may speak a second time on a question until every person who wants to speak has done so.
4. No one may speak more than twice on the same item.
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

JUNE 24, 2021

- **ITEM #1 Major Subdivision** – A request for approval of a preliminary plat for a major commercial subdivision entitled Dunning Express located at 4200 Waterworks Road, as requested by Mike Dunning.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions
- **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 Dunning Express 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 CP-3, Planned Commercial District to M-1, Light Manufacturing District for the property located at 4200 Waterworks Road as requested by Michael Carpenter representative of POET Design and Construction on behalf of Mike Dunning.
Zoning District Changes move on to City Council
Staff recommendation: approval

REPORT FROM STAFF

UPDATES AND DISCUSSION

PUBLIC COMMENT