



CITY CLERK  
2021 SEP 14 2:27 PM

## PLANNING COMMISSION

September 23, 5:30pm  
1100 Frederick Avenue  
Third Floor, Council Chambers, City Hall  
Regular Meeting

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- Call to order
  - Certified copies of chapters 11, 26, & 31 are available
  - Roll call
  - Approval of minutes of regular meeting
  - Postponements/adjustments to the agenda

CITY CLERK  
2021 SEP 14 4:27 PM

## RULES OF CONDUCT ADOPTED BY BOARD

- Give your name and complete address.
- No one may speak more than once on the same item.
- No one may speak more than five minutes at a time without permission from the Chairperson.
- No one may speak a second time on an item until every person who wants to speak has done so.
- All submissions of evidence, i.e., photos, drawings, etc., will be retained by the Board of Adjustment and will become a part of the permanent file.

**Please speak clearly and adjust microphone if needed.**

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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/TDD# 816-271-4898) at least two (2) business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

# PLANNING COMMISSION

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## OLD BUSINESS

## NEW BUSINESS

- **Approval of minutes**
- **ITEM #1                    Zoning District Change** – A request for approval of a change of zoning from C-0, Non-Retail Commercial District to C-3, Commercial District for the property located at 2700 N Belt Highway as requested by Michael Jackson on behalf of Missouri Real Estate Investments LLC.  
**Zoning District Changes move on to City Council**  
**Staff recommendation: approval**
- **ITEM #2                    Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Clarios Plat 1 located at 4701 and 4722 Pear, as requested by Brett Hausman on behalf of Al J. Mueller Construction Company.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval**
- **ITEM #3                    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 Clarios Plat 1 as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
- **ITEM #4                    Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Dave’s Diesel located at 4702 S 169 Highway, as requested by Dave Gach.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval**

- **ITEM #5**                    **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 Dave's Diesel as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
  
- **ITEM #6**                    **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Gateway located at 4701 S Leonard, 4434 S 169 Highway and Parcel # 06-7.0-25-003-000-018.005 located on S 169 Highway, as requested by Dave Gach on behalf of G & S Company.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval with conditions**
  
- **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 Gateway as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
  
- **ITEM #8**                    **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Hope Landing located at 619 S 5th Street, as requested by Aaron Stutterheim on behalf of The Salvation Army.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval**
  
- **ITEM #9**                    **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 Hope Landing as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**
  
- **ITEM #10**                    **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled McBee's Coffee N Carwash located at 3016 N Belt Highway, as requested by Galyna Saltkovska on behalf of McBee's Coffee N Carwash North Belt.  
**Major subdivisions are forwarded to the City Council.**  
**Staff recommendation: approval**

- **ITEM #11**                    **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 McBee's Coffee N Carwash North Belt as provided in Section 26-71(a).  
**Approved or denied by the Planning Commission**  
**Staff recommendation: approval**

**PUBLIC COMMENT**

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