



CITY CLERK
2021 NOV 10 AM 9:32

PLANNING COMMISSION

November 18, 2021 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**
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RULES OF CONDUCT ADOPTED BY COMMISSION

- 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 Commission and will become a part of the permanent file.

Please speak clearly and adjust microphone if needed.

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.

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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-2, Downtown Business District to R-4, Apartment Residential District for property located at 906 Sylvania as requested by Jason Beeman.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #2 Zoning District Change** – A request for approval of a change of zoning from C-3 Commercial District to R-1B Single Family Residential District for property located at 2921 Pear as requested by Stephen Browning.
Zoning District Changes move on to City Council
Staff recommendation: approval
- **ITEM #3 Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Bluescope Buildings North America located at 2314 Lower Lake Road, 5406 Industrial Road, and parcel 05-7.0-36-002-000-006.000, as requested by Mitch Sanders.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval
- **ITEM #4 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 Bluescope Buildings North America as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval

- **ITEM #5** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Auxier Development located at 3906 Pickett Road, as requested by Jeremy Auxier.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions

- **ITEM #6** **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 Auxier Development as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval

- **ITEM #7** **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Biozyme Inc Plat 2 located at 1202 Bluff View Road, as requested by Robert Norton.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval

- **ITEM #8** **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 Biozyme Inc Plat 2 as provided in Section 26-71(a).
Approved or denied by the Planning Commission
Staff recommendation: approval

PUBLIC COMMENT
