

1.5.2026

Call to Order: 7:01pm by Greenlee

Pledge of Allegiance

Roll call: In Attendance: Caleb Lewis (July-2025-2029) Absent Excused, Courtney Denney-Vice Chair (Jan 2023-2027), Donnie Greenlee-Chair (April 2024-2028), Ray Brown (Dec 2022-2026), Rick Gamboa-Sec (April 2024-2028), Sherry Lawrence (Dec-2029), Gary Jackson-(Dec-2022-2026) Absent excused, Mayor Bill Sherman

Approve Agenda: Denney/Brown 6-0

Approve Previous Reg Meeting Draft Minutes: Denney/Lawrence 6-0

Public Hearing: Rezoning 1207 Orr (R-1 to R-4) Open at 7:04pm

Trever Frerer Spoke on zoning request. He would like to build 4 single-family houses on the lot which requires R-4. Gamboa asked Sherman if there was any problem with this property being changed to R-4. Answer was it was in code.

Carolyn Jenkins: Sherman said R-4 allows the large lot to be split into smaller parcels. She asked if house could be added later. Answer was no.

James Sailor: Concerned that this will cause more drainage issues. He already has flooding issues. Greenlee thought this should be an alderman question. Frerer felt this was a city problem.

James Lee: Feels drainage will be worse if the property is built on. Problem should be solved prior to building.

Mayor said an engineering review would be required to assess water issue.

Lorrie Adams: Asked about sewer hook ups. Frerer said they are already on the property.

Adams said they put their own sewer line in years ago and there was more than one person on her line. She asked how she could be reimbursed for the cost of putting in her line. She was told that this would be a BofA question.

Gamboa asked if this parcel was large enough to require a stormwater runoff study which usually requires that the builder cannot increase the runoff rate from new construction to neighboring properties. Mayor said the report would be required.

Closed at 7:37 pm.

Denney said engineering should be required.

Motion to send to council: Denney/Brown 6-0.

Jerry Sparks: Feedback on proposed project

Nanda Nunnally-Sparks spoke on his behalf. Lives at 1201. Wants feedback about 1206 S. Wood Street. They would like to put a commercial building on that property and sell product

out of that area plus services. Sherman said that it would have to be rezone commercial. He said that does not fit the comprehensive plan for that street. She asked if they were to build on Duquesne Road, would they be more likely to be approved. The answer was it is planned commercial use.

Old Business: Planned Urban Development Discussion. Sherman reviewed information from Denney and come up with an outline for consideration. This might have allowed the Herron Property to be rezoned to everyone's satisfaction. This allows the city to combine different zoning districts sensibly. This will be added to a future work session agenda.

New Business: None

Public comments: None

Other business Deemed necessary: None

Schedule next meeting: Feb 2nd 7pm

Adjourn: 7:59pm Denney/Lawrence 6-0

Speakers: Speakers: Trever Frerer 3264 Woodberry Drive, Joplin; Lorrie Adams 1202 Orr, Joplin; Carolyn Jenkins 3501 E 13th Joplin; James Sailor 1131 Orr, Joplin; James Lee 1201 Orr, Joplin; Nanda-Nunnelly Sparks 1201 S Duquesne Road, Joplin

Submitted by Rick Gamboa