

## 4.6.2026

**Call to Order:** 7pm by Greenlee

### **Pledge of Allegiance:**

**Roll Call:** In Attendance: Caleb Lewis (July-2025-2029), 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) Absent excused, Gary Jackson-(Dec-2022-2026), Mayor Bill Sherman

**Approve Agenda:** Denney/Lewis 7-0

**Approve Previous Meeting Minutes:** Denney/Lewis 7-0

### **Old Business:**

Sam Hickey was not present.

Trever Frerer, 3264 Boysenberry Dr, Joplin. Preliminary Site Plan review for 13<sup>th</sup> and Orr. Gamboa asked if he had seen the site plan review checklist from the city which details all items required for the final site plan. Answer was “Yes.” Greenlee mentioned that the corner lot shown will not meet the 25-foot setback requirement. Frerer said the house can be redrawn in the final site plan to meet all setbacks. No other concerns were noted by the board.

### **New Business:**

Sign ordinance:

412.020 A: Sherman recommended that the sentence start with “Except as provided in 412.030...”

Vote will be tabled until next work session until Talley has a chance to review Sherman’s concerns.

**Final Site Plan Checklist:** Mayor passed out changes recommended in the last work session. Check boxes will be added.

Motion to approve: Denney/Lewis 7-0.

### **Public Comments:**

Cindy Crossland, 7754 Timberland Dr., Seneca. Owns 533 and 601 Duquesne Road wants to know what she needs to do to have the properties rezoned to commercial and possibly residential. Sherman said it is normally the developer’s responsibility to rezone although she can do it if she so desires. She can get all necessary forms and instructions from the city clerk. She would then have to follow all city procedures for rezoning.

Timothy Jones, 1107 Woodland Ave, asked for a statement as to what the actual zoning was for his property and why his application was denied for a business license by the BofA. Sherman said the property was grandfathered in for many years and Amanda had a license to do mobile work, but she was working onsite which was not allowed. Her license expired over two years ago, and our code says if a license expires for 6 months or more, the grandfather exception goes away. There was confusion as to the correct address and the owner was still listed as Gary Jones which was his grandfather who has passed away. He will inherit the property. Amanda Gaches, 1107 Woodland Ave, spoke saying the property has had two conflicting addresses. Sherman quoted 404.050 non-conforming uses which explains why it was denied. Sherman said it must be rezoned as commercial. The address issue and ownership issues need to be resolved prior to the rezoning application process.

JC James Byrd, 2815 N. Missouri Ave, Joplin spoke on a possible zoning/lot split request for the GameCo property at 3815 E 7<sup>th</sup> St. and adjoining house/property. This would make both properties conforming. No opposition to the proposal was shown.

**Other business Deemed necessary:** None

**Schedule next meeting:** 5.4.2026 at 7pm

**Adjourn:** 8:20pm Denney/Brown 7-0

Submitted by Rick Gamboa