

## 4.6.2026

**Call to Order:** 6:00 pm

**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:** Brown/Denney 7-0

**Approve Prior Meeting Minutes:** Denney/Brown 7-0

**Work Session:**

**Possible Rezoning of City Hall:** Courtney presented an extensive procedure that Joplin uses which does not have a separate section for city owned property. It was agreed that she would forward the information to Talley for his review prior to taking any further action.

**Planned Urban Development:** Sherman explained the proposed proposal he copied from Ste. Genevieve. It was decided to go over each section.  
404.135

Greenlee recommended that under “D.” Strike “PUD C-2” and remove “M-1” out of “PUD A”. Gamboa asked what would prevent a person from zoning a property in conflict with the comprehensive plan for example on 20<sup>th</sup> Street or Duquesne Road. It was decided that the P&Z would be required to consider the Comprehensive Plan when recommending any rezoning.

“F-2-b”, reword to say “A public hearing shall be held before the P&Z. Upon receipt of the report from the P&Z, the BofA shall hold a second public hearing to consider the proposal.” Greenlee said that Talley should review all changes prior to us taking a vote. Gamboa said he will send Talley the minutes with all changes.

“G-2”, A “PUD” application is required. Greenlee will ask Ste. Genevieve for its form.

“G-4-a”, Greenlee will compare this list to our site plan checklist and report back.

**Old Business:** None

**New Business:** None

**Other Business Deemed Necessary:** None

**Schedule Next Meeting:** May 4<sup>th</sup> at 6pm

**Adjourn:** 6:57pm Denney/Brown 7-0

Submitted by Rick Gamboa