



NOTICE OF MEETING

Planning Commission

Regular Meeting – Thursday, February 22, 2024 – 5:30 PM
City Hall – 1100 Frederick Avenue, Council Chamber

RULES OF CONDUCT ADOPTED BY COMMISSION

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairperson.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning Commission and will become a part of the permanent file.

Please speak clearly and adjust your microphone if needed.

AGENDA

CALL TO ORDER:

ROLL CALL:

CERTIFIED COPY OF CHAPTERS 11, 26 AND 31 AVAILABLE:

POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA:

OLD BUSINESS:

NEW BUSINESS:

1. Approval of the minutes of the Planning Commission meeting held January 25, 2024, at 5:30 p.m.
2. **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Creekwoods Plat 3 located on parcel # 06-7.0-25-003-000-020.041 as requested by David Gach on behalf of Creek Wood LLC.
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 Creekwoods Plat 3 as provided in Section 26-71(a)
4. **Zoning District Change** – A request for approval of a change of zoning from RP-1B, Residential District to RP-1A, Residential District for property located at parcel # 06-7.0-25-

003-000-020.041 as requested by David Gach on behalf of Creek Wood LLC.

5. **Street Vacation** – A request for approval to vacate approximately 100 feet of Monterey Street located between 1529 Monterey Street and 1602 S 16th Street as requested by Wes Merritt.
6. **Zoning District Change** – A request for approval of a change of zoning from R1-B, Residential District to R-4, Apartment Residential District for property located at 1217 Powell Street as requested by Tiffany Ford on behalf of Ford & Sons LLC.
7. **Conditional Use Permit** – A request for approval of a conditional use permit to allow for current structure to be used as a meeting hall located at 4801 S Hwy 169 as requested by William and Gabrielle DeLeon

PUBLIC COMMENT:

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, 816-271-5500, or TODD# 816-271-4898 at least two 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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