



NOTICE OF MEETING

Planning Commission

Regular Meeting – Thursday, March 28, 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 February 22, 2024 at 5:30 p.m.
2. **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Pioneer Material, Amended located at 3702 Waterworks Road, 3910 Waterworks Road, 3806 River Road, Parcel ID 03-9.0-31-003-000-026.000, and Parcel ID 03-9.0-31-002-000-015.000 as requested by Josh Weaver.
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 Pioneer Material, Amended as provided in Section 26-71(a)
4. **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision

entitled Eagles Way Second Plat located at 3604 Waterworks Road, 3602 Waterworks Road, 3512 Waterworks Road, and Parcel ID 03-9.0-31-003-000-026.001 as requested by Kelly Horn.

5. **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 Eagles Way Second Plat as provided in Section 26-71(a)
6. **Conditional Use Permit** – A request for approval of a conditional use permit to allow the current structure located at 701 S 8th Street to be used for vehicle sales as requested by Shawn Polachek of Cornelius Auto Sales LLC on behalf of US Holding Group LLC.

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.