



NOTICE OF MEETING

Planning Commission

Regular Meeting – Thursday, April 25, 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 March 28, 2024, at 5:30 p.m.
2. **Zoning District Change** – A request for approval of a change of zoning from R-2, Two-Family Residential District, to C-3, Commercial District for property located at 2208 Sycamore Court and Parcel #06-5.0-21-001-002-103.001 as requested by Kenton Randolph.
3. **Zoning District Change** - A request for approval of a change of zoning from R-1A, Detached Single-Family Residential District, to R-2, Two-Family Residential District for property located at 2631 Jules as requested by Quante Ford on behalf of ADQualified Solutions, LLC.
4. **Easement Vacation** – A request to vacate a 30' wide utility easement in the center of the

western property line located on the property at 3604 S Belt Highway as requested by David Gach on behalf of G&S Company, LLC.

5. **Amendment of the Code of Ordinances** - A request to amend the following sections of code, Sec. 31-070, through 31-075 regarding conditional use permits, requests for a change of zoning district, notices, and fees.
6. **Amendment of the Code of Ordinances** – A request to amend the following sections of code, Sec. 31-090, through 31-095 regarding the Zoning Board of Adjustment, appeals of decisions of administrative officials, variances, exceptions, and appeals of decisions of the Zoning Board of Adjustment.
7. **Amendment of the Code of Ordinances** – A request to amend the following sections of code, Sec. 31-100, through 31-106 regarding the Downtown Review Board and removal of sections related to the Purpose and Rules and Procedures of the board.
8. **Amendment of the Code of Ordinances** - A request to amend the following sections of code, Sec. 31-170, through 31-185 regarding the purpose Landmark Commission, definitions, and removal of sections related to membership, powers and duties, rules and procedures, and conflicts of interest of the commission. This amendment also includes ordinary maintenance standards.

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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