



NOTICE OF MEETING

Planning Commission

Regular Meeting – Thursday, September 26, 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 May 23, 2024, at 5:30p.m. as transcribed in the office of the City Clerk.
2. **Zoning District Change** - A request for approval of a change of zoning from R-1A, Single Family Residential District, to M-1, Light Manufacturing District for property located at 5301 Mitchell as requested by Kenney Newville on behalf of Herzog Railroad Services, Inc.
3. **Zoning District Change** - A request for approval of a change of zoning from C-3, Commercial District, to RP-3, Planned Garden Apartment Residential District for parcel #06-1.0-02-004-002-001.006 as requested by Peter Gregory on behalf of Arium Development.
4. **Major Subdivision** - A request for approval of a preliminary plat for a major subdivision entitled Country Lane Estates located on parcel #06-1.0-02-004-002-001.006 as requested by Peter Gregory on behalf of Arium Development.

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 Country Lane Estates as provided in Section 26-71(a).

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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