

MINUTES OF THE PLANNING COMMISSION

Pursuant to notice, the Planning Commission of the City of St. Joseph met, on Thursday, January 22, 2026, at 5:30 p.m. in the Council Chambers at City Hall.

	<u>Name</u>	<u>Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Term</u>
MEMBERS PRESENT:	Bill Couldry	(05-00)	03/03/28
	Tom Richmond	(32-04)	07/17/27
	Brett Hausman	(27-11)	08/05/28
	Kristi Green	(14-01)	06/15/28
	Tim Lager	(22-02)	01/29/27
MEMBERS ABSENT:	Penny Poore	(11-09)	06/15/28
	Patt Lilly	(28-10)	01/29/27
STAFF PRESENT:	Josh Emberton, City Attorney Kim Schutte, City Planner		

CALL TO ORDER - Hausman called the meeting to order at 5:35 p.m.

ROLL CALL - Couldry-Present, Richmond-Present, Lilly-Absent, Hausman-Present, Green-Present, Lager, Present, Poore - Absent

Quorum is present. Four members constitute a quorum.

Hausman read the rules of conduct.

Hausman entered Chapters 11, 26, and 31 of the Code of Ordinances into evidence.

2026 MAR -9 AM 8:01
CITY CLERK

POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA –

None

NEW BUSINESS -

Item #1: Approval of Minutes- made a motion to approve the minutes of the November 20, 2025, meeting. Green seconded.

VOTE: Voice Vote -- Unanimous

Minutes Approved.

Item #2: Election of Officers

Couldry nominated Hausman for Chair; Green second.

VOTE: Lager-yes, Couldry-yes, Green-yes, Hausman-yes, Richmond-yes

Ayes-5, Nays-0, Abstain-0. Motion carries.

Hausman nominated Richmond for Vice-Chair; Couldry second.

VOTE: Lager-yes, Couldry-yes, Green-yes, Hausman-yes, Richmond-abstain

Ayes-4, Nays-0, Abstain-01 Motion carries.

Item #3: Request for a zoning district change at S. 22nd Street, Parcel 06-8.0-28-002-002-014.000 from R-1A, Detached Single Family Residential District to C-3 Commercial District by Amanda Miller.

Schutte gave the staff report.

Amanda Miller – 5315 SE St. Rt. H, Agency, MO – addressed the Board in favor of the item.

Mike Heim – 4201 S 11th St. Rd. – addressed the Board in favor of the item.

Steve Boor – 5 Sunset Circle – addressed the Board in opposition to the item.

Tom Slawson – 3922 S. 22nd St. – addressed the Board in opposition to the item.

Rich Decca – 1929 Park Ridge Dr. – addressed the Board in opposition to the item.

Amanda Miller addressed the Board in response to the public comments

Hausman closed public comment

Discussion was held among the Board members

Hausman reopened public comment

Sam Cash – 3 Sunset Circle – addressed the Board in opposition to the item.

Hausman closed public comment.

Couldry moved to deny the application. Green seconded.

**VOTE: Lager-no, Couldry-yes, Green-yes, Hausman-abstain, Richmond-no
Ayes-2, Nays-2, Abstain-1. Motion failed.**

Richmond moved to approve the application. Lager seconded

**VOTE: Lager-yes, Couldry-no, Green-abstain, Hausman-abstain, Richmond-yes
Ayes-2, Nays-1, Abstain-2. Motion failed.**

Emberton explained that the item will go to City Council with “No Recommendation” from the Planning Commission.

OLD BUSINESS - NONE

Meeting adjourned 6:45 p.m.

Minutes respectfully submitted,

Kim Schutte, City Planner