



# NOTICE OF MEETING

## Planning Commission

Regular Meeting – Thursday, January 19, 2023 – 5:30 PM  
City Hall – 1100 Frederick Avenue, Council Chamber

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### 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.**

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### 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 November 17, 2022, at 5:30 p.m.
2. **Zoning District Change** – A request for approval of a change of zoning from C-3 Commercial District to R-4 Apartment Residential District for property located at 1602 Messanie Street as requested by Marcin Jakubowski on behalf of Open Source Ecology.
3. **Zoning District Change** – A request for approval of a change of zoning from C-3 Commercial District to R-1SH Single Family/Small House Residential District for property located at 3618 and 3620 Sacramento as requested by Oakley Bowen.
4. **Amendment to code** – A request for approval for amendment to Sections 31-10, 31-12, 31-48, 31-49 and any and all other sections of Chapter 31 of the Code of Ordinances

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CITY CLERK

necessary to amend the language pertaining to recreational marijuana.

5. **Easement Vacation** – A request for approval for a vacation of a drainage easement on the property located at 4300 N Belt Highway as requested by Joon Chung.
6. **Zoning District Change** – A request for approval of a change of zoning for a portion of the P-10, The Commons Precise Plan to C-3 Commercial District for property located at 4220 Commonwealth Drive as requested by Nick Brenner on behalf of Menard, Inc.
7. **Zoning District Change** – A request for approval to repeal The Commons Precise Plan and adopting a revised The Commons Precise Plan to update zoning uses for the property located at 4220 Commonwealth Drive within the P-10 precise plan, as requested by Nick Brenner on behalf of Menard, Inc.
8. **Street Vacation** – A request for approval of a street vacation for a 150 ft portion of Arizona Avenue. The portion to be vacated is between The Burlington Northern Railroad right of way on the west and Lake Avenue on the east. The vacated portion consists of approximately western half of the existing Arizona Avenue as requested by Steve Sellenriek.

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.