

MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF AIRPORT DRIVE, MISSOURI

A Regular Meeting of the Board of Trustees of the Village of Airport Drive, Missouri was held on Thursday, June 27, 2024, at the Village Municipal Building. The meeting was open to the public.

Chairman Terry Myers called the Board of Trustees to order at 7:00 p.m. The members present were Mark Rains, Ray Bryant, Claren Holmes, and Denise Winans. Village Clerk Sue Hirshey was present to take the minutes. Village Attorney Derek Snyder, Village Engineer Clayton Cristy and Deputy Clerk Sharon Clark attended. In the audience were Residents Marvin and Debie Heckart, Jim and Rose Paul, Debbie Bryant, Jamie Myers, Edwina Rains, Teresa Robertson, Charlotte Robertson, Krista Smith, Carolyn Longerot, Scott Miller Platt, and Kristi Payton. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

MOMENT OF SILENCE

Chairman Terry Myers requested a Moment of Silence to honor the passing of residents Orville “Jim” Coberley, Albert Danhaki, and Don Striegel. **Jim Coberley** served in the Army from 1953 to 1955 and served on the Zoning Commission for many years. **Albert Danhaki** was a longtime resident and a veteran. Several of his family members had resided on the same block southwest of the Municipal Building. **Don Striegel** resided across the street from the Municipal Building. He served in the Navy from 1951 to 1955 and participated in the Municipal Building Flagpole Dedication Ceremony on Pearl Harbor Day in 2002.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on May 23, 2024, having been previously provided to the Trustees, were discussed. Trustee Bryant motioned to approve the minutes previously provided. Trustee Winans seconded the motion. Motion passed unanimously.

TREASURER’S REPORT

Clerk Hirshey presented the Treasurer’s Report for June 2024. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Payroll Calculation Report, Accounts Payable Check Register, Accounts Payable Control Report, Current Statements of Revenues and Expenditures, worksheets for Recap of Sales Tax Revenue, Sewer Maintenance Charges Paid to Carl Junction, and Certificates of Deposits for Airport Drive. Trustee Rains motioned to approve the Treasurer’s Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Resident **Matthew Chuck Dudley** had withdrawn his **request to rezone** his property at 25319 Demott Drive from R-1, Residential, to C-2, General Commercial, during the Public Hearing at 6:00 p.m. Trustee Rains motioned to accept Matthew Dudley’s withdrawal of his request to rezone his property at **25319 Demott Drive**, Joplin, Missouri. Trustee Bryant seconded the motion. Motion passed unanimously.

Jason Stidman, owner of the **Let’s Go Carwash at 5958 North Main Street Road**, appeared before the Board to request the Certificate of Occupancy for his property. Engineer Cristy had met with staff from Asbell Excavating. The grading east of the carwash building to channel water north was not built according to the plans, but Engineer Cristy said he could approve it as it was. Trustee Rains

motioned to release the bond and issue the Certificate of Occupancy for the Let's Go Carwash at 5958 North Main Street Road. Trustee Bryant seconded the motion. Motion passed unanimously. Mr. Stidman thanked the Board of Trustees.

Resident Jamie Myers asked the Board about the rezoning request. She said the application had been withdrawn for now, but asked about down the road, was there anything the Trustees could do to protect the Tabor Woods neighborhood? Trustee Rains said no, someone could still request to rezone the property if they had development plans to present to the Zoning Commission. Most likely the property could be zoned a PD, planned development, and all details of the plans - site, building, parking, lighting, signage, etc., would need to be approved.

Trustee Bryant said the Board could not stop progress, but they would try to have some control over it; and a planned development would give them control. Resident Jim Paul asked about someone coming in like Walmart, the residents had no protection. Trustee Rains noted the recent road repaving project was funded by sales taxes from businesses like Walmart. Resident Carolyn Longerot said Walmart was water under the bridge, this property was not. Chairman Myers said projects could be denied, but they could not put a moratorium on neighborhoods. Attorney Snyder stated all future requests would depend on circumstances, any property owner had the right to petition to rezone property to its best and highest use. The Board could not speculate about the Dudley property. Resident Jamie Myers stated she only wanted to protect her property. Attorney Snyder reminded everyone that all Board Members wanted what was best for Airport Drive, they all cared deeply about the Village. Resident Teresa Robertson asked about a property currently for sale in Airport Drive. Resident Krista Smith asked about lighting in commercial properties and discussed when lighting trespassed on other properties. She also discussed streetlights in commercial and residential areas. Chairman Myers discussed Code changes within the last six months to address lights trespassing on neighboring properties. Resident Carolyn Longerot discussed shields for lights to control light flowing onto other's properties. The Comprehensive Plan was discussed. Newly appointed Alternate to the Zoning Commission and Board of Adjustment, Scott Miller Platt, requested a copy to review.

ENGINEER'S REPORT

Engineer Cristy discussed the water inlets at the Washmaster Carwash at 5885 North Main Street Road. The business was no longer open. The inlets were allowing ground water to enter the sewer system. One inlet had been capped, the other had not. Attorney Snyder had sent the property owner a letter advising them to seal off the inlets and to attend this evening's meeting to discuss. Engineer Cristy had been in contact with a family member of the owner, attempting to resolve the problem. Chairman Myers asked if the Trustees could hire someone to cap it? Attorney Snyder agreed to send another letter to the owner.

Engineer Cristy proposed a change order to the Blevins' paving contract for Tabor Woods to widen East Bland Avenue. Trustee Rains motioned to approve a change order to Blevin's Asphalt Contractors contract to have them widen and pave the turning radius of Elm Street and East Bland Avenue to North Main Street Road, before school started in August; and to approve payment of \$250,981.14 to Blevin's Asphalt Construction for milling and paving in Tabor Woods and White Oak Subdivisions. Trustee Winans seconded the motion. Motion passed unanimously. Engineer Cristy added that during construction, he would probably change Elm Street and East Bland Avenue to One Way streets and may put up some barriers.

Joplin Special Road District submitted a proposal to Chip and Seal Geneva Drive from Highway 171 to Vienna Woods Subdivision for \$3,330.00. Trustee Bryant motioned to accept Joplin Special Road District's quote to chip and seal Airport Drive's section of Geneva Drive for \$3,330.00. Trustee Rains seconded the motion. Motion passed unanimously.

COUNCIL BILLS AND RESOLUTIONS

Attorney Snyder reported prepared a council bill to amend Section 515, regulations for fences in Airport Drive's Code. The changes would amend paragraphs 7 and 8, removing "t" posts on properties zoned residential. Trustee Bryant noted he had "t" posts in his garden to prop up plants. A Briarwood resident had reported a neighbor used "t" posts for fencing their back yard. Engineer Cristy asked about subdivision requirements. Attorney Snyder stated the Covenant for Briarwood had already been recorded with the County. Action could be taken against property owner violating the Covenants by their homeowners association. The prepared council bill could be amended to prohibit metal "t" posts in perimeter fences on residential properties. Trustee Holmes motioned to amend Council Bill 09-24, in paragraph 8 to read "t" posts were prohibited on properties zoned residential for use in perimeter fencing. Trustee Rains seconded the motion. Motion passed unanimously.

Amended Council Bill 09-24, a council bill **repealing and replacing Section 515.020, Permitted Fences, Construction Standard**, was discussed. Trustee Rains motioned to have the first reading of Amended Council Bill 09-24 by title only. Trustee Bryant seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Amended Council Bill 09-24 by title only. Trustee Rains motioned to accept the first reading of Amended Council Bill 09-24 by title only and have the second reading of Amended Council Bill 09-24 by title only. Trustee Bryant seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Amended Council Bill 09-24 by title only. Trustee Rains motioned to accept the second and final reading of Amended Council Bill 09-24 by title only, and to adopt Ordinance 09-24. Trustee Winans seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Holmes; aye, Winans; aye. Ordinance 09-24 was adopted.

OTHER BUSINESS

Doug Wright and Lynn Wright, owners of The Human Bean, 5799 North Main Street Road, submitted a Sign Permit application for a road sign at their drive through coffee shop. The Zoning Commission recommended to approve the application. Trustee Rains motioned to approve Sign Permit 07-24 for a road sign at 5799 North Main Street Road. Trustee Bryant seconded the motion. Motion passed unanimously.

Craig Hardy, Sign Designs, submitted a Sign Permit application for Habitat for Humanity's Restore Too, at 5229 North Main Street Road. The Zoning Commission recommended to approve the sign. Trustee Bryant motioned to approve Sign Permit application 06-24. Trustee Winans seconded the motion. Motion passed unanimously.

Big Charlie's Fireworks submitted a Sign Permit application for a banner 8 feet by 20 feet. The Zoning Commission recommended to deny approval of a banner so large. The Zoning Commission recommended to approve only banners as allowed in the Code, no larger than 48 square feet. Trustee Rains motioned to approve the banners as long as they were only 48 square feet each. Trustee Bryant seconded the motion. Motion passed unanimously.

The entrance off Highway 43 for Main Street Therapy, 5065 North Main Street Road, was discussed. The owners did not attend the meeting but had asked about putting a small sign near their driveway to make it more noticeable on Main Street Road. The Trustees said the sign could be an arrow or a small sign with the numbers of their address, but not the name of their business.

Traffic control signage in Fountain Estates and Briarwood was discussed. Trustee Bryant's opinion was that signs are expensive and did not feel they were needed. Attorney Snyder brought up, a driver unfamiliar with the area wouldn't know if there was a stop or yield sign for the other drivers. Trustee Bryant stated that Missouri Law gave the driver to the right of other drivers had the right of way. Attorney Snyder questioned Trustee Bryant's statement. After researching Missouri statutes, Attorney Snyder stated that Trustee Bryant was right.

Clerk Hirshey asked the Trustees for permission to pay utility payments for Airport Drive online. The cost of postage continued to increase and the amount of time it was taking for mail to reach its destination was increasing as well. Trustee Rains motioned to allow the Clerks to pay utility bills online when the option was available. Trustee Bryant seconded the motion. Motion passed unanimously.

Trustee Rains said the grass at the equipment rental store on Main Street needed mowed and asked Clerk Hirshey to ask Sgt. Crossley to view the property.

The Agendas for the evening's meetings had been emailed out to residents. Chairman Myers wanted to continue to do so. Attorney Snyder stated emailing was not a substitution for statutory requirements for notifying residents and businesses of meetings in Airport Drive. Clerk Hirshey confirmed the emails would be in addition to publication of legal notices, letters to property owners within the required distances mailed by certified mail, and signs posted on the properties for discussion with meeting dates and times posted. Attorney Snyder advised that letters be mailed to all residents asking if they wanted to be included in emails for all meeting agendas and asking them to confirm their preferred email address. This information should be included in all Welcome Packets for all new residents as well.

Trustee Winans motioned to instruct Clerk Hirshey to do a one-time mailing to ask residents if they would like to be part of an email group to receive all agendas for all meetings for Airport Drive. Trustee Bryant seconded the motion. Motion passed unanimously.

ADJOURNMENT

With no other business to come before the Board, Trustee Rains motioned to adjourn the meeting. Trustee Bryant seconded the motion. Motion passed unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk