CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS2025-001 – Special Use Permit

MEETING DATE:
January 6, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 036-24: 2120 E 24th St – Special Use Permit – A request for a Special Use Permit to operate a Concert House (second request) – Jeffrey Morrow

BACKGROUND:

The applicant is renewing his Special Use Permit for the operation of Residential Concert House. The applicant is requesting a permanent permit. The Concert House operates for approximately two hours for any scheduled event, and no later than 10 p.m. Coda Concert House has no employees and is operated by volunteers. Attendance requires prior registration due to space limitations. Suggested donations or reservation charges are not retained by Coda Concert House but collected for the performer.

City staff have not received any complaints in the two years since the initial permit was approved by City Council (December of 2022).

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Morrow stated the reason for the request for this Special Use Permit is so that he can continue to hold home concerts for the community. Mr. Morrow explained that he has been holding in home concerts since 2013 at his residence. Mr. Morrow explained what a concert house is. Mr. Morrow explained that they present performances in their living room. Mr. Morrow stated that it is not a business, and the proceeds from the concerts go directly to the artist. Mr. Morrow also stated that there are only a few house concerts held every year at this residence and the concerts end before 10 PM. Mr. Morrow further explained that guests are required to use off street parking and shuttle to the home, and that they never offer or sell food or drinks to guests. Mr. Morrow continued to

explain that he has followed the conditions of the first Special Use Permit as directed, by not sharing the address of the concerts and requiring guests to make reservations to attend shows. Mr. Morrow asked the commission for consideration of permanent approval for his concert house.

Mr. Bellairs stated that the changes Mr. Morrow was required to make for the second request for the special use permit were a limit on occupancy to 49 guests at one time and request for a permanent permit. Mr. Bellairs also explained that in the 2 years since the first special use permit was granted, there had been no comment, petitions or complaints had been submitted to the planning office.

PUBLIC COMMENT;

Mary Prigmore asked to speak in opposition to this case. Ms. Prigmore stated that she has experienced large tour buses parked on Delaware Street. Ms. Prigmore explained that there was a situation this past summer where a man had yelled obscenities from the front porch of the concert house. Ms. Prigmore asked the commission to deny this special use permit for these reasons.

RECOMMENDATIONS:
Planning & Zoning Commission Motion to Approve Failed for Case 036-24 (3 in Favor, 4 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map