Case 001-18: 1112 E. Second Street – A request to rezone from R-2 (Two-Family Residential District) to R-3 (Apartment House District) for the operation of a group residential facility – Watered Gardens.

Mr. Duncan asked if there was anyone else who would like to speak in favor of this case.

James Whitford, 215 E. 8th Street, Galena, MO, 65656. Requesting a zoning change on 1112 E. 2nd Street, the old Washington School building from R-2 to R-3.

Mr. Duncan asked if there were any questions from the Commission?

Mr. Cortez has gone through the plans and sees what Mr. Whitford wants to do there, but the building is in rough shape. Is the plan to revamp the building?

Mr. Whitford stated they have put together some conceptional drawings and there is a lot to be done, but the building was donated to Water gardens. They do have money to start the work.

Mr. Cortez asked if he had bought drawings with him today.

Mr. Whitford stated they did and would passed them around so the commission could look at them.

Jim Moreland, 7316 River Rd., Joplin, MO., stated he had copies of the drawings and handed them to the Commission for their review.

Mr. Cortez stated he has one other question: "What do you think, considering everything go well with us and then with Council, your time frame will be for move in?"

Mr. Whitford stated that there is a lot of work that needs to be done. They will start operating out of this building in part not in full, so within 6 months they would have a few families in the building. This is a Family Ministry Center, eventually offering mothers with children, that don't have a place to go or a place to stay, the possibility of overnight stays. Which is really the reason for the zoning change. There will be six (6) family rooms on the main floor by splitting the classrooms. The building needs to be sprinkled and the asbestos needs to be removed from behind the ceiling tiles. There are several things that we need to take care of before bringing families in the building.

Mr. Ramsour wanted to know who the ministry is that is occupying the building now?

Mr. Whitford stated they just purchased the building and it was SOS Ministries. Mr. Whitford stated that he is allowing them to cook and serve on Sundays, which has been their primary service. He doesn't think they will be continuing from this point.

Mr. Ramsour asked how is this facility different to the facility on Kentucky?

Mr. Whitford stated that at 531 Kentucky Ave is Watered Gardens Gospel Rescue Mission, rescue relief operation. We do have another location on 15th Street which is a long-term program for men. We are going to take some of the components, i.e. GED software program, Classes,

Work readiness, aptitude testing, personality assessment, to the family center. We are not looking for a transient type of population. Mothers with children coming to the family center will be more of a transitional housing type operation, staying approximately 6 months to a year.

Mrs. Steele wanted to know how they are different from the Lafayette House.

Mr. Whitford stated that the Lafayette House is a drug/alcohol rehab center and a safe house. They have a very specific focus and function, which is necessary.

Mr. Duncan asked if the Center would have food services.

Mr. Whitford stated that it is interesting but it is a school with no kitchen. On old drawings, there was a kitchen. There is a stage which will be removed and a kitchen will be built in the multi-purpose room.

Mrs. Steele mentioned about funds. She also wanted to know if Water Gardens was privately having a fund drive.

Mr. Whitford stated that they had one and we had a good year end drive. This has been successful.

Anyone here who wishes to speak in favor of this case? There were none.

Anyone here to speak in opposition of this case.

Linda Mayo, 707 Pool, Joplin, MO. Mrs. Mayo stated that with listening to Mr. Whitford speak she received information that she was not aware of, so she is not necessarily against the center. She understood that the school was originally going to be a Community Center rather than a shelter. She has family that lives on School Street and close to the Boys and Girls Club. She stated there are a lot of kids in that neighborhood and was concerned that there would be trouble starting in the residential neighborhood.

Mr. Duncan stated she could speak to Mr. Whitford to receive more information. Anyone else that would like to speak against this case?

Kayla McCullum, 305 S Michigan, Joplin, MO. Mrs. McCullum came for more information and wanted to express similar concerns as Mrs. Mayo. She was familiar with what SOS was doing and she has a young daughter. Her concerns were for the children and what precautions would be in place if it moved forward.

Mrs. Steele stated that on the Rezoning application it did say for "moms and kids".

Mrs. McCullum stated she understood that now, but she would still like to know about precautions. Just because men don't live there doesn't mean that men won't show up there for various reasons.

Mr. Ramsour asked Mr. Whitford if he will allow an entrance off 2nd Street to the building.

Mr. Duncan asked if that question could hold until the next case, Special Use Permit.

Mr. Ramsour stated it could.

Mr. Duncan asked if there was anyone else to speak against this case? (There were not.) Mr. Duncan Closed the Public Hearing.

MR. CORTEZ MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 001-18 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR THE REZONING FROM R-2 (TWO-FAMILY RESIDENTIAL DISTRICT) TO R-3 (APARTMENT HOUSE DISTRICT) FOR THE OPERATION OF A GROUP RESIDENTIAL FACILITY. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 1 ABSENT).