Case 002-18: 1112 E. Second Street – A request for a Special Use Permit (1st Request) for the operation of a group residential facility – Watered Gardens.

Anyone who would like to speak in favor of this case.

James Whitford, 215 E. 8th Street, Galena, MO, 65656. Currently, R-3 zoning would allow for overnight for eight people. If you're going to house several families, it would require a special use permit. Security is very important, motion sensors, camera are a necessity. There will be maglock doors and a single point of entry with a check in counter.

Mrs. Koelkebeck had a question about the two-year statement for the special use permit.

Mr. Bolander responded that typically with a 1st request special use permit it is for two years. The Commission has the authority to make it longer or shorter. The Commission and City Council can put an expiration date or make it permanent. They still must meet the requirements of the Special Use Permit even when it is permanent. We have issued permanent permits due to investments, but they still must follow requirements and conditions.

Mr. Duncan stated that on an operation like Watered Gardens, two-years is good length of time because you want to ensure things go well. The purpose of the Special Use Permit is to reevaluate in case there is an issue. We have some situations that we need this permit along with the rezoning because of the nature of the group home. I would ask the Commission for a recommendation on the length of the permit.

Mr. Ramsour stated that if they do everything they are expected to do, in terms of being a good neighbor and running a good operation, them they would probably have no issues having it renewed for another period or permanently.

Mr. Whitford asked if the Commission can revoke a special use permit?

Mr. Bolander stated that this Commission and the City Council has the ability to revoke a Special Use Permit if the conditions are not met.

Mr. Whitford asked the Commissioners to take into consideration of making the Special Use Permit permanent. If our board does not meet the conditions and the permit needs to be revoked, then it will be revoked.

Mrs. Steele mentioned that the application states the facility will be for women and children, is what we are passing or approving to forward to City Council?

Mr. Bolander stated no. It should be written in the conditions, not necessarily what is on the application. If you would want to add that condition you would have to amend it and then approve it.

Mr. Ramsour mentioned that Staff recommends approval for a two-year permit, what does Staff recommend for a permanent permit?

Mr. Bolander stated for Mr. Whitford to get investors in the project, they want to make sure that the permit not be expired in two years. There is always a risk of something going wrong, but that is in the conditions which protects the neighborhood and the operation. Even though it is permanent and they don't follow the conditions it can be revoked.

Mrs. Steele wanted to know if the restriction made for just women and children, then the Water Gardens Board decides they want to add families. Do they come back to this Commission and then say yes or no?

Mr. Whitford stated that he didn't foresee that in the future because we don't think it is a good idea for men to be sheltered close to women. This focus is going to be on moms and kids.

Mr. Cortez thanked Mr. Whitford for his work and his commitment. Mr. Cortez stated that he is all for modifying the Special Use Permit to permanent status for this project.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 002-18.

Mr. Duncan ask for discussion.

Mrs. Koelkebeck asked if that is with the added condition of women and children only? If not, then she wanted to discuss adding that condition into the Special Use Permit for women and children only.

Mrs. Steele asked if we did that as one or two separate votes to add the conditions?

Mr. Bolander stated that they could do that as one vote. Mr. Cortez should amend his motion and include the conditions of permanent status and women and children only.

Mr. Cortez amended his motion to indicate that the Special Use Permit be restricted to women and children only and permanent status.

Mr. Whitford state that a lot is going to happen at the Ministry Center. Overnight sheltering, women and children, but there is a possibility of having a husband, a brother, a family member visit during the day and comes into the center. We are not saying there will not be a male over the age of 18 on the property by saying we are not sheltering men. He added that he envisions the possibility of a family, a married couple that lives on sight to assist with operating the facility.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 002-18, SPECIAL USE PERMIT (1ST REQUEST) WITH CONDITIONS BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 1 ABSENT).