P & Z Case 007-18
Leonard Clevenger
(P & Z Recommended Approval)

RESOLUTION NO. 2018-009

A RESOLUTION granting a Special Use Permit (1st Request) to Leonard Clevenger for the operation of a Bed and Breakfast located 2523 S. Picher Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, the Planning and Zoning Commission at a public hearing held on March 12, 2018, recommended that a Special Use Permit be granted for the operation of a Bed and Breakfast located at 2523 S. Picher Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on April 2, 2018, in compliance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Joplin, as follows:

That a Special Use Permit be granted to Leonard Clevenger for the operation of a Bed and Breakfast in the City of Joplin, Missouri on the following described real estate, to-wit:

ALL OF LOTS NUMBERED ONE HUNDRED SIXTY-ONE (161) IN COMMERCIAL CLUB ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

and the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Leonard Clevenger to operate a Bed and Breakfast located at 2523 South Picher Avenue.
2. This permit shall be eligible for two (2) years, renewable in May 2020.
3. The compliance with all provisions of the Fire/Safety codes.
4. The operator of the facility located at 2523 S. Picher Avenue shall provide information from a certified laboratory indicating that the corrected lead levels for lead in the soil does not exceed 400 ppm (parts per million).
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of Joplin.

The violation of any condition set forth in this Resolution shall be interpreted as a violation of Appendix 29-A (Zoning Code) of the Municipal Codes of the City of Joplin and shall be administered in accordance with the provisions of Section 34 (Violation and Penalty) of Appendix 29-A of that Code. Conviction in Municipal Court for violation of any condition as set forth in

this Resolution shall cause the immediate termination of this Special Use Permit and require the applicant as named in Item No. 1 above to reapply for renewal.

The Municipal Planner is hereby authorized and directed to issue said permit to Leonard Clevenger in accordance with the plans and specification on file in the Office of the Building Official.

The City Clerk is hereby ordered to file this Resolution with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ____ day of _____, 2018.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney