CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS2024-007 – Special Use Permit

MEETING DATE:
June 3, 2024

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 023-24: 204 N Jackson Ave – Special Use Permit – A request for a Special Use Permit to operate a coffee shop – Unity Church of Joplin and Bearded Lady Coffee Co.

BACKGROUND:
To protect and conserve the heritage of Joplin's historic residential neighborhoods, under Council Bill No. 2007-276, the City allows for the operation of low scale commercial uses in a residential district with a historic designation, by obtaining a special use permit.

Unity Church of Joplin is intending to lease and/or sell the property to Bearded Lady Coffee Co., so that they may operate their coffee shop at this location. There will be a small kitchen, and Bearded Lady Coffee Co. will operate the café by repurposing the existing church.

The City allows for special use permits to be granted to residential locations for low-intensity commercial uses, to protect historical properties that would otherwise be lost. Unity Church of Joplin is a locally designated historic landmark.

PLANNING & ZONING COMMISSION TESTIMONY:
Tyler Bellairs informed the Commission that the applicant and the owner's realtor had contacted him the day of the meeting and stated that they are withdrawing the application. Mr. Bellairs stated that the case had been advertised as a public hearing.

PUBLIC COMMENT;
Susan Back spoke in favor of the case. She was a member of the church, and asked if another church wanted to use the building would they need a special use permit. Mr. Bellairs responded that religious practice is permitted in every zoning district. The special use permit was only for a low intensive commercial activity in a residential district.

RECOMMENDATIONS:
Planning & Zoning Commission recommends striking Case 023-24 (5 in Favor, 0 Opposed, 1 Absent)

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