MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 8, 2018
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, October 8, 2018. Present were Commission members Keenan Cortez, Peter Ramsour, Debra Koelkebeck, Seth Dermott, Wendy Brueckner-Sears, Janice Steele, and Rodney McCullough. Edward Whitmore, and Lindsay Dunn, represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Ms. Dunn called the roll.

2. Approval of September 10, 2018 Minutes:

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, TO APPROVE THE SEPTEMBER 10, 2018 MINUTES WITH CORRECTIONS. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).

3. Old Business:
None.

4. New Business:

Mr. Cortez read the Public Hearing procedures with Planning and Zoning cases going to City Council on Monday, November 5, 2018.

Case 036-18: Northwest corner of Connecticut Avenue and 20th Street – A request for a Site Plan Review to construct a bank – Oak Star Bank.

Wayne Stevenson, Anderson Engineering, 811 E. 3rd Street, Joplin, MO. He was representing Oak Star Bank, which will be located at the NW corner of Connecticut and 20th Street. The building will be a two-story structure, meeting the required parking and adhering to the corridor districts on 20th Street.

Mr. Cortez asked if there was anyone to speak in favor of this case? There was not. Anyone to speak in opposition of this case? There was not. Case Closed.

MRS BRUCKNER-SEARS MOVED, SECONDED BY MR. RAMSOUR THAT CASE 036-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Public Hearings:

Case 037-18: 301 S. Sergeant Avenue – A request for a Special Use Permit (1st request) to operate an Bed and Breakfast – Brendan Cooney.

Brendan Cooney, 301 S. Sergeant, Joplin, MO is the owner of the property. He is asking for a structure on his property to be used as an B&B. There is an B&B website and the pamphlet that was handed out reflects what will be on the website. Mr. Cooney stated that the B&B is a mother-in-law quarters with the same Victorian motif as their 1895 Queen Anne style home. It is essentially one 200-square foot room with a 16-foot ceiling. There are stairs that lead to the loft, which is a 90-square foot space with a stand-up shower.

Mr. Cortez asked the Commission if they had any questions for Mr. Cooney.

Mrs. Koelkebeck wanted to know the nature of the business, and if any prepared or unpackaged food will be served.

Mr. Cooney stated that a requirement of B&B is that no prepackaged food is served. Inside the structure there is not a stove, or any hook-ups for a cooking stove, but there is a small mini-fridge and a sink, which is considered a little kitchenette. B&B regulations state that nothing prepackaged may be served. They will not be preparing meals.

Mr. Ramsour was curious about the price per night for a stay.

Mr. Cooney stated that the price is determined by B&B with a variable pricing model. The price will be higher on holidays, weekends, and during high tourist seasons. The minimum would be around $45.00 for an evening and the maximum would be approximately $145.00 an evening. It is a variable formula that B&B has structured.

Mr. Cortez asked if a fire inspection was done?

Mr. Cooney stated that there has not been an inspection. He stated that he went, several months ago to the fourth floor of City Hall, to see if the structure would need to be inspected if he rented it full time. They stated it did not need an inspection. Since he has changed from being full time tenant to B&B, he has not gone back to the fourth floor. There is a sub-panel in the structure and an active smoke alarm.

Mrs. Koelkebeck asked staff if this is a permanent special use permit.

Mr. Whitmore stated it was not. Mr. Cooney will have to renew the permit in two years.

Mr. Cortez asked if there was anyone to speak in favor of this case?

Bill Pat, 111 S. Sergeant, Joplin, MO. He lives approximately a block and a half north from the B&B. He stated that he thought it would be a financial enhancement to the neighborhood because people would be able to walk the neighborhood and go tour the museum. He has no concerns with increased traffic or parking. He likes the idea that people could tour the historical homes and the downtown area.

Wayne Stevenson, 302 S. Sergeant, Joplin, MO. He stated he lives across the street from Mr. Cooney and approves. He commended Mr. Cooney for going through the proper channels to

obtain approval, following all procedures, and speaking to the neighbors before pursuing a Special Use Permit.

Anyone to speak in opposition of this case? There was not. Case Closed

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE THAT CASE 037-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).

5. Other Business

Mr. Cortez asked if there is anything else to come before this commission? There being no further business to come before the Planning and Zoning Commission, the meeting stood adjourned at 4:30 p.m.

Approved _____
Keenan Cortez, Chairman

Approved _____
Lindsay Dunn, Secretary