RS 2020-017

Case 036-20: 2521 E 7th St. – A request for a Special Use Permit (1st Request) for the operation of a mini storage facility - Jim Cox.

Jim Cox, representing the U-Haul Company, 2521 7th Street. We would like to put van boxes on the facility for storage. They are used boxes off the back of the trucks. We will set them on the ground and use as storage.

Mr. Ramsour asked if the Commissioners had any questions for Mr. Cox?

Mr. Eastman mentioned he noticed there is white metal up, what additional is going to be done?

Mr. Cox stated that they were going to put metal on for siding to beautify the van boxes. We were told to stop. They are not finish with the job.

Mr. Stanton stated the city issued a stop work order because they did not get a building permit for the work being done. Should this Special Use Permit be approved they will also be required to meet all the zoning and building code requirements.

Mr. Ramsour mentioned he did not see a staff recommendation.

Mr. Stanton stated that with Special Use Permits we are not supposed to give staff recommendation.

Ms. Steele wanted to know why this is just special use permit?

Mr. Stanton stated that in the C-3, Commercial District, mini storage facilities are not permitted by right. But they are allowed if the property owner does get a special use permit.

Mr. Ramsour asked the commissioners if they had any other questions for Mr. Cox. They did not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case.

Aaron Self, 2521 7th Street, Joplin, MO. The facility is already a storage facility, and this is an expansion, because we have built the new location. We do have the van boxes and we are siding those, and they will be 20 to 30% stone façade which will be brick and coincide with the building regulations.

Mr. Ramsour asked if they currently have a Special Use permit for the storage they now have?

Mr. Self stated there was and it was already zoned for self-storage at the time. This is exterior storage.

Ms. Steele stated that when she drove by these were vans that you have removed the axel and tires and you're going to completely make a façade for that?

Mr. Self said that was correct. We use old pieces instead of throwing them away. We bring these van boxes in, place them, level them, bolt them down, pass all the wind ratings, snow loads as well. Side them so it looks like an actual storage facility. They are anchored into the ground as well.

Mr. Ramsour asked if there were any other questions from the commissioners? There was not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case. There was not. Mr. Ramsour asked if there was anyone in opposition to the case? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 036-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).