CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Resolution No. 2018- 017 -Special Use Permit (1st Request)

MEETING DATE:
November 5, 2018

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Sam Anselm.

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

BACKGROUND:
Mr. Brendan Cooney is requesting a Special Use Permit (1st Request) for the operation of a Bed and Breakfast located at 301 S. Sergeant Avenue, in the City of Joplin, Jasper County, Missouri.

PLANNING & ZONING COMMISSION TESTIMONY:
Brendan Cooney, 301 S. Sergeant, Joplin, MO is the owner of the property This property is located within the Murphysburg Historic Overlay District. 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.

Mrs. Koelkebeck wanted to know or have explained the nature of business if no 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. Air B&B regulations state that nothing prepackaged may be served. They will not be preparing meals.

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.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Brendan Cooney for the operation of a Bed and Breakfast at 301 S. Sergeant.

2. This permit shall be eligible for two (2) years, renewable in December 2020.
3. The compliance with all provisions of the Fire/Safety codes.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

PUBLIC COMMENT;

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.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 037-18.

ATTACHMENTS

Resolution No. 2018- 017, Staff Planning Report, P&Z Commission Minutes