RS 2018-017

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).