CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS 2023-019 – Special Use Permit

MEETING DATE:
November 6, 2023

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
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 043-23: 2337 E Zora St - Special Use Permit – A request for a permanent Special Use Permit to operate a beauty salon (3rd request) – Raph Replogle/Alexah Patrick

BACKGROUND:
The applicant is making their third and final request for a special use permit to operate a home beauty parlor. The applicant's grandmother previously owned the property and operated a beauty parlor with a special use permit for several years.

The applicant has held a special use permit at this property for 4 years. The initial permit was applied for in 2019 and valid through 2021 and renewed in 2021. This request is for a permanent special use permit. City staff has not received complaints from any of the neighbors in the time the applicant has operated.

The single-family home has one room that is used for the beauty parlor. It is part of the garage. There is one barber chair, so the number of customers is limited. The applicant operates Monday through Friday 9 a.m. to 5 p.m. The impact that this has on the neighborhood is minimal.

PLANNING & ZONING COMMISSION TESTIMONY:
Alexah Patrick represented her case. Ms. Patrick stated her grandmother had previously operated the beauty salon when the property belonged to her. Ms. Patrick stated she is wanting to follow in her grandmother's footsteps and continue the business. Ms. Phillips asked if the permit goes with the person or with the property. Mr. Bellairs stated that the Special Use Permit is granted to the owner of the property. Ms. Patrick's grandmother, the previous owner of the property, had a special use permit to operate. This would be the final request under the new ownership.

PUBLIC COMMENT;
There was no comment in favor or in opposition to this case.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 043-23 (7 in Favor, 0 Opposed)

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