CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS 2024-016 – Special Use Permit

MEETING DATE:
November 4, 2024

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 033-24: 2805 N Highland Ave – Special Use Permit – A request for a Special Use Permit to operate a beauty salon – Chun Curtiss

BACKGROUND:

Chun Curtiss would like to operate a hair/beauty salon out of her home. She intends to be open Monday through Saturday from 10 am to 5 pm. There will be no alterations to the existing site, and the permit shall be good for two years.

Off-street parking is provided with the existing site. There is a 3-car driveway and a 2-car garage. This will accommodate the required 2-off-street parking requirement for single-family use, along with 3 additional spaces for guests/clients.

PLANNING & ZONING COMMISSION TESTIMONY:

Chun Curtiss of 2805 N Highland Ave. Joplin, Missouri presented the case. Ms. Curtiss stated she would like the special use permit so she could operate a home beauty salon out of her home. Ms. Curtiss stated the main reason she would like to operate a home beauty salon is due to the continuing health problems she has that have hindered her from working in the general public.

PUBLIC COMMENT;

5 individuals spoke in favor of the case, two of them residents in the neighborhood and some of them clients. They stated that Ms. Curtiss is very careful about making sure her clients are not coming through the front door and are entering through the side. She is also diligent about making sure they do not park in the street. Two residents spoke in opposition. The concerns raised were children playing in the street, traffic, and spot zoning and signage. Mr. Kimble asked Mr. Bellairs to clarify the difference between zoning and special use, and Mr. Heins asked Mr. Bellairs if signage would be allowed. Mr. Bellairs explained that home occupations are allowed a conservative amount of signage that cannot be used to generate traffic.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approving Case 033-24 (7 in Favor, 0 Opposed, 0 Absent)

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