CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS 2022-019 – Special Use Permit

MEETING DATE:
December 5, 2022

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 FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 056-22: Special Use Permit – 2120 E. 24th St. – A request for Special Use Permit (1st Request) for a Concert House permitting special use – Jeffrey Morrow

BACKGROUND:
The applicant is requesting a Special Use Permit for the first time with this application for the operation of Residential Concert House. The Concert House operates for approximately two hours for any scheduled event and never after 10 p.m. Coda Concert House has no employees and is volunteer operated. Attendance requires prior registration due to space limitations. Suggested donations are not retained by Coda Concert House but collected for the performer. There are no alcoholic beverages sold on the premises.

PLANNING & ZONING COMMISSION TESTIMONY:
Jeffrey Morrow, the applicant for the special use permit and owner of the Concert House answered questions and provided information regarding the operation of the house. Mr. Morrow stated that the shows are always over by 10pm and that you would never know there was one happening. Mr. Morrow explained how concert houses are common in surrounding cities and that they have been operating theirs since 2013. Commissioners inquired about attendance numbers, times of the shows, etc. The Commissioners voted to recommend denial.

PUBLIC COMMENT;
Seven citizens including neighbors got up to speak in support of the Concert House. These members included Greg Blue, who lives next door with his two daughters said you cannot hear anything. Patricia Shank said she has lived in Joplin since 1949 and continues to enjoy attending the concert house. Wendy and Stephen Milliman and Mary Prigmore spoke in opposition to the

concert house. Wendy said that the show does not end at 10pm, the shuttle cars drive too fast, that she thinks 80-100 people attend the shows, and that she does not like that people can bring their own alcohol. Mary Prigmore said she would move if she had to live next to the Concert House and that she likes to go to concerts but that the neighborhood is not the place.

RECOMMENDATIONS:
Planning & Zoning Commission recommends denial for Case 056-22 (5 in Favor, 0 Opposed)

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