

RS 2019-002

Case 004-19: 1920 S. Annie Baxter Avenue – A request for a Special Use Permit (1st request) to operate a Bed and Breakfast – Thomas Moore

Thomas Moore, 1810 Annie Baxter Avenue, Joplin, MO. We are the owners of 1920 Annie Baxter Ave. and have owned it since 2001. We have been using it as a rental property. The property is currently vacant and we would like to make it a short-term rental and rent it through a website for short periods of time. It is a two-bedroom, one bath house. It does have a garage in the back that would be usable by the tenant. Also, a parking spot off the alley and in front of the house.

Mrs. Koelkebeck stated that for clarification that would only be one tenant at a time not multiple renters?

Mr. Moore stated that was correct.

Mr. Cortez asked if the garage will be used by the tenant and is there an automatic garage door opener?

Mr. Moore stated there was a garage opener and yes, they would be able to use the garage and have the garage door opener.

Mr. Ramsour asked if there was any damage to the home after the tornado?

Mr. Moore stated no it is just north of the damage zone.

Mrs. Steele asked if he had been in touch with Air B&B or RBL?

Mr. Moore stated he has been on the website to see what the requirements are but has not signed up to be represented by them yet.

Mr. Cortez asked if the home has any historical value?

Mr. Moore stated there was not.

Mr. Cortez asked if there were any other questions from the Commissioners. There was not. He also asked if there were anyone else that would like to speak in favor?

Terry Campbell, 1604 Central, Joplin, MO. He stated that he likes Mr. Moore's idea and has considered doing the same thing. Short term rentals for some of the buyers that are coming into town for the bigger developments could benefit. He stated that he was all for it.

Mr. Cortez asked if there was anyone else to speak in favor of this case? There was not. There was no one to speak in opposition of this case.

MR. MCCULLOUGH MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 004-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING “AYE”. (7 IN FAVOR, 0 NAYS).