

RS 2021-025

Case 059-21: 1007 N. Byers Ave. - A request for a Special Use Permit (1st Request) for the operation of a short-term rental – Leslie and Brad Baird

Leslie and Brad Baird, 1460 Kenser, Joplin, MO. We are the owners of 1007 N. Byers Ave. Ms. Baird stated the Air B&B is a unique way for travelers to stay, whether they are here for business, medical reasons or just visiting family. Some people don't like staying in hotels/motels unless absolutely necessary. We know our home is in a neighborhood and we take that very seriously. Our guests that want to stay with us are checked on beforehand since Air B&B has a rating system and we can choose who to accept to stay. We want to be as community friendly as we can be. Our home is interesting to our guests because we have Historical items from Joplin throughout the home. Guests must abide by the house rules, and we are very explicit that we only allow 6 guests at a time. My husband and I have spoken to the surrounding neighbors and to our knowledge they do not have a problem. There is no street parking available, only driveway parking.

Ms. Bruckner-Sears wanted to know if there was a rental agreement?

Ms. Baird stated nothing personally, it is all done through the Air B&B. All guests are aware that we have a Ring doorbell security system and a camera in the garage.

Ms. Steele asked if they were an Airbnb or a VRBO?

Ms. Baird stated they prefer Airbnb.

Ms. Bruckner-Sears asked the Commissioners if they had any other questions? They did not.

Ms. Bruckner-Sears asked if there was anyone to speak in favor?

Rhonda Thompson, 407 Islington, Joplin, MO. Ms. Thompson stated that their back yards connect. We have never heard any noise and don't see more than 2 vehicles. The owners did contact us and stated they had to get a city permit for the Airbnb.

Frank Thompson, 407 Islington, Joplin, MO stated that the Bairds do not know this, but we have cameras in our back yard also. They have put a lot of work and money into the house. My wife and I are in favor of this Airbnb.

Ms. Bruckner-Sears asked if there was anyone to speak against this case?

David Suckow, 1006 N. Byers, Joplin, MO. We live across the street from this property. We are worried about our safety and the safety of our property. He has been aggressively approached by one of the owners and accused of turning them into the city, which we didn't. We didn't know what was going on at the Airbnb, except for a lot of traffic. Since then, we have seen an increase of vehicle traffic and foot traffic. After 17 years of living there I had to install cameras because we don't feel comfortable.

Mr. Thompson asked permission to approach the commission again. Permission given. Mr. Thompson stated that with the security going up is because we are having more problems with the homeless people coming thru the backside of the woods.

Mr. Eastman asked staff if there had been any complaints.

Mr. Stanton stated there is one protest petition.

MR EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 059-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. PHILLIPS, AND MS. WARREN “AYE” (6 IN FAVOR, 1 ABSENT)