

Case 044-22: Special Use Permit-1918 S. Sergeant request for a Special Use Permit (1st Request) for the operation of a Day Care Center-Addalli Vogt.

Addalli Vogt, 12469 Aspen Rd., Joplin, Missouri requested a Special Use Permit for 1918 S. Sergeant Ave. Joplin, Missouri. Ms. Vogt stated they had a Special Use Permit in the past and it expired in 2017. Ms. Vogt is applying for a Special Use Permit now and hopeful to get a permanent permit so she would not have to appear before the Board when it expires in two years.

Mr. Eastman asked for questions.

Ms. Phillips questioned the amount of parking spaces available. Ms. Phillips asked if the parking spaces would be put end to end. She was not for sure how in the world there would be six parking spaces available even dividing the spaces between the alley and the street entrance.

Ms. Vogt stated you can get three vehicles in the alley and fit two vehicles in the driveway if needed and then there is space available for at least three vehicles on the side of the street in front of daycare on Sergeant Street. Across the street there is a business, Forest & Fields and they have their own parking spaces.

Ms. Phillips questioned the off-street parking as indicated on the application. She referred to page 2 of 3 on the application directing her question to onsite parking.

Mr. Stanton stated if the number of parking spaces was five then an amendment must be proposed to the Special Use Permit as provided by the applicant.

Ms. Phillips asked if that needed to be in the Motion.

Mr. Stanton yes, you have a Motion to amend the proposed Special Use Permit and a Motion to approve.

Mr. Eastman asked if there were any other questions.

There were none.

Mr. Eastman asked if there was anyone who wished to speak in favor of Case#044-22.

There were none.

Mr. Eastman asked if there was anyone who wished to speak in opposition of Case#044-22.

There were none.

Ms. Phillips had another question for Mr. Stanton. Ms. Phillips asked if they were required to have so many parking spaces per employee. Ms. Phillips questioned where the number six came from.

Mr. Stanton stated the six came from their application. That is what they had listed that they could provide so we placed that in the conditions as well. If they are only able to provide the five, then we would recommend amending the Special Use Permit to correspond with what they are able to provide.

Ms. Phillips questioned if there was a rule that there were so many square feet per parking space like a store is required to have.

Mr. Stanton advised yes, there was but he did not have the Code in front of him to answer this question. Mr. Stanton believed it was one per 300 square feet. That was a general rule of thumb. Mr. Stanton referred to Mr. Bolander.

Mr. Bolander stated it is based on employees. It is one per employee, but we do not necessarily count drop off and pick up area along as it is safe when they drop off and pick up. Typically, that type of business is come and go, and you do not have a lot of cars permanently parked on the site except for employees.

Ms. Phillips stated she just did not want it to look like the Board was not attentive to detail.

MS. STEELE MADE THE MOTION TO AMEND THE SPECIAL USE PERMIT, CASE 044-22, TO REFLECT FIVE PARKING SPACES INSTEAD OF SIX PARKING SPACES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Mr. Stanton did draw attention to the applicant's request to make this Special Use Permit a permanent Special Use permit. Mr. Stanton stated we did put two years but that is up to you to consider as this body.

Mr. Eastman questioned if there was any neighborhood opposition.

Mr. Stanton stated there was none.

MS. STEELE MADE THE MOTION TO APPROVE THE AMENDED SPECIAL USE PERMIT AS A PERMANENT SPECIAL USE PERMIT. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)