

RS 2021-017

Case 053-21: 416 S. Florida Ave. - A request for a Special Use Permit (1st Request) for the operation of a short-term rental – Lane Clevenger.

Keegan Stanton, 602 S. Main Street, Joplin, MO representing the applicant. This property is by 4th Street and Florida. They are wanting to run this as an Air B&B or short-term rental. He did state on his application that the occupants would be the Executive rentals, 30 to 90 days for business people that are in town. We did place some conditions in the request.

1. This Special Use Permit is issued to Lane Clevenger for the operation of a short-term rental at 416 S. Florida Ave.
2. The permit shall be valid for 1 year upon approval, being eligible for renewal in November 2022.
3. Off street parking for at least two (2) vehicles shall be provided.
4. Occupancy shall be limited to 4 persons total or other limit as set by the City Council.
5. The property owner shall ensure the following information is conspicuously posted within the short-term rental:
 - a. Special Use Permit Determination Form.
 - b. City of Joplin Noise Ordinance.
 - c. Contact info for person(s) responsible for day-to-day operation of the short-term rental.
 - d. Trash collection schedule.
 - e. That the short-term rental may not be rented solely for weddings, receptions, parties, or other similar event.
6. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
7. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
8. Any other conditions set by the City Council of the City of Joplin.

Mr. Eastman wanted to know if there was an occupancy condition. Mr. Stanton stated it is in the conditions and it is 4 persons each night.

Ms. Phillips stated that on one page it asks, “should this special use for a specific time period?” and it states no, but on page three it says for 1 year.

Mr. Stanton stated that is correct. The applicant is requesting basically a permanent special use permit. We placed the one-year approval specifically because we are working on writing a new ordinance for short-term rentals.

Mr. McCullough asked if they pay city tax or any kind of taxes?

Mr. Stanton stated they do not. It has come up in City Council and any taxation will have to come from them.

Mr. Eastman asked the Commissioners if they had any other questions? They did not. Mr. Eastman asked if there was anyone to speak in favor or against of this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 053-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN "AYE", (6 IN FAVOR, 1 ABSENT)