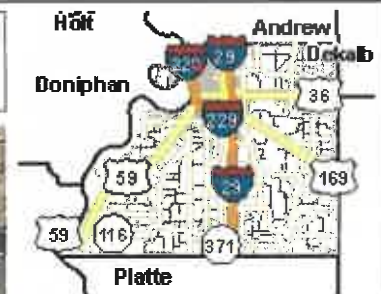
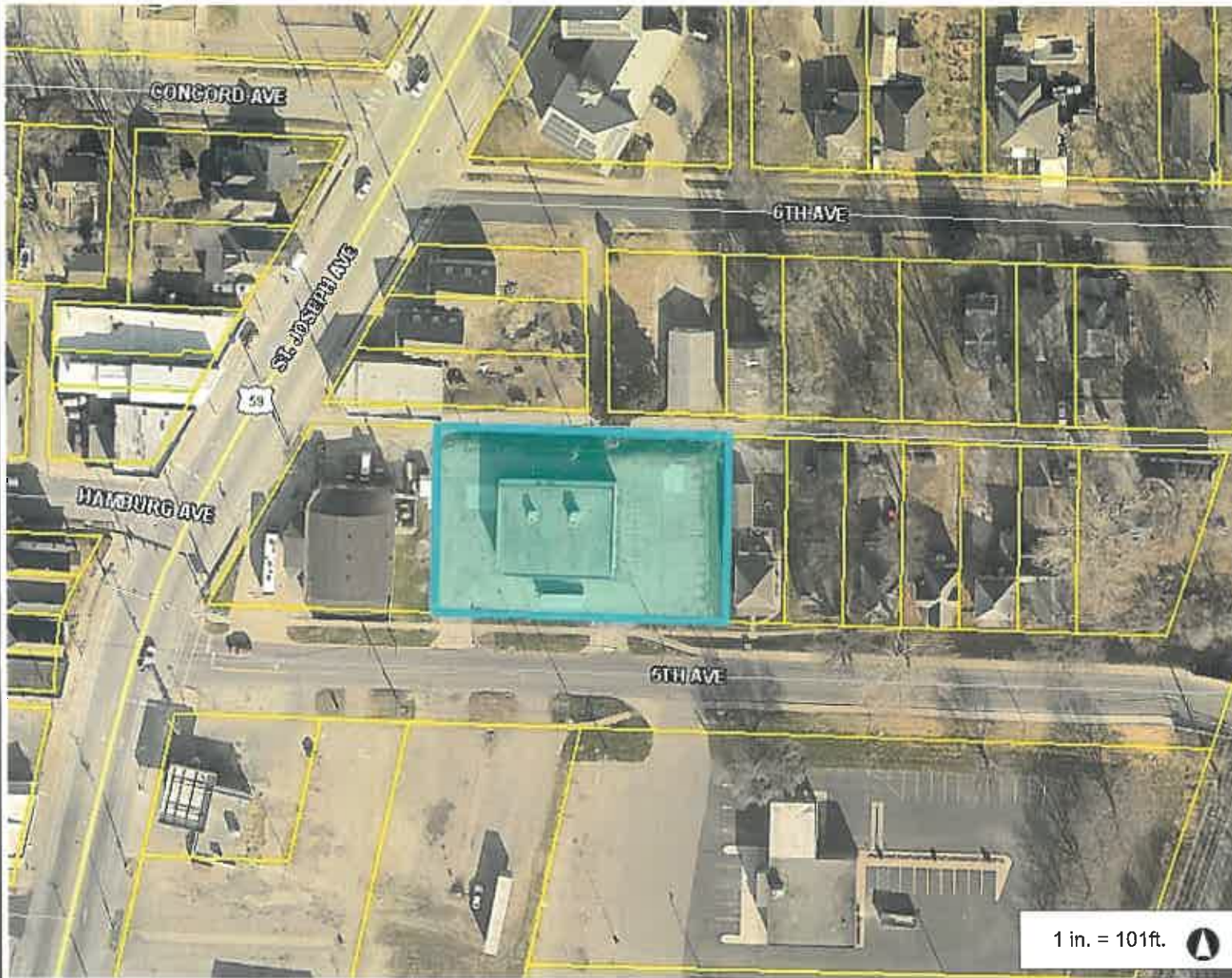


EXHIBIT A

# 925 5th Avenue



**Legend**

**Road**

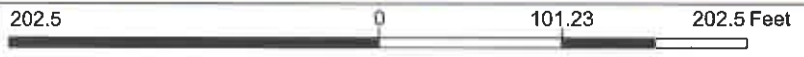
- <all other values>
- Interstate
- State Highway L
- State Highway N
- U.S. Highway

**+** Railroad

Parcel

**Notes**

1 in. = 101ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Report of the PLANNING COMMISSION to the CITY COUNCIL

Request: A request for approval of a conditional use permit to allow an existing structure to be used as a meeting hall

Location: 925 5<sup>th</sup> Avenue

Petitioner: Patrick Rigg on behalf of Paris Entertainment LLC.

Date of PC Hearing: February 23, 2023

**ITEM #3 Conditional Use Permit. A request for approval of a conditional use permit to allow an existing structure to be used as a meeting hall located on the property at 925 5<sup>th</sup> Avenue as requested by Patrick Rigg on behalf of Paris Entertainment LLC.**

Kanoy gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

Janet Dailey, 1009 5<sup>th</sup> Ave., spoke in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Hausman made a motion to approve the request for the conditional use permit. Bucher seconded.

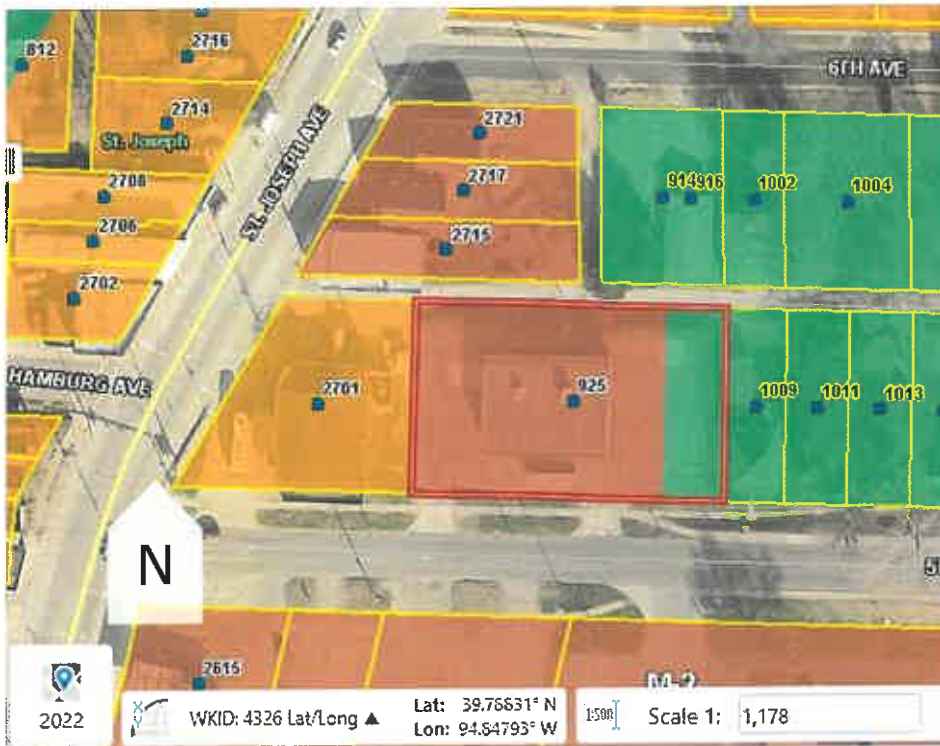
**VOTE: Roberts – no, Tschannen-yes, Richmond-yes, Bucher-no, Doyle-no, Hausman-no, Boyer-no, Lilly – no.**  
**Ayes – 2, Nays – 6, Abstain – 0. Motion denied.**

**STAFF REPORT TO PLANNING COMMISSION  
FEBRUARY 23, 2023**

<b>Application</b>	Request for a Conditional Use Permit for a Meeting Hall in M-2 zoning for use as an event space
<b>Applicant</b>	Patrick Rigg on behalf of Paris Entertainment LLC
<b>Location</b>	925 5 <sup>th</sup> Avenue
<b>Staff Recommendation</b>	<b>APPROVAL</b>

**OVERVIEW**

This is a request for a Conditional Use Permit for the property located at 925 5<sup>th</sup> Avenue. The applicant proposes to use the structure as an event space. Meeting halls/event spaces require conditional use permits in all zoning districts. The property is located in a regulatory special flood hazard area. Any future renovations or development will require Floodplain Development Permit Applications, as well as all other necessary permits. This proposal is to use the building as-is, and will not require any substantial renovation to accomplish.



**Current Zoning – M-2, R-1B**

**Adjacent Zoning -**

- North: M-2, R-1B
- East: R-1B
- South: M-2
- West: C-3

**Future Land Use Plan -**

Neighborhood Commercial

**Notifications -**

- Returned in Favor:  
0 as of 2/15/23
- Returned in Opposition:  
2 as of 2/15/23

**ATTACHMENTS INCLUDED:**

- Application
  - Statement of Purpose for the Conditional Use Permit from Cayce Salgado
  - Mailing list for Property Owners within a 185' radius
- 

**FACTORS FOR CONSIDERATION**

1. Whether the proposed conditional use permit is in harmony with the general purpose, goals, objectives and standards of the adopted city land use plan.
    - a. *The proposed CUP is in harmony with the general purpose, goals, objectives, and standards of the adopted city land use plan.*
  2. Whether the proposed conditional use permit is detrimental to existing adjacent uses or to uses permitted generally in the zoning district in which the proposed conditional use is to be located.
    - a. *Staff finds the conditional use will not be detrimental to existing or proposed land uses in the area.*
  3. Whether the proposed conditional use will generate volumes and/or types of vehicular traffic that will be hazardous to or conflict with the existing or anticipated traffic in the surrounding area.
    - a. *Staff finds the proposed conditional use will not generate hazardous or conflicting traffic in the surrounding area.*
  4. Whether the proposed conditional use meets the height, area and design standards established in the zoning district.
    - a. *The proposed conditional use meets the height, area, and design standards established in the zoning district.*
    - b. *This conditional use will not require any additional construction or remodeling.*
  5. Whether the site plan of the proposed conditional use illustrates a project design which will be compatible with existing and future permitted uses in the surrounding area.
    - a. *Staff finds this application to be compatible with the existing and future permitted uses in the surrounding area.*
- 

**STAFF REVIEW & RECOMMENDATION**

Staff recommends **APPROVAL** based on the above and following findings:

- Application meets all necessary standards for permitting.
- Meeting halls are expressly permitted as a conditional use, pursuant to Sec. 31-048, Meeting Halls.
- Application demonstrates sufficient information to describe the proposed conditional use of the property.

**Staff:** 

Brandon Kanoy

City Planner

(816) 271-4648

[planning@stjosephmo.gov](mailto:planning@stjosephmo.gov)



CONDITIONAL USE PERMIT APPLICATION

City of St. Joseph, Missouri | Planning & Zoning
1100 Frederick Avenue, Room 107
Planning & Zoning Division | (816) 271-4648 | planning@stjosephmo.gov

All submittals for variances must comply with Sec. 31-070 of the City's Code of Ordinances, located online at stjosephmo.gov The following must be included with every application:

- 1. Completed Application
2. Application Fee (\$1,110)
3. Materials required on checklist (see back)

THE UNDERSIGNED HEREBY APPLIES FOR THE APPROVAL OF A CONDITIONAL USE PERMIT BY THE PLANNING COMMISSION. With the signing and submittal of this application, the property owner authorizes the City of St. Joseph to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council, City boards and commissions, and City departments.

Property Owner Information

Name Patrick Bigg | Primary Contact [ ] Yes [X] No
Street 514 N. 22nd Street
City, State, Zip Saint Joseph | MO | 64501
Phone (816) 259-5311 | Email pmrpropertiesma@gmail.com
Signature [Signature] Date 1-30-23

Representative Information (if different than above)

Name [Signature] | Primary Contact [X] Yes [ ] No
Business Name Saint Joseph Development LLC Paris Entertainment LLC purchased from CBRX2 Sales LLC
Street 514 N. 22nd Street
City, State, Zip Saint Joseph | MO | 64501 - Confirmed via call w/ Caye Salgado
Phone (816) 259-5311 | Email pmrpropertiesma@gmail.com
Signature [Signature] Date 1-30-23 ~1:30pm 31 Jan 2023

Property Address

Street 925 5th Ave.
City, State, Zip Saint Joseph | MO | 64501

Brief Description of Request We would like to utilize this address as an event hall.

Section to be completed by City

Received By [Signature] Date 30 Jan 2023 Accela ID P223-10029

**ALL applications must include the following to be considered complete:**

- Completed application
- Submitted application fee
- Letter from owner stating the purpose of the request (in more detail than brief included on application)
- Site & landscape plans with the following information:
  - Word Document with complete legal description of property (submitted to City Planner)
  - The location, dimension, material, and configuration of all buildings, structures, and other improvements.
  - Location, access, and other dimensions of proposed off-street parking and loading facilities and the number and configuration of spaces to be provided.
  - Location, dimensions, and materials of sidewalks, driveways, and other impervious surfaces.
  - Landscaping plan, including existing and proposed landscaping on both the subject property and adjacent public areas, and including installing schedule.
  - Location of all utilities, including electric lines, storm drainage, sanitary sewers, and water service.
  - Location and extent of required setbacks and yards.
  - Elevation of all buildings and structures to depict height.
  - Lot size in square feet and dimensions thereof.
  - Any areas proposed for outdoor storage, refuse collection, exterior mechanical equipment, exterior communication devices, and utility apparatus.
  - Land uses surrounding lot(s) for which site plan is located.
  - Zoning on the lots and parcels surrounding.
  - Such additional information as the City Planner may deem pertinent and essential to the application.

Planning Commission meeting date, time, and location can be found online at [stjosephmo.gov](http://stjosephmo.gov), or by contacting the Planning & Zoning Division

<u>Section to be completed by City</u>		
<p><b>Current Zoning</b> <u>M-2</u></p>	<p><b>Fees</b> <input checked="" type="checkbox"/> \$1,100.00</p>	<p><b>Date Application Received</b> <u>30 / Jan / 2023</u></p>
<p><b>Zoning Code Provision</b> <u>31-049</u></p>	<p><b>Total (\$)</b> <u>1100<sup>00</sup></u></p>	<p><b>Date Fee Received</b> <u>30 / Jan / 2023</u></p>



514 N. 22<sup>nd</sup> Street  
Saint Joseph, MO. 64501  
Office #: 816.259.5311  
Cellphone #: 712.326.5287

## Conditional Use Permit Application

City of Saint Joseph- Planning and Zoning  
1100 Frederick Ave. Room# 107  
Saint Joseph, MO. 64501

Date: 01/30/2023

To whom it may concern, regarding the property located at 925 5<sup>th</sup> Avenue, Saint Joseph, MO. 64505.

This property was recently purchased by Paris Entertainment LLC. We would like to request a conditional use permit for this property as it is currently zoned for heavy manufacturing (M2). It is our company's desire to turn this building into an event space, to be utilized by the community. The current dimensions of the property and parking are on file with the City of Saint Joseph. Our company does not intend to make changes to any of these dimensions. The only updates we would like to make are as follows-

- Interior- remove carpet squares and replace with LVP flooring
- Exterior- Paint the exterior walls and awning black

Again, these are the only changes we have planned at this time. The property is already in a functioning layout for our plans, per the updates of the previous owners. If you have any questions you may contact our representatives at PMR Properties LLC/ Saint Joseph Development LLC. Their contact phone numbers are listed above, or you may email them at [pmrpropertiesmo@gmail.com](mailto:pmrpropertiesmo@gmail.com)

Thank you,

A handwritten signature in black ink, appearing to read 'C. Salgado', is written over a horizontal line.

C. Salgado  
Asst. Property Manager

# 925 5<sup>th</sup> Avenue

Owner Name	Situs Address	Mailing Address									
DALY ROSE MARIE; DENNIS & JANET	1009 5TH AVE	1009 5TH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0599	66
DAVIDSON AUBREY MICHELLE	1015 5TH AVE	1015 5TH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0599	59
HERITAGE HOME INVESTMENTS LLC	1017 5TH AVE	1080 N NOYES BLVD	ST JOSEPH	MO	64506	9171	9690	0935	0262	0599	42
PERKINS RICHARD TODD	2701 ST JOSEPH AVE	2706 ST JOSEPH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0599	35
PERKINS RICHARD TODD	2706 ST JOSEPH AVE	2706 ST JOSEPH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0599	28
US HOLDINGS GROP LLC	1000 5TH AVE	1007 E ST MAARTENS DR	ST JOSEPH	MO	64506	9171	9690	0935	0262	0599	11
NE INVESTMENTS INC	2609 ST JOSEPH AVE	15139 HWY 71	SAVANNAH	MO	64485	9171	9690	0935	0262	0599	04
INTER-CITIES ENTERPRISES LTD	2721 ST JOSEPH AVE	1510 S 41ST ST	ST JOSEPH	MO	64507	9171	9690	0935	0262	0598	50
INTER CITIES ENTERPRISES LTD	2716 ST JOSEPH AVE	PO BOX 1028	ST JOSEPH	MO	64502	9171	9690	0935	0262	0598	98
KNEIB MICHAEL J & BELINDA S TRUST	1013 5TH AVE	4028 PICKETT RD	ST JOSEPH	MO	64503	9171	9690	0935	0262	0598	81
PERKINS RICHARD TODD	2715 ST JOSEPH AVE	2706 ST JOSEPH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0598	74
INTER CITIES ENTERPRISES LTD	914 6TH AVE	PO BOX 1028	ST JOSEPH	MO	64502	9171	9690	0935	0262	0598	67
PERKINS RICHARD TODD	2708 ST JOSEPH AVE	2706 ST JOSEPH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0598	43
PERKINS RICHARD TODD	2714 ST JOSEPH AVE	2706 ST JOSEPH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0598	36
REDLINE PETROLEUM LLC	2615 ST JOSEPH AVE	3904 REMINGTON CT	ST JOSEPH	MO	64506	9171	9690	0935	0262	0598	29
KNEIB MICHAEL J & BELINDA S TRUST	1011 5TH AVE	4028 PICKETT RD	ST JOSEPH	MO	64503	9171	9690	0935	0262	0598	12
CALLOW GERALD ; PETERSON, ROBERT	1002 6TH AVE	4615 ROCK SPRINGS RD	ST JOSEPH	MO	64505	9171	9690	0935	0262	0598	05
INTER CITIES ENTERPRISES LTD	1004 6TH AVE	PO BOX 1028	ST JOSEPH	MO	64502	9171	9690	0935	0262	0597	99
CBRX2SALES LLC	925 5TH AVE	5010 STONECREST TER	ST JOSEPH	MO	64506	-applicant					
INTER CITIES ENTERPRISES LTD	2717 ST JOSEPH AVE	PO BOX 1028	ST JOSEPH	MO	64502	9171	9690	0935	0262	0597	82
NE INVESTMENTS INC	905 5TH AVE	15139 HWY 71	SAVANNAH	MO	64485	9171	9690	0935	0262	0597	75
PERKINS RICHARD TODD	2702 ST JOSEPH AVE	2706 ST JOSEPH AVE	ST JOSEPH	MO	64505	9171	9690	0935	0262	0597	51
TIETJENS MARK & TRACY	1010 6TH AVE	1001 N NOYES BLVD	ST JOSEPH	MO	64506	9171	9690	0935	0262	0597	68



# COMMENTS IN REFERENCE TO CONDITIONAL USE PERMIT

To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following application of a conditional use permit and ask the Planning Commission to vote  FOR  AGAINST said request.

Address of the proposed conditional use permit: **925 5<sup>th</sup> Avenue**

Name, address & phone of party filing comment (Please print): MICHAEL J. KNEIB  
1011 5<sup>th</sup> AVE (Name)  
4028 Pickett Rd 316 232 8639  
(Address) (Phone)

If you own property in the neighborhood of the proposed conditional use permit but do not live at that property, please give address of that property: 4028 Pickett Rd, St. Joseph

Reason(s) for concern or support to the request: Noise at night, insufficient parking, Druggs & alcohol activity, heavy traffic/parking on designated alleyway. (5<sup>th</sup> Ave has viaduct)

### OWNERS OF RECORD MUST SIGN:

Signature [Signature]

Address: 4028 Pickett Rd FOR 1011 5<sup>th</sup> Ave

**NOTE:** To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

Subscribed and sworn to before me this 9 day of February, 2023.

Notary Public [Signature]  
My commission expires July 24, 2026

HALEY HAYTER  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Buchanan County  
My Commission Expires July 24, 2026  
Commission # 21867762

OFFICE USE Within 185 ft. of petitioned property
Not within 185 ft. of petitioned property

NOTE: A Notary Public is available at City Hall at no charge

# COMMENTS IN REFERENCE TO CONDITIONAL USE PERMIT

To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following application of a conditional use permit and ask the Planning Commission to vote  FOR  AGAINST said request.

Address of the proposed conditional use permit: **925 5<sup>th</sup> Avenue**

Name, address & phone of party filing comment (Please print): MICHAEL J. KNEIB  
(Name)  
1013 5<sup>th</sup> Ave 816 232 8639  
(Address) (Phone)

If you own property in the neighborhood of the proposed conditional use permit but do not live at that property, please give address of that property: 4028 PICULET RD, ST. JOSEPH MO

Reason(s) for concern or support to the request: Noise at night, INSUFFICIENT  
PARKING IN LOT, ADDITIONAL Drug & Alcohol Activity  
HEAVY TRAFFIC ON ~~5<sup>th</sup>~~ Designated Alley way:  
(5<sup>th</sup> AVE HAS VIADUCT)

### OWNERS OF RECORD MUST SIGN:

Signature: [Handwritten Signature]

Address: 4028 PICULET RD  
St. Joseph, Mo 64503

**NOTE:** To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

Subscribed and sworn to before me this 9 day of February, 2023.

Notary Public: [Handwritten Signature]

My commission expires  
July 24, 2026

HALEY HAYTER  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Buchanan County  
My Commission Expires July 24, 2026  
Commission # 21887762

OFFICE USE  
Within 185 ft. of  
petitioned property  
Not within 185 ft.  
of petitioned  
property

NOTE: A Notary Public is available at City Hall at no charge