

BILL NO 18-41

ORDINANCE NO. 4.448

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO SARA & KENNY BOYER FOR OPERATION OF A MERIDIAN STRESS ASSESSMENT TESTING AND RETAIL SUPPLEMENT SALES OPERATION ON PROPERTY AT 101 NORTHEAST 62ND TERRACE.

WHEREAS, Pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 101 NE 62nd Terrace; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:

SECTION 1. That Sara & Kenny Boyer are hereby granted a Special Use Permit for operation of an MSA Testing and Retail Supplement Sales operation on property at 101 NE 62nd Terrace, the effective date of which shall be the enactment date of this Ordinance and expiring one year from the date of passage of this ordinance, all subject to the following conditions:

1. This Special Use Permit is issued to Sara & Kenny Boyer to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other persons or company, or to any other location.
3. Any changes in operation of the business by Sara & Kenny Boyer or change in ownership shall render this Special Use Permit null and void.
4. No persons other than Sara & Kenny Boyer shall be employed at this location or any other address in association with the MSA Testing and Supplement shop by Sara & Kenny Boyer.
5. Hours of operation shall be limited to Mondays, Thursdays, and Fridays from 9:30am to 3:30pm.
6. Sara & Kenny Boyer must reside at this residence for this permit to be valid.
7. Sara & Kenny Boyer shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF NOVEMBER, 2018.



Mayor Bill Garnos

ATTEST:



Ruth Bocchino, City Clerk

1st Reading: November 26, 2018

2nd Reading: November 26, 2018

File #2018-013



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # Bill 18-41

ORD # 4.448

Date: 11/8/2018

Department: Community Development

Meeting Date Requested: 11/26/2018

Public Hearing: Yes ☒ Date: 11/26/2018

Subject: Granting of a 1-year Special Use Permit for Sara & Kenny Boyer for an operation of a Meridian Stress Assessment (MSA) testing and supplement sales/pick-up operation located at 101 NE 62nd Terrace.

Background: The applicant tonight is Sara and Kenny Boyer, primarily Mrs. Boyer. Sara is applying for a 1-year Special Use Permit for the purpose of having a "Home Meridian Stress Assessment Testing and the pickup of natural supplements" business at her residential address of 101 NE 62nd Terrace. Mrs. Boyer's Living By Nature business is primarily conducted online and over the phone and pick-ups would be scheduled ahead of time so that no shopping in the traditional sense would occur. City staff has received phone calls with a concern of parking at this residence and their concerns were addressed within city staff recommended conditions. Since the Planning Commission voted on this project (9-2 in favor), a letter of opposition, signed by neighboring residents was delivered to City Hall on November the 12th. This letter can be found in the packet. This particular home business is similar to past projects that were considered such as day cares for children and home hair salons.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: Planning Commission had some discussion in regard to the "retail" portion of supplement sales. Also, there are concerns from neighbors who believe this business may affect their home values. A letter of opposition was delivered by neighbors on Monday, November the 12th. The Commission approved the Special Use Permit 9-2. **Project Update November 19, 2018 – Mrs. Boyer has spoken to many of her neighbors who were in opposition to her SUP and believes that many, if not all issues, have been resolved. A letter she wrote to her neighbors is included in the packet.

Provide Original Contracts, Leases, Agreements, etc. to:

Austin Greer
Assistant to the City Manager/Planning Administrator

PD
City Counselor

SW
City Manager



Community Development Department Staff Report

Date: October 2, 2018

File #: 2018-013

Requested Action: Special Use Permit for Home Meridian Stress Assessment (MSA) Testing & Retail Sales of Supplements Business

Date of PC Consideration: October 15, 2018

Date of Council Consideration: November 12, 2018

Applicant: Sara & Kenny Boyer
Living By Nature LLC
101 NE 62nd Terrace
Gladstone, MO 64118

Owner: Same

Architect/Engineer: N/A

Address of property: 101 NE 62nd Terrace

General location of property: South of 64th Street, west of Grand Ave on 62nd Terrace.

Physical Characteristics: Existing single family residence located adjacent to residential uses to the north, south, east, and west.

Planning Information

Current Zoning: R-2 Two Family Dwelling District

Zoning History: None recent

Planned Land Use: Two Family Dwelling District

Streetscape Guidelines: N/A

Applicable Regulations: Zoning Ordinance

Additional Information

Public Utility Availability: Existing

Access: Driveway off of NE 62nd Terrace

Traffic Division Comments: None

Parking Required: Driveway only

Parking Provided: Minimum requirement is met

Proposed On-Site Improvements: N/A

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Proposed Off-Site Improvements: N/A

Proposed Landscaping: N/A

Proposed Signage: Business owner and City staff have agreed to no signage.

Recommended Conditions

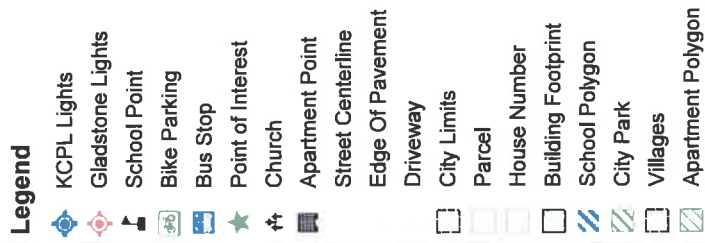
1. This Special Use Permit is issued to Sara & Kenny Boyer to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Sara & Kenny Boyer or change in ownership shall render this Special Use Permit null and void.
4. No persons other than Sara & Kenny Boyer shall be employed at this location in association with the MSA testing and supplement sales by Sara & Kenny Boyer.
5. Hours of operation shall be limited to Mondays, Thursdays, and Fridays from 9:30am to 3:30pm.
6. Sara & Kenny Boyer must reside at this residence for this permit to be valid.
7. Sara & Kenny Boyer shall apply for and maintain all applicable State and City business and home occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

Analysis

The applicant seeks approval of a Special Use Permit for the operation of a home-based MSA testing and retail sales for supplements business located at 101 NE 62nd Terrace. The location of this Two-Family Dwelling District is not located near any major commercial intersection and is completely surrounded by residential homes (R2 – Two Family Dwelling District). City Staff has received at least one phone call from a resident residing in the neighborhood of 101 NE 62nd Terrace, and they have concerns in regard to the number of vehicles and street parking that will be allowed. It is City Staff's recommendation that there will be no street parking in addition to no more than 2 customers per hour, during the permitted hours of operation, be allowed to park in the driveway in an effort to keep the neighborhood environment residential. Also, signage of any kind (whether permanent or temporary) should not be allowed on the premises so as not to set a precedent of allowing signage on residential property.

Recommendation

Staff and the Planning Commission recommend that the request be approved for one year contingent upon compliance with the above recommended conditions.



101 NE 62nd Ter
Gladstone, MO
File 2018-013



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers October 15, 2018

1. Meeting called to Order- Roll Call. Chairman Ward called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson
Mike Ebenroth
Alicia Hommon
Gary Markenson
Jennifer McGee
Katie Middleton
Kim Murch
Shari Poindexter
Bill Turnage
Larry Whitton
Don Ward, Chair

Absent: James New

Also present: RD Mallams, Councilmember
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Cheryl Lamb, Administrative Assistant

2. Pledge of Allegiance to the United States of America.

3. Approval of Minutes.

Chairman Ward asked if there was a motion to approve the minutes from the October 1, 2018 meeting. Mr. Whitton moved to approve the minutes; Mr. Cookson seconded. The minutes were approved, 11-0.

4. Other Business. None.

5. Public Hearing: Special Use Permit, 101 NE 62nd Terrace, Living By Nature. File #2018-013. Mr. Greer stated that the applicant is Sara and Kenny Boyer, primarily Mrs. Boyer, who was sitting in the audience. She is applying for a Special Use Permit for the purpose of having a Home Meridian Stress Assessment Testing and the pickup of Retail Sales of Natural Supplements business at her residential address of 101 NE 62nd Terrace. He clarified the definition of "retail" that was used and the title of the requested action. "Mrs. Boyer's natural supplements business is primarily conducted online or over the phone. Pickups would be scheduled ahead of time so that no shopping in the traditional sense would occur at her residence. It is simply buy online or over the phone, then pick up the products at a scheduled time."

Over the past couple of weeks, City staff had received a couple of phone calls from the neighboring residents who are concerned with parking at this location. After taking those concerns into account, the City staff recommends that the Planning Commission approve a one (1) year Special Use Permit for Mrs. Boyer contingent upon compliance with the recommended conditions. He stated the conditions for the record.

Recommended Conditions

1. This Special Use Permit is issued to Sara & Kenny Boyer to be used at the above noted address.

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11. No signage of the business shall be displayed on the premises.

Mr. Greer said that, given his conversations with Mrs. Boyer, she understands the importance of no on-street parking and no signage in an effort to keep the neighborhood environment residential. Ultimately, this type of business and special use permit are very similar to past projects considered by the Commission, such as children's daycares and home hair salons. City staff recommends that this Special Use Permit be approved for one (1) year.

Mr. Markenson stated that there were some concerns about the parking and asked how they were resolved.

Mr. Greer said that they were resolved by making sure that there will be no on-street parking, and by the restriction to have no more than two (2) customers per hour. That is reduced because the hours from 9:30am to 3:30pm are six (6) hours, so there will be no more than twelve (12) customers per day. Multiply that by three (3) days per week and it is roughly 36 customers. If Mrs. Boyer has that many customers she should have a storefront on N Oak.

Mr. Markenson asked how we would enforce the two customers per hour.

Mr. Greer stated that we are relying on the honor system and Mrs. Boyer's neighbors who will likely be calling City Hall if there is an influx of traffic and parking at her residence. He feels that Sara has a vested interest in adhering to this condition. If there is an issue at this location, the Special Use Permit is only valid for one year and we can take a look at this project a year from now.

Mr. Markenson stated that if there is no commercial parking, someone is going to have to deliver their merchandise to them.

Mr. Greer shared that Mrs. Boyer's driveway is significantly large. Anywhere between eight and ten cars could easily park there. Our hope is that if she receives deliveries they would be able to use her driveway as well. He asked Mrs. Boyer to speak to that.

Mrs. Boyer stated that her name is Sara Boyer and her address is 101 NE 62nd Terrace, Gladstone, Missouri, 64118. The supplements that they receive comes FedEx or UPS so there wouldn't be any more additional traffic than normal. She orders everything from Amazon so they probably wouldn't notice any difference. She also orders in bulk so it is just one delivery to her house. Her driveway easily fits eight to ten cars so there won't be anyone parking on the street. She has a fairly large amount of traffic at her house anyway as she has five kids and a parent and a husband in addition to herself. It's mostly internet

sales and mostly by phone. It's just a matter of people coming by to pick up orders once in a while. She just wants to be honest about who she has coming to her house.

Mr. Turnage asked Mrs. Boyer how long a customer would be there to pick up.

Mrs. Boyer stated that it depended on if they are just picking things up, no more than five (5) minutes tops. She knows most of her customers so, if they have a discussion, it might be an hour. Most of them will be five minutes. She does provide Meridian Stress Assessment Testing and that can take an hour. She may not have two people there in an hour. It might only be one or two people per day. It just depends on what she has going that day. She doesn't plan on this being a huge venture. She started it for another reason, due to health issues with a couple of her kids. She is just trying to be proactive.

Mr. Turnage asked if she could explain her business in layman's terms.

Mrs. Boyer said the easiest way to explain it would be Chinese meridians and the energy chakras that run through a body. She has a machine that she has taken training for and she is certified to use, to be able to measure energy input and output to organs. It picks up pathogens. It picks up viruses, chemicals, toxicity, in an effort to try to support and balance energies in a body to help it to naturally be able to heal itself. It is more of a holistic, natural way to support the body with illnesses.

Ms. Hommon asked if Mrs. Boyer could help her understand how her business operates in relation to, just for comparison, to Mary Kay. She also asked how the business operates and what the comparison is there.

Mrs. Boyer said it is more similar to a hair salon. Someone comes in to have testing done, she recommends supplements for them. If they decide they want them, she amasses an order through the week and she makes an order on Thursday. She usually has them delivered on Monday and she gives them to people. It just depends on what she has. It might just be one person per hour, if she even has two or three that day. It's more like that where, depending on what she has recommended and if they want to get that, then they come back on Monday.

Ms. Hommon asked if, industry-wise, does she have to have specific licensing for the industry in order be able to do that, and how does that affect her ability to do that.

Mrs. Boyer said that she is a certified technician for what is called a Quest 4 machine. She has already done all of her online training. She actually is going to Georgia this Saturday for four days in a clinic. She will be there for a while. Then she goes to Georgia again in November for more training and continuing education. Next summer she goes back to Georgia for more continuing education to stay on top of changes because her business changes a lot. There are a lot of new things, vitamins. She has a lot of continuing education and certifications for it.

Mr. Markenson shared that he can't pick up his stuff on one of those three days. He can only pick up on Tuesday. He asked what happens to him.

Mrs. Boyer stated that the odds are she is going to tell you, either come Monday, Thursday or Friday or she won't be there. By trade, before she started this, she does taxes, bookkeeping, payroll and she is an enrolled agent with the IRS. She defends people in audits against the IRS. She has a job that she does even outside of this. She doesn't have very many options outside of when she says she can do it, this is what she can do, and this is what it is.

Mr. Markenson asked what happens if he can't come until 4:00 pm, same thing.

Mrs. Boyer said more likely the same thing. She has a child that gets out of school at 4:10 pm so she isn't there at 4:00 pm. She has to go pick up her kid at 4:00 pm. That's why her hours are what they are. She gets on the bus at 9:00 am and she picks her up at 4:10 pm.

Mr. Markenson said he thought it was very strange operating hours. He clarified that these are her operating hours, not something else.

Mrs. Boyer agreed. It fits her schedule with the kids and having them and where they have to be during the day.

Chairman Ward asked if there was anyone in the audience who wished to speak in favor of the applicant. None.

Chairman Ward asked if there was anyone in the audience who wished to speak against the applicant. If so, please come forward and state your name and address.

Mr. Ronald Meyerkorth stated his name and that he lives at 50 NE 62nd Terrace. He said that he has nothing against the family. They are a wonderful family. His concern is who will take care of the home devaluation in the area when it comes out that it is a retail place. He's worried about that. His neighbors who can't be here are against it. Somebody was supposed to send a letter but he didn't know if they did.

Mr. Greer shared that it is in the Planning Commission packet.

Mr. Meyerkorth continued by saying that this has always been a family unit, no retail in the area around there. North Oak is wide open for retail. That's where retail happens to be, ought to be.

Mr. Markenson asked Mr. Meyerkorth to clarify that his position is that this is an inappropriate land use to have a commercial business in a single family neighborhood.

Mr. Meyerkorth said that the home evaluation around it, when people start finding out that this is a retail place; nobody will give him what he wants for his house. The land will go down. That is the only retail there so the home evaluation is bound to go down.

Mr. Markenson said he had not seen the location. He asked if it was all single family residential.

Mr. Meyerkorth confirmed it is all single family. There are two duplexes on the west end. Everything else is single family.

Mr. Markenson asked if it borders on a commercial area.

Mr. Meyerkorth said it does not.

Ms. Hommon asked Mr. Greer what knowledge he can share on what the impact on the property value would be. She asked if that was something that they need take under consideration, that that's a concern.

Mr. Greer stated that it is a Special Use Permit for one year. It is technically a business for one year at this point. He can't imagine from his standpoint, but he deferred to Bob (Baer) or Councilman Mallams, if they have any indication on the land value. He doesn't believe it would be affected for a Special Use Permit for one year.

Mr. Meyerkorth asked what happens after a year.

Mr. Greer said we can revisit the Special Use Permit if the Planning Commission determines that is needed.

Chairman Ward asked if it would change the landscape.

Mr. Greer confirmed it would not change the landscape, no land usage of any sort. It is still a residential area.

Mr. Cookson shared a general comment. He doesn't see this as significantly different as any other Special Use Permits that they have granted in the past. That is how he looks at it as he takes this into consideration. If it comes before them again, if they have any indication that there has been a decrease in value or something like that, they could certainly take that information under consideration at that time.

Mr. Greer shared that his research it is very similar to child daycares and home hair salons, from a business perspective.

Ms. Poindexter stated that she lives directly behind the Boyers and she knows the neighborhood very well. She doesn't believe that this business is going to have any impact on the community at all.

Chairman Ward asked if there was any more discussion. None.

Chairman Ward closed the Public Hearing.

MOTION: By Mr. Ebenroth, second by Ms. Poindexter, to recommend the approval of Public Hearing: Special Use Permit, 101 NE 62nd Terrace, Living By Nature. File #2018-013.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	No
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	No
	Chairman Ward	Yes

The motion carried (9-2).

- 6. Communications from City Council.** Councilmember Mallams shared that he read the minutes from the last meeting and found it was a very informative meeting. He complimented Alan and Austin for the information they shared with the Commission. He made his notes to talk about some of the highlights that we're having with the City and he felt that Jeanne had covered them at the last meeting talking about Summit Grill and iWerx. One item that is coming up this next Wednesday, October 24th at 10:00am, weather permitting, the dedication of Hobby Hill Park. He invited them to come out and join that. It is another wonderful park system for our City. He reminded everyone that Election Day is November 6th and it's coming up very soon.

As general information, he shared that at the end of November the City Council comes together with the City leadership and they look at annual goal setting. That is always an interesting and very productive time for the City staff and for the City leadership for shaping the future of our City moving forward.

7. **Communications from City Staff.** Mr. Greer announced that the next Planning Commission meeting would be on Monday, November 5, 2018.

8. **Communications from the Planning Commission.**

Ms. Poindexter asked what's going on at the old flower shop. It's supposed to be a print screen business.

Mr. Greer said that it will be a salon and a screen printing shop. A husband and wife own it. They might be open, he wasn't sure.

Ms. Poindexter said that she had been waiting for it but hadn't seen it open yet.

Mr. Greer said he hadn't seen anything but they had done a really good job on the building. It looks really nice. It's incredible.

Mr. Cookson asked if it was the same building.

Ms. Poindexter confirmed that it is.

Mr. Markenson asked about the Fins & Foliage building and if the City is planning to sell it or use it for something.

Mr. Greer said that they are exploring options as they always are. They have some people in the pipeline but nothing solidified at this point.

Mr. Markenson shared his concerns for when they will need to move the AJ Farms items that are stored there.

9. **Adjournment-** Chairman Ward adjourned the meeting at 7:20 pm.

Respectfully submitted:

Cheryl Lamb, Recording Secretary

Approved as corrected _____

Don Ward, Chair

Approved as submitted _____

November 5, 2018

TO: Mayor Bill Garnos and City Council
City Manager Scott Wingerson

We appreciate the opportunity to comment on the special use permit for conducting a business from the residence at 101 N.E. 62nd Terrace.

Please consider our opposition to this request.

We value the residential character of our neighborhood and the peace and safety we feel here.

Our street, N.E. 62nd Terrace, is not a through street. A beige Ford FiveHundred has been warehoused on the street in front of 101 N.E. 62nd Terrace for many months now and restricts two-way traffic. Additional traffic to that address would result in more parking on the street and would impede the flow of two-way traffic.

We want to preserve our neighborhood as residential.

We already have concerns about the deterioration of the neighborhood.

- Several houses are vacant.
- The house at 6308 N. Grand Ave. has been declared a Dangerous Building by the City of Gladstone.
- There have been two eviction set-outs in the last two months which involved piles of junk and debris in the front yards of homes in our neighborhood for two weeks.

Commercializing this neighborhood would further detract and possibly impact property values and the stability of the neighborhood.

We sincerely hope you will consider these concerns and deny a special use permit.

Shirle Winkler

Shirle Winkler
103 N.E. 62nd Terrace

Su Bacon

Su Bacon
5 N.E. 62nd Terrace

JB

Karen Smith
Ron Meyerkorth

Jack O'Brien
6 N.E. 63rd Terrace

Karen Smith
2 & 4 N.E. 62nd Terr.

Ron Meyerkorth
50 N.E. 62nd Terrace

Betty & Tony Battaglia
6218 N. Grand Avenue

Debbie Winkler Ebling

Jerry and Debbie Ebling
101 N.E. 63rd Terrace

Jerry Ebling

To Whom It May Concern,

I am writing this letter to respond to a few things in a petition presented against me to the Mayor and City Council. I am hoping maybe I can clear a few things up to help understand what I am doing.

The first thing in the petition is that I have a gold Ford Five-Hundred being "warehoused" on the street. It is true I have a car parked on the street. This is why... My son a little over a year ago a month before his 18th birthday had a cluster of unexplained seizures. He was put on medicine and we thought he was ok but in May and June of this year he had more. We are working on his health but state law says he cannot drive until seizure free for 6 months.

In the mean time my dad passed away from brain cancer in April which then my mother had to move in with me in May. The car is hers. But to help my son out so he would not have to make a car payment on a car he couldn't drive she took over his car and payments which left the gold one in front until he can drive again. We are praying he continues to do well and will be able to drive the end of December.

Also I have a daughter who just turned 15 and will be learning to drive she just got her permit. That is the car we will use to teach her.

I did not realize the car was an issue. We made sure it was not blocking any ones driveway or mailbox and was legally parked and tagged.

As far as additional traffic and parking on the street I have agreed with the city to keep what people I would have coming to the house not parked on the street. My driveway holds 8 cars easily. Additionally we are moving my mom is to a retirement community on Dec 1st so another vehicle will be gone out of my driveway as well. So my driveway will be wide open and there will be no need for on street parking.

The things mentioned about the other houses and duplexes in the neighborhood I highly agree with! I do not want to see a deterioration of the neighborhood. We work hard to make sure the up keep is taking care of and our place is clean. With the many duplexes around here it does make it hard with the people moving in and out that don't appreciate the family values and a stable neighborhood for it to be consistent. But I am in no way trying to commercialize the neighborhood.

I am a stay at home mom trying to make and side income and not leave my kids to work. There will be no signs, no indication at all I run a business out of my home. There are several other people in the neighborhood that have businesses in their home already. Only difference is I have asked to be allowed to have occasional people in my home for business.

What I am doing is Meridian Stress Assessment Testing which is the measuring of energy using the same Chinese meridians Acupuncture uses. It's a more natural way of helping the body to take care of itself and be proactive with taking care of it. The testing looks for energetic signatures of viruses, bacteria and much more. Plus checks the energetic signatures of all organ, systems, glands etc. I recommend things to help bring the body back into balance based on the test like vitamins, minerals, herbs and homeopathics. Also I possibly recommend other natural treatments with other people Chiropractors, Massage Therapists, Ozone Therapy etc. Most of my business is done over the phone and

through surrogate testing where I have a biological sample (hair and saliva) sent to me. I run the test and the consult is done over the phone. The people that would be coming to my house would be the ones who would want to come by and pickup the supplements that I recommend because they live local or someone wanting a test run in person. I don't expect there to be a noticeable difference at all in the traffic at my house as I am primarily trying to keep it to a minimum and do mostly surrogate testing and phone consults where I don't need to see people. I already have several clients out of state I will never see.

I will only have hours from 9:30-3:30 two maybe three days a week. I have no intention of it ever being more than that. I have also agreed with the recommendation from the city of no more than 2 people hour during open hours. I don't for see even close to that.

I have asked for a one year special use permit to be given the opportunity to show that I can and will comply with the requirements with the city. Also to show that I don't expect the traffic to be noticeable at all. I expect in one year it will be reevaluated with the city to make sure I follow through.

I am sincerely asking for your reconsideration to the opposition of me having the ability to have people at my home for my business. If you have any questions please feel free to contact me at 816-529-2910.

Thanks,

Sara Boyer

101 NE 62nd Ter.