

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 2, 2019** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, TOM BUECHLER, JOSEPH WELLS, SHANNON WEICHEL AND ALTERNATE PAUL BERTOLONE. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY REPRESENTATIVE ZACH ENTERLINE.

1. **Call to Order** – Vice-Chairman Wells called the meeting to order at 6:00 p.m.
2. **Roll Call** – Roll was taken and Vice-Chairman Wells declared a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Personal Appearances – None.**
5. **Consent Agenda –**

**A. Approval of Minutes of August 21, 2018 meeting**

**Motion by Board member Woste, Seconded by Board member Weichel, to accept the minutes of August 21, 2018 as written.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

6. **Unfinished Business – None**
7. **New Business**

**A. Election of Officers**

Associate Planner David Gress advised the Board members that the previous chair of the Board, Mike Vinck, resigned. The current Vice-Chairman is Joseph Wells and the current Secretary is David Woste.

**Board member Woste nominated Joseph Wells as Chairman; Paul Bertolone as Vice-Chairman; and David Woste as Secretary. Motion seconded by Board member Buechler.**

Mr. Gress commented that Board Member Bertolone is currently an alternate member and is not eligible at this time for Vice-Chairman position. This item can be deferred to the next Board meeting.

**Motion by Board member Woste, seconded by Board member Buechler, to postpone the election of officers to the next regular meeting of the Board.**

**Vote on Motion:**

Board member Bertolone   Aye  
Board member Buechler    Aye  
Board Member Weichel     Aye  
Board member Wells        Aye  
Board member Woste        Aye

**Motion passed 5-0-0**

**B. Case #19002 - Bill Breit - Variance of Development Standard - 210 S. Lincoln Road (public hearing)**

Bill Breit, owner of 210 S. Lincoln Road, presented his request to the Board. The building was built in 2000 and the current tenants have an interest in purchasing the building. Mr. Breit stated he has an interest in maintaining ownership of the storage area in the rear of the lot. The variance would allow the lot to be split into two pieces.

Board member Woste asked if the building is where the gym is currently located.

Mr. Breit confirmed this.

Mr. Gress presented the staff report and indicated the request is to reduce the minimum lot width requirement for the rear lot from 100 feet down to 20 feet. The property is zoned M-1 "Light Industrial". The parcel is currently 4.9 acres.

Mr. Gress entered into the record the following items: notice of the request to the adjacent landowners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan and the staff report.

Mr. Gress stated the intent is to divide the property into 2 lots, with Mr. Breit maintaining ownership of the rear lot. There is a driveway easement along the northern property line that provides access to the rear of the property. Ownership of this easement would be retained by Mr. Breit but would be utilized to provide access to the existing building on the lot.

Mr. Gress indicated staff recommends approval of Case #19002.

Board member Woste asked for further explanation of the request.

Mr. Gress stated that in the M-1 zoning district each lot is required to have 100 feet of road frontage. The variance request is to only have 20 feet of road frontage for the rear lot. This 20-foot strip of land would be along the north property line where the easement is.

Board member Woste asked why the frontage in front of the gym would not count.

Mr. Gress clarified that Mr. Breit is wanting to sell off the portion of the lot that contains the building and the gym. The frontage along Lincoln Road would remain with that lot. He would retain ownership of the rear lot and that lot needs to have frontage along Lincoln Road as well.

Vice-Chairman Wells asked what the next step would be should the Board approve the variance request.

Mr. Gress stated the next step would be for Mr. Breit to hire a surveyor to prepare a lot split that could be approved by staff and then be recorded.

*Vice-Chairman Wells opened the public hearing at 6:15 p.m.*

Beth Cornell indicated she represented the ownership of the land immediately adjacent to the south, known as the Marvin Harness property. She asked how the request impacts the use of her property.

Mr. Gress said the request being considered should not have any impact on the Harness property. The access to the storage area of Mr. Breit's property would be along the north property line, away from the Harness property. There is an easement along the common property line, but Mr. Breit has no intention of utilizing that easement for access.

Vice-Chairman Wells asked if the southern easement was shared by both the Harness and the Breit property.

Mr. Gress commented that the easement is shared by both the Harness property and the Breit property.

City Attorney Enterline agreed with staff. The variance request is about the northern easement and the southern easement being discussed is not affected by the variance request.

*Vice-Chairman Wells closed the public hearing at 6:20 p.m.*

**Motion by Board member Buechler, Seconded by Board member Bertolone, to accept the staff proposed findings of fact and approve Case #19002, variance of development standard for 210 S. Lincoln Road.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

**8. Staff Comments -**

Mr. Gress indicated that there is a need for the Board to meet again on May 7. All board members indicated they would be able to attend.

**9. Board member Comment – None.**

**10. Adjournment**

**Motion by Board member Woste, Seconded by Board member Weichel to adjourn.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye

Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

The Board of Adjustment meeting for April 2, 2019 adjourned at 6:24 p.m.

Respectfully submitted,

Jim Cadoret