

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 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, PAUL BERTOLONE, AND SHANNON WEICHEL. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY JONATHAN ZERR.

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 May 7, 2019 meeting

Motion by Board member Bertolone, Seconded by Board member Weichel, to accept the minutes of the May 7, 2019 meeting 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 reminded the Board members that the office of Chairman is vacant due to the resignation of Mike Vinck. The Board needs to elect a Chairman, Vice-Chairman, and Secretary.

Board member Woste nominated Joseph Wells as Chairman, Paul Bertolone as Vice-Chairman, and David Woste as Secretary.

There were no other nominations.

Motion by Board member Buechler, Seconded by Board member Weichel, to accept the nominations as presented.

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 #19015 - Secondary Residential Driveway Access - 605 Falcon Street (public hearing)

Dennis Barnard, property owner at 605 Falcon Street, indicated he has submitted a permit application to construct a pole barn on his property and would like to have a separate driveway to the structure. He would also like the driveway to be a gravel surface.

Mr. Barnard indicated he has spoken with all of the adjoining property owners and they did not express any concerns. He stated he does have a letter of support for the variance from one of his neighbors.

Board member Woste asked the applicant for clarification on the driveway width to the garage.

Mr. Barnard stated the driveway width will be as required by Code.

Board member Woste asked if there will be a turnaround for vehicles at the end of the driveway so vehicles don't have to back out into the street.

Mr. Barnard stated there is limited traffic on the road and should not be an issue if a vehicle had to back out.

Associate Planner David Gress provided the staff report for the case. He entered into the record the notices sent to adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report.

Mr. Gress commented that there were no comments or objections to the request received from the neighbors.

Mr. Gress stated that the R-1 zoning of the property limits each lot to only 1 driveway. He stated the lots on Falcon Street are larger than what is required in R-1 zoning districts today. He commented that there are 4 other nearby properties that have more than 1 driveway access.

Mr. Gress indicated that the R-1 zoning district prohibits gravel driveways as well. He indicated there are 4 other nearby properties that have a gravel driveway.

Mr. Gress indicated that due to the lot size and neighbor properties with similar situations, staff recommends approval of the request for a 2nd driveway, and for that driveway to have a gravel surface.

Vice Chairman Wells asked if the existing gravel driveways in the neighborhood had to obtain a variance.

Mr. Gress stated that the existing gravel driveways were in place prior to a change of City Code that no longer allowed gravel driveways in the R-1 zoning district.

Commissioner Woste asked for clarification on the RE zoning district where gravel driveways are allowed.

Mr. Gress stated the RE, Rural Estate Zoning District, is for properties of at least 3 acres in size.

Board member Weichel asked for some history of the R-1 zoning designation for the subject property.

Mr. Gress stated this area is surrounded by smaller lots which are appropriate for R-1 zoning. The subject lot is 2.3 acres in size so not large enough for the RE zoning designation.

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

There were no public comments made.

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

Motion by Board member Bertolone, Seconded by Board member Weichel, to accept the staff proposed findings of fact and approve Case #19015, Secondary Driveway Access for 605 Falcon Street.

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

Motion by Board member Woste, Seconded by Board member Buechler, to accept the staff proposed findings of fact and approve Case #19015, Gravel Driveway for 605 Falcon Street.

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 reminded the Board members of the scheduled meeting on July 16 at 6:00 p.m.

9. Board member Comment – None.

10. Adjournment

Motion by Board member Bertolone, Seconded by Board member Buechler 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 July 2, 2019 adjourned at 6:20 p.m.

Respectfully submitted,

Jim Cadoret