

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 1, 2020** IN HARRELSON HALL AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, JERRY MARTIN, AARON HARRISON, PAM HATCHER, AND TERRI WOODS. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Martin called the meeting to order at 6:00 p.m.
2. **Roll Call** – Roll was taken and Chairman Martin declared a quorum present to conduct business.
3. **Pledge of Allegiance**

Following the Pledge of Allegiance, Chairman Martin stated that he would be stepping down as Chairman for the Board. While he would be staying on as a voting member, with the meetings to be held at Centerview for the foreseeable future, he had a difficult time hearing in the room and nominated Board Member Pam Hatcher to be Chairman. Board Member Hatcher accepted the nomination. No other nominations were made.

Vote on Nomination of Hatcher as Chair:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye

Nomination passed 5-0-0

4. **Personal Appearances – None.**
5. **Consent Agenda –**

A. Approval of Minutes of November 17, 2020 meeting

Motion by Board Member Woods, Seconded by Board Member Harrison, to accept the minutes of the November 17, 2020 meeting.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye

Motion passed 5-0-0

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

A. Case #20026 - Venue at the Good Ranch Setback Variance (public hearing)

Chairman Hatcher opened the public hearing at 6:04 pm.

Mr. Jake Loveless, of Griffin Riley Property Group, the applicant, gave a brief overview of the project stating that due to the three street frontages on the lot and the size of the development, they needed to increase the size of the amenity and thus needed the variance.

City Planner, Katie Jardieu, indicated the request is for a variance to the amenity setback requirement from the right-of-way as well as a variance to the PUD front yard setback requirement. Ms. Jardieu highlighted items from the staff report including the three street right-of-ways and front setbacks that are not typical to any lot in Raymore. Additionally the variance would only be moving the amenities closer to the street and not toward any homes or buildings. Ms. Jardieu recommended that the Board of Adjustment accept the staff proposed findings of fact and approve case #20026 as requested.

Board Member Woods asked to see the applicants statement that was submitted with the application.

With no public wanting to speak, the public hearing was closed at 6:09 pm.

Motion by Board Member Martin, Seconded by Board Member Harrison, to accept the staff proposed findings of fact and approve Case #20026 - Venue of the Good Ranch Clubhouse, requesting the amenity setback (pool and patio) from the right-of-way be reduced from thirty (30) feet down to thirteen (13) feet and reducing the front yard setback for the clubhouse building from twenty-five (25) feet down to fifteen (15) feet.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye

Motion passed 5-0-0

B. Case #20027 - Berry Variance - 701 Lakeshore Circle - Side Setback Variance
(public hearing)

Chairman Hatcher opened the public hearing at 6:11 pm.

Mr. Steve Smith, the applicant and contractor for the project, gave an overview of the addition that was in progress to be added to the house.

City Planner, Katie Jardieu, indicated the request is for a variance to the side yard setback for the house, reducing the 10-foot setback by 2 feet. Ms. Jardieu stated that even with the variance, the addition and house would be 8 feet from the property line which is still more than other subdivisions require which can be 7.5 feet. Ms. Jardieu recommended that the Board of Adjustment accept the staff proposed findings of fact and approve case #20027 as requested.

The homeowners, Ryan and Stefanie Berry, along with their neighbor, Mr. Ziegler, 702 Lakeshore Circle, stated they had agreed to the encroachment and did not have issues. They will be recording a private agreement regarding the encroachment with Cass County.

Board Member Woods asked to see the applicants statement that was submitted with the application.

With no speakers, the public hearing was closed at 6:21 pm.

Motion by Board Member Harrison, Seconded by Board Member Harrison, to accept the staff proposed findings of facts and approve Case #20027 - 701 Lakeshore Circle, requesting the side setback be reduced by 2 feet.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye

Motion passed 5-0-0

8. Staff Comments - Ms. Jardieu let the Board know that with no applications for the January 5th meeting, there would not be one held. She would let them know next month regarding the February meeting.

9. Board member Comment – None.

10. Adjournment

Motion by Board Member Woods, Seconded by Board Member Harrison to adjourn.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for December 1, 2020 adjourned at 6:30 p.m.

Respectfully submitted,

Katie Jardieu