

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 18, 2021** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: BEN BAILEY, JERRY MARTIN, PAM HATCHER, TERRI WOODS, AND ALTERNATE SUSAN DOOLEY. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR. ABSENT WAS AARON HARRISON.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:19 p.m.

2. Roll Call – Roll was taken and Chairman Hatcher declared a quorum present to conduct business.

3. Pledge of Allegiance

4. Personal Appearances – None

5. Consent Agenda –

a. Approval of Minutes of April 20, 2021 meeting

Motion by Board Member Woods, Seconded by Board Member Martin, to accept the minutes of the April 20, 2021 meeting.

Vote on Motion:

Board Member Martin	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Woods	Aye
Board Member Dooley	Aye

Motion passed 5-0-0

6. Unfinished Business – None

7. New Business

a. Case #21013 - South Town Storage - Side Setback Variance (*public hearing*)

Chairman Hatcher opened the meeting and public hearing at 6:21pm.

Mr. Bill Breit, 4832 SW Leafwing Dr., Lee's Summit MO is before the Board this evening asking for a variance for South Town Storage, to move the building to the property line on the west side.

City Planner Katie Jardieu stated in the Staff Report that the applicant is here to request a variance to the ten foot (10') building line on the west side of the property. This would allow the owner to construct a wall along the western property line. The property is zoned M-1, which is Light Industrial Commercial District, and is surrounded on all sides by Industrial and Commercially zoned properties. On April 6, 2021, the Planning & Zoning Commission approved a two-phase site plan for the South Town Storage lot. The lot is bounded on the west side by additional mini-storage units and vehicle storage. Notices of the variance were mailed to 8 property owners, and no comments have been received thus far. While this lot is not

unique in size or shape, it is unique and poses a development situation in the fact that it is surrounded by already developed lots, two of which are similar storage facilities. The requested variance would not constitute unnecessary hardship or practical difficulties, however the City has granted previous variances for storage units in the past, which creates a precedence, and there is a storage facility to the west. This would create a strip of about 10 feet between the two lots that could prove to be difficult to maintain and could create a security issue for both of the facilities. The remaining site plan would follow the rest of the setback requirements. In general, these requirements are put in place to provide adequate separation for health and safety, but in this case the area would likely become overgrown and has the potential to become a code enforcement issue. What the applicant is requesting is not deemed to be adversely affecting public health, safety, morals, order, convenience, prosperity, or general welfare, and the granting of the request will not oppose the purposes and intents of the Unified Development Code. The staff finds that the existing setback requirements have the potential to create maintenance issues, as well as security issues, and granting the variance is necessary to relieve the applicant of substantial hardship or difficulty, as well as allow a wall to be built, further separating the two facilities from one another. City Staff supports the applicant's request to eliminate the west setback requirement of 10 feet. The property in question is an undeveloped lot surrounded by developed storage facilities, and Staff recommends the Board of Adjustment accept the Staff proposed findings of fact and approve case # 21013 as requested.

Board Member Martin asked Mr. Breit how high the wall would be, and what is the length?

Mr. Breit responded that on the south end, the wall will be around 2ft high, and by the time it gets to the north end, it will be about 8ft tall. The length is about 420ft.

Chairman Hatcher closed the public hearing at 6:26pm.

Motion by Board Member Dooley, Seconded by Board Member Woods, to accept staff findings of fact on case #21013, South Town Storage - Side Setback Variance to pass and approve the case.

Vote on Motion:

Board Member Martin	Aye
Board Member Bailey	Aye
Chairwoman Hatcher	Aye
Board Member Woods	Aye
Board Member Dooley	Aye

Motion passed 5-0-0

8. Staff Comments - Ms. Jardieu noted that there are not any applicants for the June meeting, and requests the meeting be cancelled.

9. Board Member Comment – None

10. Adjournment

Motion by Board Member Woods, Seconded by Board Member Martin to adjourn. Vote on Motion:

Board Member Martin	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Woods	Aye
Board Member Harrison	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for May 18, 2021 adjourned at 6:28 p.m.

Respectfully submitted,

Emily Jordan