

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 20, 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, AND AARON HARRISON. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR. ABSENT WAS TERRI WOODS AND SUSAN DOOLEY.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:01 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 May 18, 2021 meeting

Motion by Board Member Martin, Seconded by Board Member Bailey, to accept the minutes of the June 18, 2021 meeting.

Vote on Motion:

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

Motion passed 4-0-0

6. Unfinished Business – None

7. New Business

a. Case #21018 - 1011 Char-Don Avenue - Subdivision Design Variance (*public hearing*)

Chairperson Hatcher opened the meeting and public hearing at 6:02pm. Kevin Hardee of Hardee Home, LLC came before the Board on behalf of homeowners Melissa & Timothy Salmen of 1011 Char Don Avenue, Raymore MO 64083. Mr. Hardee gave an overview of the variance being requested to allow for an individual sewage disposal system on a lot smaller than 3 acres. The new home is being built on the corner of Char-Don Avenue and Hubach Hill Road, and is on 2.13 acres. Mr. Hardee mentioned that there is currently no sewer available for the property, with the nearest sewer line being around 5000ft away. The property was platted in the late 1970's, and has been in the family since 1992 and

was given to the current owners to build a home.

Chairperson Hatcher asked Mr. Hardee if a perc soil test has already been done on the property?

Mr. Hardee stated that yes, Dan Owen did the soil check and confirmed the soil is appropriate for a low pressure system. There is another area of the property that is for a secondary system down the road if the lateral system fails. Mr. Hardee mentioned that Dan Owen is also the contractor who will be doing the work.

City Planner Katie Jardieu stated in the Staff Report that the applicant is requesting a variance to allow an individual sewage disposal system on a lot less than 3 acres. The Jwede subdivision consists of 38 lots that were platted in 1971, 12 of these lots are less than 3 acres and have individual septic systems. The lot that the variance is being requested for is the last undeveloped lot in the subdivision, and the nearest sanitary sewer line connection is over 5000ft away. Because of the distance to the existing sanitary sewer, Staff considers this to be an unnecessary hardship and practical difficulty for the property owner. The granting of the variance does not adversely affect the rights of adjacent property owners, and since the surrounding property owners are on individual septic systems, it is the responsibility of the individual property owners to repair and replace the system should they fail. The installation contractor has demonstrated there is room on the property for the initial system as well as room for a back-up system should one be needed. Ms. Jardieu submitted the exhibits into the record.

Chairperson Hatcher asked Ms. Jardieu if the house will have a Hubach Hill or Char-Don address?

Ms. Jardieu responded that it will have a Char-Don address since the driveway is off of Char-Don Avenue.

Board Member Martin asked Ms. Jardieu if the letter from the Baldus's located at 1101 E Hubach Hill Road has been taken into consideration.

Ms. Jardieu responded that the letter asked that the lot not be split, which is not what the case is requesting. There was no contact information to get in touch with them to further discuss the issue.

City Attorney Zerr mentioned that if there are individuals that have an issue with the application, they will have the opportunity to speak as well.

Chairperson Hatcher asked if there were any members of the public that would like to speak.

Jason Stential, 1003 Char-Don Avenue, Raymore MO 64083 came to the podium for comments. He asked the developer to confirm that there will not be a potty pond on the property, but is concerned that the lateral lines are at the south edge of his property. Mr. Stential is concerned about the amount of water runoff from the lateral lines leading onto the south side of his property.

Chairperson Hatcher mentioned that she has lived on a septic system for the majority of her life, and is very familiar with potty ponds, mound systems, and lateral systems. The laterals should not be leaching onto the neighboring property, instead should be going out into the ground. Since there has been a

perc test done and a sewage contractor is installing the system, there should be no downside, no smell, and no leaking.

Ms. Jardieu mentioned that there are setbacks that the builder and installer will have to respect when installing the system.

Chairperson Hatcher closed the public hearing at 6:14pm.

Motion by Board Member Martin, Seconded by Board Member Harrison, to accept staff proposed findings of fact on Case #21018 - 1011 Char Don Avenue - Subdivision Design Variance to pass and approve the case.

Vote on Motion:

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

Motion passed 4-0-0

8. Staff Comments - Ms. Jardieu noted that there will be a meeting in August.

9. Board Member Comment – Chairperson Hatcher mentioned that Board Member Susan Dooley was unable to attend due to a significant loss in her family, and if there are any details on formal arrangements to please pass that along.

10. Adjournment

Motion by Board Member Bailey, Seconded by Board Member Martin to adjourn.

Vote on Motion:

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

Motion passed 4-0-0

The Board of Adjustment meeting for July 20, 2021 adjourned at 6:15 p.m.

Respectfully submitted,
Emily Jordan