

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 20, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, MIKE VINCK, GERALD JENKINS, TOM BUECHLER, JOSEPH WELLS AND ALTERNATE JOHN SEIMEARS. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Vice-Chairman Vinck called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Vice-Chairman Vinck declared a quorum present to conduct business.
4. **Personal Appearances – None.**
5. **Consent Agenda –**
 - A. **Acceptance of Minutes of April 18, 2017 meeting**

Motion by Board member Jenkins, Seconded by Board member Woste to accept the minutes of April 18, 2017 as written.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Abstain
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 4-0-1

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

A. Election of Officers

Vice-Chairman Vinck opened the floor for nominations.

Motion by Board member Woste, Seconded by Board member Buechler to nominate the following slate of officers:

Chairman: Mike Vinck
Vice-Chairman: Jerry Jenkins
Secretary: David Woste

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye

Board member Vinck Aye

Motion passed 5-0-0

B. Case #17017 - Parys Variance - 411 S. Fox Ridge Drive (public hearing)

Associate Planner David Gress presented the staff report. The applicant seeks a variance to Section 405.030B1 of the Unified Development Code to construct a covered deck on the rear of the home. The covered deck would project six feet (6') into the required thirty-foot (30') rear yard setback area.

Mr. Gress reviewed the photographs of the property and discussed the adjacent land uses.

Mr. Gress entered into the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; the staff report; the applicant proposed findings of fact; and the support letter from adjacent property owners.

Mr. Gress indicated the existing open deck would be removed and a smaller covered deck would be constructed. A deck with a roof cover must comply with the required rear yard setback.

Mr. Gress indicated a neighbor to the southeast did meet with staff to discuss the variance request but filed no objection to the request.

Mr. Gress indicated staff submitted proposed findings of fact for the Board's consideration and indicated staff recommended approval of the variance request.

Chairman Vinck opened the public hearing at 6:11 p.m.

Sharon Parys, applicant, indicated she is requesting approval of the variance to allow a covered deck to be constructed in the rear of her home. She indicated several neighbors have covered decks but these were constructed prior to the existing code requirement. Brackman Construction is in attendance and will be completing the work.

Chairman Vinck closed the public hearing at 6:14 p.m.

Motion by Board member Buechler, Seconded by Board member Jenkins to accept the staff proposed findings of fact and approve Case #17017, variance to the rear yard setback for 411 S. Fox Ridge Drive.

Vote on Motion:

Board member Jenkins Aye
Board member Buechler Aye
Board member Wells Aye
Board member Woste Aye
Board member Vinck Aye

Motion passed 5-0-0

Board member Woste asked if staff would consider a code change to allow encroachment of covered decks into the rear yard setback area as several applications have recently been approved by the Board.

Mr. Cadoret indicated that staff does review cases approved by the Board for possible code amendments and will do the same for this type of request.

C. Case #17018 - Glidewell Variance, 308 E. Walnut Street (public hearing)

Mr. Gress presented the staff report. The applicant seeks a reduction in the required side yard setback from twenty feet (20') down to ten feet (10') for the property located at 308 E. Walnut Street. Although the standard side yard setback for a building on this property would be ten feet, there is residentially zoned property to the east and west of the property which requires a greater side yard setback.

Mr. Gress reviewed photographs of the site with the Board and the adjacent land uses. Overall the site is 6.7 acres in size.

Mr. Gress entered into the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; the staff report; and the applicant proposed findings of fact.

Mr. Gress indicated the applicant proposes to construct self-storage units on the property, which is a permitted use. The front row of the buildings will be fifteen feet (15') from the front property line, which is allowed by code. There are existing natural buffers along the east and west property line that will provide some screening of the property from adjacent properties.

Mr. Gress indicated staff has submitted proposed findings of fact and staff recommends approval of the variance request.

Chairman Vinck opened the public hearing at 6:19 p.m.

Matt Schlicht, project engineer, spoke on behalf of property owner Todd Glidewell who is in attendance. Mr. Schlicht indicated there is a long waiting list for the self-storage units in Raymore and that the subject property is properly zoned for the use. The variance would allow for more variation in the size of units that could be placed on the property.

Mr. Schlicht reviewed photographs taken of the property with the Board and indicated the applicant would add additional screening along the east and west property line.

Board member Jenkins asked about the impact the variance would have on Lot 15 in Ramblewood.

Mr. Schlicht stated this is the only lot where the side of a residential home would be adjacent to the storage units. For all other lots the storage units would be to the rear of the homes in Ramblewood.

Board member Woste asked if the storage units would be gated.

Mr. Schlicht stated that the back units would be enclosed with a gate. The front units along 58 Highway would not be secured by a gate.

Board member Jenkins asked about the future extension of the east/west road in Falcon Crest.

Mr. Schlicht stated this road right-of-way would not be extended onto the subject property.

Board member Woste asked if the existing tree lines would remain.

Mr. Schlicht stated yes, and that the gaps in the tree line would have landscaping placed to fill the void.

Dennis Dahmer stated he owned four of the multi-family units in Falcon Crest to the east. He expressed concern on flooding issues near his units and wondered about the proposed detention basin for the project. He also indicated the twenty foot setback has been in place for a long time and should remain in place.

George Dahmer stated he owned several of the units to the east in Falcon Crest and wondered how individuals would gain access to the units.

Mr. Schlicht reviewed photographs of the site and the site plan that indicated access is off of 58 Highway.

Mr. Dahmer asked about fire protection for the units.

Mr. Schlicht stated there would be access for fire trucks off of 58 Highway and a fire access lane connecting to Ramblewood Drive to the west.

Board member Wells asked the applicant if there would be a fence along the property line.

Todd Glidewell, applicant and property owner, stated the back of the buildings would provide enclosure for the property, with fencing along the south and north areas of the rear of the development.

Chairman Vinck closed the public hearing at 7:02 p.m.

Board member Woste asked for clarification on the east and west screening that will be used.

Mr. Schlicht stated the rear of the storage unit buildings would provide a wall that would screen the units from the adjacent properties. The existing tree row would remain with additional landscaping provided.

Motion by Board member Jenkins, Seconded by Board member Woste to accept the Staff Proposed Findings of Fact and approve Case #17018, Glidewell Variance, 308 E. Walnut Street.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 5-0-0

8. Staff Comments - None

9. Board member Comment –

Board member Woste asked with the opening of the new Centerview building if the Board meetings could be moved back to the regular night at 7:00 p.m.

Mr. Cadoret stated that once recording capabilities are available in Centerview that there would be discussion on changing the meeting date/time for the Board.

10. Adjournment

Motion by Board member Wells, Seconded by Board member Buechler to adjourn.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for June 20, 2017 adjourned at 7:07 p.m.

Respectfully submitted,

Jim Cadoret