

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, NOVEMBER 21, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, MIKE VINCK, TOM BUECHLER, JOSEPH WELLS AND ALTERNATE TOM CIRCO. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Vinck called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Vinck declared a quorum present to conduct business.
4. **Personal Appearances – None.**
5. **Consent Agenda –**
 - A. **Acceptance of Minutes of June 20, 2017 meeting**

Motion by Board member Woste, Seconded by Board member Wells to accept the minutes of June 20, 2017 as written.

Vote on Motion:

Board member Circo	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 5-0-0

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

A. Election of Officers

Chairman Vinck opened the floor for nominations.

Motion by Chairman Vinck, Seconded by Board member Buechler to nominate David Woste as Secretary and Joseph Wells as Vice-Chairman.

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

Motion by Board Member Wells, Seconded by Board Member Woste to nominate Mike Vinck as Chairman.

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 #17032 - Wade Fence Variance - 1706 Quail Court (public hearing)

Brian Wade, owner of 1706 Quail Court, presented his request. He stated he wants to replace his existing dilapidated fence with a new fence. The location of the fence is not proposed to change. The existing fence encroaches into the front yard setback area along Huntsman. The existing fence is approximately 13 feet from the property line. The fence has been in existence since before 1995.

Mr. Wade indicated he has a unique property that is surrounded on three sides by public streets.

Associate Planner David Gress presented the staff report. The applicant seeks a variance to Section 440.030C of the Unified Development Code to construct a privacy fence in the required front yard setback area on the side of the house. The fence will encroach seventeen feet (17') into the 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; and the applicant proposed findings of fact.

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

Board member Woste asked if an existing section of the fence had already been replaced.

Mr. Wade indicated that a portion of the fence fell during a recent storm and he had to replace it.

Board member Woste asked if there was any comment from any adjoining neighbors.

Mr. Gress stated he was contacted by the neighbor immediately to the east. She had a question regarding the fence on her common lot line with the applicant.

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

No public comment.

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

Chairman Vinck indicated he thought the property was very unique in having street frontage on three sides of the lot. He did not see where there is any sight visibility or safety issue with the encroachment.

Motion by Board member Woste, Seconded by Board member Circo to accept the staff proposed findings of fact and approve Case #17032, variance to the front yard setback requirement for a privacy fence at 1706 Quail Court.

Vote on Motion:

Board member Circo	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 –

None.

10. Adjournment

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

Vote on Motion:

Board member Circo	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 November 21, 2017 adjourned at 6:19 p.m.

Respectfully submitted,

Jim Cadoret