

COLE COUNTY PLANNING COMMISSION

**Cole County
Department of Public Works**

5055 Monticello Road
Jefferson City, MO 65109
PLANNING MEMBERS

JEFF HOELSCHER
EASTERN DISTRICT COMMISSIONER

CHAIRMAN
MICHELLE GERSTNER
CLARK TOWNSHIP

CALVIN BROUGHTON
JEFFERSON TOWNSHIP

HARLEY KOESTNER
MOREAU TOWNSHIP

VICE CHAIRMAN
DICK PEERSON
MARION TOWNSHIP

CATHY HENNESSY
LIBERTY TOWNSHIP

JEREMY TAPPEL
OSAGE TOWNSHIP

COLE COUNTY PLANNING COMMISSION MINUTES

Minutes of the meeting of the Cole County Planning Commission held on May 9, 2017.

Chairman Gerstner called the meeting to order at 5:17 p.m.

Planning Commission Members Present:

Michelle Gerstner
Jeremy Tappel

Jeff Hoelscher
Cathy Hennessy

Harley Koestner

Cole County Planning Staff Present:

Larry Benz

Shannon Kliethermes

Guests Present:

Tim Hamburg
Gerald Wilbers

Dustin Kaiser
Ruth Wilbers

Ray Riggs

Mark Pratt

APPROVAL OF MINUTES:

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on April 11, 2017. On a motion by Ms. Hennessy, seconded by Mr. Koestner, the minutes were unanimously approved, with Mr. Benz abstaining from voting.

REVIEW OF CORRESPONDENCE:

None.

NEW BUSINESS - REVIEW OF PLATS:

L & C ESTATES PRELIMINARY AND FINAL PLATS – ELSTON RD – SHORELINE

The Commission agreed to hear both plats as one item.

Staff recommended approval of both the preliminary and final plats, subject to comments from Cole County Abstract. On a motion by Mr. Hoelscher, seconded by Ms. Gerstner, the plat was unanimously approved as per staff recommendations.

MOZARK PRODUCTS SUBDIVISION – HERITAGE HWY – RIGGS & ASSOC.

This plat was previously submitted and approved in June 2016, but was not recorded.

Staff recommended approval of the plat, subject to comments from Cole County Abstract. On a motion by Mr. Benz, seconded by Ms. Hennessy, the plat was unanimously approved as per staff recommendations.

SHANNON SUBDIVISION – TANNER BRIDGE RD – H & H SURVEYS

Staff recommended approval of the plat, subject to comments from Cole County Abstract. On a motion by Mr. Benz, seconded by Mr. Tappel, the plat was unanimously approved as per staff recommendations.

STOCKMAN SUBDIVISION – CASTLE ROCK RD – MID STATE

Staff recommended approval of the plat, subject to comments from Cole County Abstract. On a motion by Mr. Koestner, seconded by Mr. Benz, the plat was unanimously approved as per staff recommendations.

C & M ESTATES SEC. 2 – GLOVERS FORD RD – B & W

Staff recommended approval of the plat, subject to comments from Cole County Abstract. On a motion by Mr. Tappel, seconded by Mr. Benz, the plat was unanimously approved as per staff recommendations.

GREENLAND SUBDIVISION SEC. 2 – QUARRY RD – HARMS, INC.

Staff recommended approval of the plat, subject to comments from Cole County Abstract. On a motion by Mr. Koestner, seconded by Mr. Hoelscher, the plat was unanimously approved as per staff recommendations.

VARIANCES

10560 MARINA ROAD – MARK PRATT, PROPERTY OWNER – 10' FRONT SETBACK VARIANCE REQUEST FOR THE CONSTRUCTION OF A DETACHED GARAGE.

Mr. Pratt is seeking the variances listed in order to construct a 30' by 40' detached garage, for which the footing and floor of the garage was poured at a distance of 15' from

VARIANCES (continued)

10560 MARINA ROAD – MARK PRATT, PROPERTY OWNER – 10’ FRONT SETBACK VARIANCE REQUEST FOR THE CONSTRUCTION OF A DETACHED GARAGE.

the property line, 10’ past the normal front setback. A 15’ setback variance from the 40’ platted front setbacks was granted by the Planning Commission to Mr. Pratt in March of this year.

Commission members first and foremost expressed that they did not want to start a precedent of this type in the area, or have it expand within the county.

Mr. Tappel stated he could understand a possible 2’ or 3’ variance, but a full 10’ into the setback would be something completely different. Mr. Hoelscher and Mr. Koestner shared the same opinion.

Mr. Hoelscher asked if the applicant had looked into other options, such as moving the proposed garage back where it should go. Mr. Pratt stated a retaining wall had already been constructed and that the yard sloped considerably past that area.

One option brought up was to table the request to the June meeting to allow for the exploration of other options in this case. Some Commission members would like to see letters in support of this request from either adjoining landowner as well as the homeowners association for Marian Road.

Mr. Koestner again brought up that the precedent for this type of variance should not be set in this case. He feels that if a mistake was made then it should be corrected and not be on the Planning Commission to make allowances for mistakes of the size and nature. Other Commission members expressed the same feeling as Mr. Koestner.

Mr. Pratt asked about using the 10’ over the setback line as a lean-to area. Staff stated that generally if the lean-to was attached to the structure, then by regulation it was considered part of the structure. The County’s legal department will be asked to clarify however.

A motion to table the request to allow time to explore all other options was made by Mr. Benz, seconded by Mr. Tappel. Motion passed unanimously.

OLD BUSINESS

None

OTHER BUSINESS

None.

NEXT SCHEDULED MEETING – 5:15, TUESDAY June 13, 2017

ADJOURNMENT:

On a motion by Mr. Tappel, seconded by Ms. Hennessy, the meeting was unanimously adjourned at 6:22 p.m.

Chairman, Michelle Gerstner