

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 June 13, 2017.

Acting Chairman Hoelscher called the meeting to order at 5:15 p.m.

**Planning Commission Members Present:**

Jeff Hoelscher  
Jeremy Tappel

Harley Koestner  
Cathy Hennessy

Calvin Broughton

**Cole County Planning Staff Present:**

Larry Benz

Shannon Kliethermes

**Guests Present:**

John Kliendienst  
Ron Kempker

Eddie Kempker  
Justin Rains

Keith Brickey  
Russel Mueller

**APPROVAL OF MINUTES:**

Acting Chairman Hoelscher asked if there were any corrections or additions to the minutes of the regular meeting held on May 9, 2017. On a motion by Ms. Hennessy, seconded by Mr. Benz.

**REVIEW OF CORRESPONDENCE:**

None.

## **NEW BUSINESS - REVIEW OF PLATS:**

Acting Chairman Hoelscher asked if there would be any disagreement about hearing plats 3 and 4 first so that Keith Brickey could be present for plats 1 and 2. All were in agreement to do so.

### **REPLAT OF LOT 5 OF SCENIC ACRES SEC. 5 – STAGECOACH RD – OCLS**

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.

### **BAX HAVEN SUBDIVISION – RT E – H 7 H SURVEYS**

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

### **REPLAT OF LOT 16 PIONEER TERRACE SEC. 2 - PRELIMINARY AND FINAL PLATS – HOMELAND DR – CMPS**

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 and approval of improvement plans by the Engineering Division. On a motion by Mr. Koestner, seconded by Mr. Tappel, 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.

The applicant requested the item be further tabled to the July meeting. The Planning Commission took no action on the agenda item and tabled it to the July meeting.

**10556 MARINA ROAD** – EDDIE KEMPKER, PROPERTY OWNER – REQUEST FOR A VARIANCE FROM THE COLE COUNTY FLOODPLAIN ORDINANCE FOR THE CONSTRUCTION OF A PORTION OF A HOME TO BE REBUILT AT GRADE, IN THE DESIGNATED FLOODWAY AND 100 YEAR FLOODPLAIN, AND A 19' FRONT SETBACK VARIANCE REQUEST FROM PLATTED 40' FRONT SETBACKS, AS WELL AS 4' FRONT SETBACK VARIANCE FOR THE CONSTRUCTION OF THE ATACHED GARAGE.

Commission members asked if the floodplain ordinance variance was out of the ordinary. Mr. Kliethermes reminded the Commission that the same type of variance was recently passed in March of this year.

## **10556 MARINA ROAD (continued)**

Mr. Benz made the motion to approve the floodplain variance, seconded by Mr. Tappel. Motion passed all in favor.

Planning Commission members have several reservations granting the full setback variance request. Specifically, setting a precedent in this location. Mr. Benz and Mr. Tappel said they would not have a problem recommending a variance from the platted setbacks.

Mr. Hoelscher stated he believed that approval from the Marina Road Homeowners Association should be sought before approval of the full variance is granted.

Mr. Benz then made a motion to approve the setback variance to 25', with the condition that it may be reduced to 21', subject to receiving written approval by the Homeowners association. Mr. Tappel seconded the motion. Motion passes, all members in favor.

## **5207 MONTICELLO ROAD – JUSTIN RAINS, PROPERTY OWNER – REQUESTS FOR A 15' FRONT SETBACK VARIANCE AS WELL AS A 10' SIDE SETBACK VARIANCE FOR THE CONSTRUCTION OF SELF STORAGE UNITS OF VARYING SIZE.**

Staff explained that several 15' front setback variances had been granted in the area along Highway 54 in the last few years. Most recently for storage buildings as well.

Mr. Benz made the motion to approve the 15' front setback variance along Highway 54, seconded by Mr. Tappel. Motion passed all in favor.

Staff gave a background on zero lot lining in the City of Jefferson. If the lot were in Jefferson City, a zero lot line would be possible. The proposed zoning code for Cole County which did not pass, would also have allowed for such.

The directly adjoining property to the 10' setback variance request is owned by Cole County. Mr. Hoelscher stated he had no problem with the 10' side setback variance, but that he believed the County Commission should formally give their approval as an adjoining land owner.

On a motion from Mr. Tappel, seconded by Mr. Broughton, the Planning Commission unanimously approved the 10' side setback variance, subject to written approval from the Cole County Commission.

## **OLD BUSINESS**

None

## **OTHER BUSINESS**

None.

NEXT SCHEDULED MEETING – 5:15, TUESDAY July 11, 2017

**ADJOURNMENT:**

On a motion by Mr. Benz, seconded by Ms. Hennessy, the meeting was unanimously adjourned at 5:58 p.m.

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Chairman, Michelle Gerstner