

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 April 12, 2016.

Acting Chairman Hoelscher called the meeting to order at 5:19p.m.

Planning Commission Members Present:

Cathy Hennessy
Calvin Broughton
Michelle Gerstner

Jeff Hoelscher
Jeremy Tappel

Harley Koestner
Dick Peerson

Cole County Planning Staff Present:

Larry Benz

Shannon Kliethermes

Guests Present:

Rafael Ayala

APPROVAL OF MINUTES:

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on March 8, 2016. On a motion by Ms. Hennessy, second by Mr. Broughton, the minutes were unanimously approved, with Ms. Gerstner and Mr. Benz abstaining from the vote.

REVIEW OF CORRESPONDENCE:

None received. .

NEW BUSINESS - REVIEW OF PLATS:

PIONEER TERRACE SEC. 1 LOT 11 TOWNHOUSE SURVEY – HOMELAND DRIVE – CMPS

Staff recommended approval of the above referenced survey as submitted. Ms. Gerstner pointed out a spelling area to correct. On a motion by Mr. Broughton, seconded by Mr. Peerson, the survey was unanimously approved, subject to correction of spelling error.

COYOTE PASS ESTATES SEC. 2 – STONEY GAP ROAD – THOMAS J KUSTER & ASSOCIATES

Staff recommended approval of the final plat, subject to correction of a misspelled word. On a motion by Mr. Peerson, seconded by Mr. Benz, the plat was unanimously approved as per staff recommendation.

VARIANCES -

2012 OSAGE ASH STREET – BRUCE WANSING, PROPERTY OWNER – VARIANCE REQUEST FROM FLOODPLAIN ORDINANCE FOR A STORAGE BUILDING TO BE BUILT AT GRADE IN THE DESIGNATED FLOODPLAIN.

The applicant wishes to place a 35' by 100' enclosed pole type structure, at grade, on property located in the 100 Year Flood Plain. The building will be certified floodproofed by a registered engineer and have the required flood-venting installed in the building during the construction process.

On a motion by Mr. Tappel, seconded by Mr. Koestner, the variance was granted, subject to floodproof certification by a registered engineer.

147 MURPHY FORD ROAD – RAFAEL AYALA, PROPERTY OWNER – REQUEST FOR A SIDE YARD SETBACK VARIANCE OF 7.5' FROM THE REQUIRED 10' SIDE YARD SETBACK FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING.

Mr. Ayala inadvertently started construction of the agricultural/accessory building 2.5' from the property line. The building will not have any living quarters within it.

Ms. Gerstner asked if Mr. Ayala had talked to the neighbors about the variance. He indicated he had tried to purchase the adjoining property but the neighbors were not interested at the time.

Mr. Tappel stated he would entertain granting the variance if a letter from the neighbor stating they had no problem with it was submitted to staff. Staff agreed to compose a letter that would be sent to the neighbors for signing and returning.

On a motion by Mr. Tappel, seconded by Mr. Peerson, the variance was granted, subject to receipt of a notarized letter from the affected adjoining property owner.

OLD BUSINESS **None**

OTHER BUSINESS

None

NEXT SCHEDULED MEETING – 5:15, TUESDAY May 10, 2016

ADJOURNMENT:

On a motion by Mr. Benz, seconded by Ms. Hennessy, the meeting was unanimously adjourned at 5:35 p.m.

Chairman, Michelle Gerstner