

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 14, 2016.

Chairman Gerstner called the meeting to order at 5:13 p.m.

Planning Commission Members Present:

Cathy Hennessy
Calvin Broughton

Jeff Hoelscher
Michelle Gerstner

Harley Koestner
Dick Peerson

Cole County Planning Staff Present:

Larry Benz

Shannon Kliethermes

Guests Present:

Keith Brickey

Craig Green

Joshua Williamson

APPROVAL OF MINUTES:

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on May 10, 2016. Ms. Hennessy pointed out a typo to be corrected. On a motion by Mr. Benz, second by Mr. Peerson, the minutes were unanimously approved, subject to correction.

REVIEW OF CORRESPONDENCE:

None

NEW BUSINESS - REVIEW OF PLATS:

S & J SUBDIVISION SEC. 2 – ELSTON ROAD– CMPS

Staff recommended approval of the above referenced plat as submitted. On a motion by Mr. Peerson, seconded by Mr. Broughton, the plat was unanimously approved as per staff recommendation.

MOZARK PRODUCTS SUBDIVISION – HERITAGE HIGHWAY – RIGGS & ASSOC.

Ms. Gerstner pointed out a typo to be corrected in the signature block. Staff indicated that the property is currently served by public water but would require a septic system approved by the County Health Department for future development.

Mr. Benz asked about the portable building shown encroaching within the front setback. Mr. Kliethermes stated it was his understanding that the current building will all be removed.

Staff indicated the final plat was in approvable form subject to correction, and recommended that the plat be approved subject to notification of an approved septic system for the subdivision through the Cole County Health Department. On a motion by Mr. Peerson, seconded by Mr. Koestner, the plat was approved as per staff recommendation with a 6-1 vote, Mr. Benz voting against it.

VARIANCES -

9009 OSAGE HIGH STREET – JOSHUA WILLIAMSON, PROPERTY OWNER – REQUEST FOR A FRONT YARD SETBACK VARIANCE OF 15’ FROM THE REQUIRED 25’ FRONT YARD SETBACK FOR THE CONSTRUCTION OF A 30’ BY 40’ ACCESSORY BUILDING.

9013 OSAGE HIGH STREET – CRAIG GREEN, PROPERTY OWNER – REQUEST FOR A FRONT YARD SETBACK VARIANCE OF 15’ FROM THE REQUIRED 25’ FRONT YARD SETBACK FOR THE CONSTRUCTION OF A 30’ BY 40’ ACCESSORY BUILDING.

As these two variances are located next to each other and for the same setback encroachment, they were heard concurrently.

Ms. Gerstner asked the gentlemen if there was any way to place the proposed shops on other portions of the property. Both applicants responded that the given terrain access were issues.

Commissioners discussed the other setbacks of existing homes and structures along Osage High Street. It was determined using the County GIS website that within that block of Osage High Street the front of the home at 9003 Osage high was the closest structure to the road.

Mr. Hoelscher asked the applicants if being in line with the home at 9003 Osage High would allow them enough room for their proposed structures. Both applicants agreed it would. Staff indicated that the county building inspector would be able to determine and mark the setbacks from the centerline of the road when permits for the structures are submitted.

On a motion by Mr. Hoelscher, seconded by Mr. Peerson, the variance was granted for both properties, subject to modification of the setbacks to being in-line with the front of the home located at 9003 Osage High Street, as measured from the centerline of the street.

OLD BUSINESS

None

OTHER BUSINESS

None

NEXT SCHEDULED MEETING – 5:15, TUESDAY July 12, 2016

ADJOURNMENT:

On a motion by Mr. Benz, seconded by Mr. Broughton, the meeting was unanimously adjourned at 5:39 p.m.

Chairman, Michelle Gerstner