

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 February 14, 2017.

Chairman Gerstner called the meeting to order at 5:16 p.m.

Planning Commission Members Present:

Michelle Gerstner
Calvin Broughton

Jeff Hoelscher
Cathy Hennessy

Harley Koestner
Dick Peerson

Cole County Planning Staff Present:

Larry Benz

Shannon Kliethermes

Guests Present:

Linda Fischer

Dennis Fischer

APPROVAL OF MINUTES:

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on January 10, 2017. On a motion by Mr. Benz, seconded by Mr. Broughton, the minutes were unanimously approved.

REVIEW OF CORRESPONDENCE:

None.

NEW BUSINESS - REVIEW OF PLATS:

HIDDEN TRAIL SUBDIVISION – HIGH POINT RD – H & H SURVEYS

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

VARIANCES

Chairman Gerstner asked if the Commission members objected to moving the second variance request listed on the agenda to be heard first, as the first listed request on the agenda may take a bit longer to be heard. No members objected.

6907 SOUTH MEADOWBROOK – TOM IHLER, PROPERTY OWNER – VARIANCE REQUEST FROM PLATTED SIDE SETBACKS TO BE ABLE TO PLACE AN ACCESSORY STRUCTURE ACROSS PLATTED LOT LINES.

Mr. Ihler is seeking the variance so as to place an accessory structure across adjacent lot lines, of which he owns both lots.

Mr. Broughton questioned the cost of replatting the lots into one lot and staff gave an approximate dollar figure. Staff recommends approval of the variance. The Planning Commission has granted the same type of variance several times in the past.

On a motion by Mr. Broughton, seconded by Mr. Peerson, the above referenced variance request was unanimously approved.

4319 RIVER FRONT DRIVE – LINDA FISCHER, PROPERTY OWNER – 4.5' FINISHED FLOOR ELEVATION VARIANCE REQUEST FROM FLOODPLAIN ORDINANCE FOR THE CONSTRUCTION OF A 25' BY 26' ATTACHED GARAGE, WITH AN APPROXIMATE FINISHED FLOOR ELEVATION OF 548', IN THE DESIGNATED FLOODWAY AND 100 YEAR FLOODPLAIN.

Mr. and Mrs. Fischer are seeking the variances listed in order to construct a 25' by 26' attached garage at an elevation that will not be in compliance with the current floodplain regulations for a property located in the floodway and 100 year floodplain.

The current BFE in that area is 551'. The Fischers propose to elevate the garage to an elevation of 548' so as to be able keep the addition to an elevation that does not rise considerably above the current grade and entail a rather steep entrance approach to the garage. The Fischers also have indicated they will construct the addition in accordance with current Floodplain building requirements, including flood venting and certification of the construction by a licensed engineer.

Mr. Kliethermes gave the Planning Commission a bit of background on another floodplain regulation ordinance variance of this type that Commission had previously granted. Further, Mr. Kliethermes stated the Fischer would have to present an engineered

no-rise certification from a licensed engineer before a building permit could be granted, as well as include at least two flood openings to compensate for the proposed enclosed area, and that those opening would have to be visually confirmed by staff. Mr. and Mrs. Fischer said they were aware of the requirements and have been in consultation with an engineer.

Mr. Peerson made the motion to grant the variance, subject to the criteria staff had listed, including but not limited to a finish floor elevation of at least 548', installation of at least two flood openings at the required height and square inches, a floodplain development permit, and the receipt of a no-rise certificate completed by a licensed engineer. The motion was seconded by Mr. Koestner. The motion passed with a unanimous vote.

OLD BUSINESS

None

OTHER BUSINESS

None.

NEXT SCHEDULED MEETING – 5:15, TUESDAY MARCH 14, 2017

ADJOURNMENT:

On a motion by Mr. Benz, seconded by Mr. Broughton, the meeting was unanimously adjourned at 5:47pm p.m.

Chairman, Michelle Gerstner