

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 March 14, 2017.

Chairman Gerstner called the meeting to order at 5:11 p.m.

**Planning Commission Members Present:**

Michelle Gerstner  
Calvin Broughton

Jeff Hoelscher  
Cathy Hennessy

Harley Koestner  
Jeremy Tappel

**Cole County Planning Staff Present:**

Larry Benz

Shannon Kliethermes

**Guests Present:**

Bruce Wansing

Mark Pratt

Nick Niekamp

Sheila Niekamp

**APPROVAL OF MINUTES:**

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on February 14, 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:**

None

## VARIANCES

**16105 CHANNEL LANE – NICHOLAS AND SHEILA NIEKAMP, PROPERTY OWNERS – 15' FRONT SETBACK VARIANCE REQUEST FROM PLATTED 40' FRONT SETBACK, AND 15' SIDE SETBACK VARIANCE REQUEST FROM PLATTED 25' SIDE SETBACKS FOR THE CONSTRUCTION OF A NEW HOME ON LOT 40 OF KEMPKERS 2 SUBDIVISION.**

The Niekamps wish to build a new home on the lot they currently own. The lot has previously been platted with setbacks of 40' front and 25' side which exceed the current 25' front and 10' side setbacks.

Commission members asked where the proposed home would be located on an aerial photo. The proposed location will help with the completion of a no-rise certificate to build the home. Staff recommends approval of the variance. The Planning Commission has granted the same type of variance several times in the past and in the same subdivision.

On a motion by Ms. Hennessy, seconded by Mr. Koestner, the above referenced variance request was unanimously approved, with Mr. Tappel abstaining from voting

**10560 MARINA ROAD – MARK PRATT, PROPERTY OWNER – REQUEST FOR A VARIANCE FROM THE COLE COUNTY FLOODPLAIN ORDINANCE FOR THE CONSTRUCTION OF A 30' BY 40' DETACHED GARAGE, TO BE BUILT AT GRADE, IN THE DESIGNATED FLOODWAY AND 100 YEAR FLOODPLAIN, AND A 15' FRONT SETBACK VARIANCE REQUEST FROM PLATTED FRONT SETBACKS FOR THE CONSTRUCTION OF THE DETACHED GARAGE.**

Mr. Pratt is seeking the variances listed in order to construct a 30' by 40' detached garage at grade and will not be in compliance with the current floodplain regulations for a property located in the floodway and 100 year floodplain. He would also like to place the garage closer to the property line than the platted setbacks allow but within the current requirements of the 25' front setback.

Mr. Pratt has a no-rise certification completed for the proposed garage. Mr. Pratt also has indicated he will construct the garage in accordance with current Floodplain building requirements, including flood venting and certification of the construction by a licensed engineer. The applicant stated he was now aware of the requirements and has been in consultation with an engineer for other requirements of the project.

Mr. Hoelscher asked if other variances for the setbacks had been given in that area. Staff believed there had been but would need to confirm records.

Ms. Gerstner made the motion to grant the flood variance subject to the criteria staff had listed, and the receipt of certification of materials used and construction method completed by a licensed engineer, as well as the proposed 15' front setback variance. The motion was seconded by Mr. Hoelscher. The motion passed all in favor, with Ms. Hennessy abstaining from voting.

**2012 OSAGE ASH STREET – BRUCE WANSING, PROPERTY OWNER  
–REQUEST FOR A 15’ FRONT SETBACK VARIANCE FROM A SIDE STREET  
FOR A 30’ BY 32’ ADDITION TO AN EXISTING ACCESORY STRUCTURE.**

Mr. Wansing has previously been granted a 10 foot setback variance for a proposed 25’ by 32’ addition to an existing building. Upon finalizing plans for his addition it was discovered that in order to provide the access doors he wishes to use to move access off the street/alleyway, the building size would need to be increased, and therefore an additional variance would be required.

Commission members reviewed the aerial photos of the subject site and photos provided by staff. Mr. Wansing pointed out again how moving his access doors to another side of the building would alleviate having the block the alley for partial access into the building.

Staff reported there are other existing buildings close to the subject site that are very close to the setbacks Mr. Wansing is requesting. Staff is neutral in recommendation of this request.

On a motion by Mr. Tappel, seconded by Mr. Broughton, the setback variance to locate the building addition 15’ from the centerline of the street/alleyway was approved.

**OLD BUSINESS**

None

**OTHER BUSINESS**

None.

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

**ADJOURNMENT:**

On a motion by Mr. Broughton, seconded by Mr. Tappel, the meeting was unanimously adjourned at 5:44 p.m.

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Chairman, Michelle Gerstner