

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 May 9, 2017.

Chairman Gerstner called the meeting to order at 5:17 p.m.

Planning Commission Members Present:

Michelle Gerstner
Jeremy Tappel

Jeff Hoelscher
Cathy Hennessy

Harley Koestner

Cole County Planning Staff Present:

Larry Benz

Shannon Kliethermes

Guests Present:

Tim Hamburg
Gerald Wilbers

Dustin Kaiser
Ruth Wilbers

Ray Riggs

Mark Pratt

APPROVAL OF MINUTES:

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on March 14, 2017. On a motion by Mr. Hoelscher, seconded by Mr. Tappel, the minutes were unanimously approved.

REVIEW OF CORRESPONDENCE:

None.

NEW BUSINESS - REVIEW OF PLATS:

VIETH ESTATES SUBDIVISION – RT Y – CMPS

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

NO CARE RIVERFRONT – EAST BEND RD – MID-STATE

It was pointed out that the approval block was inadvertently left off the last revision. Staff recommended approval of the plat, subject to replacing the approval block and comments from Cole County Abstract. On a motion by Ms. Gerstner, seconded by Mr. Koestner, the plat was unanimously approved as per staff recommendations.

REPLAT LOT 2 & 3 CASEY ESTATES – RT T – MID-STATE

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

HUMMINGBIRD'S LANDDING – WEST ST. MICHAEL'S RD – OCLS

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

VARIANCES

3616 SCHOTT ROAD – PAUL COLEMAN, PROPERTY OWNER – REQUEST FOR A 15' SIDE SETBACK VARIANCE FROM PLATTED 25' SIDE SETBACKS OF DAVISSON'S SEC. 2 SUBDIVISION, FOR THE CONSTRUCTION OF A SHED/ ACCESSORY STRUCTURE.

Mr. Coleman would like to be able to place an accessory structure within the platted side setbacks of his lot to a distance of 10' from the side lot line so as to be able to avoid having to move the sewer lines to his lagoon. Ms. Gerstner and Mr. Hoelscher had some reservations concerning allowing the variance without consent from the adjoin landowner to the west. Staff recommended approval of the variance as has been done numerous times in the past where platted setbacks were greater than the current requirements and the applicant wishes to build to what is now required.

Ms. Gerstner made the motion to grant the 15' side setback variance, subject to receiving a letter of approval from the adjoining land owner. The motion was seconded by Mr. Hoelscher. The motion passed, all in favor, Mr. Kliethermes abstaining.

OLD BUSINESS

None

OTHER BUSINESS

None.

NEXT SCHEDULED MEETING – 5:15, TUESDAY May 9, 2017

ADJOURNMENT:

On a motion by Ms. Gerstner, seconded by Mr. Tappel, the meeting was unanimously adjourned at 5:40 p.m.

Chairman, Michelle Gerstner