

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 July 11, 2017.

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

**Planning Commission Members Present:**

Jeff Hoelscher  
Jeremy Tappel

Harley Koestner  
Michelle Gerstner

Calvin Broughton

**Cole County Planning Staff Present:**

Larry Benz

Shannon Kliethermes

**Guests Present:**

Mark Pratt

Keith Brickey

**APPROVAL OF MINUTES:**

Chairman Gerstner asked if there were any corrections or additions to the minutes of the regular meeting held on June 13, 2017. On a motion by Mr. Benz, seconded by Mr. Koestner, the motion passed, with Ms. Gerstner abstaining.

**REVIEW OF CORRESPONDENCE:**

None.

## **NEW BUSINESS - REVIEW OF PLATS:**

### **KEATING ADDITION SEC. 2 REPLAT – BUSINESS 50 WEST – CMPS**

Staff and Mr. Brickey gave a background and history of the proposed plat area. Several buildings on site will need setback variances to proposed property lines.

Mr. Kliethermes and Mr. Brickey both explained that the proposed property lines pretty much follow the original lot lines, and that by granting variances for the buildings as shown, it will help with existing easements and utilities.

Staff recommended approval of both plat and the setback variances as shown, subject to comments from Cole County Abstract. On a motion by Mr. Broughton, seconded by Mr. Tappel, the plat was unanimously approved as per staff recommendations, with the addition that all new building must meet required setbacks.

## **VARIANCES**

### **10560 MARINA ROAD – MARK PRATT, PROPERTY OWNER – 10' FRONT SETBACK VARIANCE REQUEST FOR THE CONSTRUCTION OF A DETACHED GARAGE.**

The above referenced request had been continued from the May 2017 Planning Commission Meeting.

Mr. Kliethermes gave a review of the proposed setback request up to this point.

Mr. Pratt presented a letter from the Marina Road Home Owners Association stating that they did not have a problem with his building proposal, but that if the structure would need alteration for any new road improvements, all cost would be upon the individual homeowner.

Mr. Hoelscher stated he has no problem with the request, since the Homeowners Association has signed off on it and there is room for any new proposed road improvement of Marina Road.

Mr. Hoelscher made a motion to approve the setback variance, pending receipt of a copy of a signed letter from the Marina Road Home Owners Association stating their approval of the project. Mr. Tappel seconded the motion, which passed with a 5-1 vote, Ms. Gerstner voting no.

## **OLD BUSINESS**

None

## **OTHER BUSINESS**

None.

NEXT SCHEDULED MEETING – 5:15, TUESDAY August 8, 2017

**ADJOURNMENT:**

On a motion by Mr. Benz, seconded by Ms. Gerstner, the meeting was unanimously adjourned at 5:45 p.m.

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Chairman, Michelle Gerstner