

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
CATHY HENNESSY
LIBERTY TOWNSHIP

CALVIN BROUGHTON
JEFFERSON TOWNSHIP

SONNY JUNGMEYER
MOREAU TOWNSHIP

VICE CHAIRMAN
GARY BEMBOOM
MARION TOWNSHIP

ADAM BOESSEN
CLARK TOWNSHIP

JEREMY TAPPEL
OSAGE TOWNSHIP

COLE COUNTY PLANNING COMMISSION MINUTES

Minutes of the meeting of the Cole County Planning Commission held on February 14, 2023.

Chairman Hennessy called the meeting to order at 5:15 p.m.

Planning Commission Members Present:

Sonny Jungmeyer
Gary Bemboom

Cathy Hennessy
Jeff Hoelscher

Jeremy Tappel
Adam Boessen

Cole County Planning Staff Present:

Shannon Kliethermes

Eric Landwehr

Guests Present: None

APPROVAL OF MINUTES:

Chairman Hennessy asked if there were any corrections or additions to the minutes of the regular meeting held on January 10, 2023. On a motion by Mr. Bemboom, seconded by Mr. Jungmeyer, the motion passed unanimously.

REVIEW OF CORRESPONDENCE:

None.

OLD BUSINESS

None.

NEW BUSINESS - REVIEW OF PLATS:

RICHERN RIDGE SUBDIVISION – EAST BEND RD. – MID STATE

Staff gave background on the proposed subdivision and explained that it would pretty much be for recreational use as opposed to residential as it is entirely within the 100 year floodplain. Staff recommended approval of the above referenced plat as submitted.

On a motion by Mr. Bemboom, seconded by Mr. Landwehr the plat was unanimously approved, subject to staff recommendations.

VARIANCES

10604 MARINA RD. – CATHY HENNESSY, PROPERTY OWNER – VARIANCE FROM THE COLE COUNTY FLOODPLAIN MANAGEMENT ORDINANCE FOR THE CONSTRUCTION OF A DETACHED GARAGE APPROXIMATELY 768 S.F. IN SIZE TO BE BUILT AT GRADE AND BELOW THE 100 YEAR B.F.E., ALL LOCATED WITHIN THE 100 YEAR FLOODPLAIN AND REGULATORY FLOODWAY.

Ms. Hennessy recused herself from her position as Chairman of the Planning Commission for the hearing on her variance request.

Staff gave a background on the proposed variance from the Floodplain Regulations and no-rise requirements, and also explained that the proposed structure would need a rear setback variance as the plat had listed the previous floodway boundary as the rear setback for the property. Those boundaries were then superseded in 2012 when the floodplain maps for Cole County were updated.

Several Planning Commission members asked why there was a separate peer-review of the submitted no-rise certification for the proposed detached garage. Mr. Landwehr explained that he did not believe he had enough experience with these types of documents to make a conclusive decision or review, so a peer-review by another licensed engineer under contract for services with Cole County was sought. As these types of development are in high scrutiny by both State and Federal Emergency Management agencies, the County wanted to make sure everything was in proper order, as some of the information in the submitted calculations was not in a format familiar to staff. Staff would like clarification of the points noted by the outside engineer to be addressed by the engineer who submitted the no-rise as a condition of possibly approving of the variance request.

Staff explained how every case of development of variance in the floodplain and floodway must be treated on an individual basis as conditions throughout the floodplain vary widely and are site specific. Mr. Kliethermes stated that often times what is possible on one site is not possible on another in close proximity to another.

Mr. Bemboom questioned that if an engineer signs and seals a document such as the no-rise that was submitted then ultimately doesn't the responsibility lie on the engineer who

does so. Mr. Landwehr then explained that sometimes engineers do make mistakes, no different than how a surveyor submits a plat that requires revision before approval.

Planning Commission members asked if this would be setting a precedent for this type of variance request. Mr. Kliethermes stated that a few had been given in the past, but that again, they were site and condition specific.

Mr. Bemboom asked members if they had any problems with granting a variance for the setback issue on the lot. None indicated they were in opposition.

Mr. Jungmeyer made a motion to approve the floodplain regulation variance request subject to clarification of the outside engineer's comments and review of the no-rise certificate. Mr. Boessen made a second to the motion. The motion passed unanimously, with Mr. Tappel abstaining from the vote.

Mr. Jungmeyer then made a second motion to approve the rear setback variance for the proposed detached garage, with Mr. Landwehr seconding the motion, The motion again passed unanimously, with Mr. Tappel again abstaining from the vote.

OTHER BUSINESS – None.

NEXT SCHEDULED MEETING – 5:15 P.M., TUESDAY March 14, 2023

ADJOURNMENT:

The meeting was adjourned by Vice-Chairman Bemboom at 5:56 p.m.

Chairman, Cathy Hennessy