

BOONE COUNTY BOARD OF ADJUSTMENT

BOONE COUNTY GOVERNMENT CENTER

801 E. WALNUT ST., COLUMBIA, MO.

Thursday, July 24, 2014

The meeting was called to order at 7:00 p.m. in the Boone County Commission Chambers having a quorum present.

Member Thomas read the procedural statement stating that this Board is appointed by the Boone County Commission to consider specific application of the zoning and subdivision regulations. The Board is empowered to enter rulings that may give relief to a property owner from the specific application of the Zoning and Subdivision regulations. Generally, variances can only be granted in situations where by reason of shape, topography or other extraordinary or exceptional situation or condition of a specific ordinance would result in peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property as an unreasonable deprivation of use as relating to the property. A variance from the strict application of this ordinance can be granted provided the relief requested will not substantially impair the intent, purpose and integrity of the zoning regulations.

Notice of this meeting has been published in accordance with our by-laws for the proper number of days. All decisions of the Board are based on the zoning or subdivision regulations for Boone County, Missouri, and they are hereby made a part of the record of this meeting.

This Board is comprised of five members, with three members constituting a quorum. An applicant must receive at least three votes in order to receive the relief that they have requested from the Board. Any applicant appearing before this Board has the right to be heard by all five members. At times that all five members are not present, the applicant, and only the applicant, may choose to wait until such time as all five members are present to hear their request.

Roll call was taken:

Present: Frank Thomas
Rhonda Lightfoot
Cindy Bowne
Lance Robbins
David Butcher

Absent: None

Staff: Bill Florea, Senior Planner
Uriah Mach, Planner
Paula Evans, Secretary

Minutes of the June 26, 2014 meeting were approved by acclamation.

REQUEST

1. Case Number 2014-002
Request by Bernie & Lisa Kile for a permit for a mobile home as a second dwelling on 10.02 acres located at 9151 E Rte H, Ashland.

Planner Uriah Mach gave the following staff report:

The current zoning of the property is A-1 as is the adjacent zoning. The site is located on State Highway H approximately 2.5 miles east of Highway 63, there is a house and several small accessory structures on the property. The applicants would like to place a mobile home on the property to serve as a residence for their parents. The original zoning for this site is A-1; there have been no previous requests submitted on behalf of this property. The requested variance is from zoning regulations section 15.C.4.d “to permit, in case of practical difficulty or unnecessary hardship, for a period of two years, the location of a mobile home on a lot. Staff notified 5 property owners.

Present representing the request:

Lisa Kile, 9151 E Route H, Ashland

Ms. Kile stated she would like to place a mobile home on her property for her parents. They are getting up on age and are selling their two-story home and downsizing. Ms. Kile stated she would like her parents to be closer so she can keep an eye on them.

Open to public hearing.

Present speaking in favor of the request:

Robert White, 8801 E Route H, Ashland

Mr. White stated he has no problem with this request.

Also speaking in favor of the request:

Wayne Forbis, 13001 Clinkenbeard Rd., Ashland

Mr. Forbis stated he is one of the parents who will be living in the mobile home. Mr. Forbis stated he is getting up in age and currently lives in a two-story home; getting up and down the stairs is becoming a problem.

No one spoke in opposition to the request.

Closed to public hearing.

Member Butcher asked if there was an immediate need.

Ms. Kile stated they are selling their house because they can't take care of what they have now.

Member Butcher stated these are temporary in nature; and it ends up being a decade or two before the singlewides are moved and it becomes part of the norm.

Ms. Kile stated she understood that it was temporary and that she would have to come back every two years.

Member Bowne asked if there was an underlying health condition aside from not being able to up and down stairs.

Ms. Kile stated her mother is diabetic and both parents have heart problems.

Member Butcher made and Member Robbins seconded a motion to **approve** the request by Bernie & Lisa Kile for a permit for a mobile home as a second dwelling for a period of two years on 10.02 acres located at 9151 E Rte H, Ashland to be reviewed administratively:

Member Thomas	Yes	Member Bowne	Yes
Member Butcher	Yes	Member Lightfoot	Yes
Member Robbins	Yes		

Motion to approve the request carries unanimously

OLD BUSINESS

- a. Certificate of Decision – Case 2013-007 Bettie L. Asbury
- b. Certificate of Decision - Case 2014-001 Steven Nitkowski

Chairperson Thomas reviewed and approved both certificates of decisions.

NEW BUSINESS

Annual Election of Officers

Member Bowne nominated and Member Robbins seconded Member Thomas as Chairperson. No other nominations. All members voted in favor, none opposed.

Member Bowne nominated and Member Lightfoot seconded Member Robbins as Vice-Chairperson. No other nominations. All members voted in favor, none opposed.

ADJOURN

Meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Paula L Evans
Secretary

Minutes approved this 28th day of August, 2014