

BOONE COUNTY BOARD OF ADJUSTMENT

BOONE COUNTY GOVERNMENT CENTER

801 E. WALNUT ST., COLUMBIA, MO.

Thursday, December 3, 2015

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

Member Robbins 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: Lance Robbins
Rhonda Lightfoot
Cindy Bowne

Absent: Frank Thomas
Vacant Seat

Staff: Thad Yonke, Senior Planner
Uriah Mach, Planner
Stan Shawver, Director, Resource Management
Ron Sweet, Assistant County Counselor
Matt Thomas, County Surveyor
Paula Evans, Secretary

Minutes of the October 22, 2015 meeting were approved by acclamation.

REQUEST

1. Case Number 2015-012

Request by Seth Reynolds for a variance from the front setback of 25' in the R-S zoning district on 1.36 acres, more or less, located at 5146 N Creasy Springs Rd., Columbia

Member Robbins asked the applicants if they wished to continue with the hearing tonight only having three members present.

Present representing the request: Tom Schneider, 11 N. Seventh St, Columbia, attorney for the applicant.

Mr. Schneider stated he would like to table the request until all members were present.

Member Bowne stated she would not be able to attend the January 7, 2016 meeting, which is the next meeting.

The request was tabled until the January 28, 2016 meeting.

OLD BUSINESS

a. Certificate of Decision - Case Number 2015-012 Ronald and Vicci Brandel

Vice Chairperson Robbins approved and signed the certificate of decision.

NEW BUSINESS

Annual election of officers

Member Robbins nominated and Member Lightfoot seconded Member Thomas as Chairman. No other nominations were made. All members voted in favor of Member Thomas as Chairman

Member Bowne nominated and Member Lightfoot seconded Member Robbins as Vice-Chairman. No other nominations were made. All members voted in favor of Member Robbins as Vice-Chairman.

ADJOURN

Meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Paula L Evans
Secretary

Minutes approved this 7th day of January, 2016