

**BOONE COUNTY BOARD OF ADJUSTMENT**  
BOONE COUNTY GOVERNMENT CENTER - CONFERENCE ROOM 301  
801 E. WALNUT ST., COLUMBIA, MO.  
Thursday, July 24, 2025

**I. CALL TO ORDER**

Chairperson Thomas called the meeting to order at 7:00 p.m. with a quorum present.

**II. ROLL CALL:**

Present: Frank Thomas  
Michael Leopard  
Jesse Stephens  
Ryan Krueger  
Trynton Roberts

Staff: Bill Florea, Director  
Uriah Mach, Planner  
Andrew Devereux, Planner  
Paula Evans, Secretary

**III. APPROVAL OF MINUTES:**

Minutes of the May 22, 2025 meeting were approved with one correction.

**IV. CHAIRPERSON STATEMENT**

Chairperson Thomas read following statement:

Ladies and Gentlemen, the Boone County Board of Adjustment is now in session.

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. 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.

This meeting is available through an audio link; members of the public attending by phone will be muted until the Public Hearing portion of each request.

The following procedure will be followed: The agenda item will be announced, followed by a report from the Resource Management Department staff. The applicant or the applicant's representative may make a presentation to the Board. The Board may request additional information at any time.

After the applicant's presentation, the floor will be opened for a public hearing to allow anyone wishing to speak in support of the request. Next, the floor will be given over to those who may be opposed to the request. Direct all comments or questions to the Board and please restrict your comments to the matter under discussion. The public hearing will then be closed, and no further comments will be permitted unless requested by the Board. The Board will then discuss the matter and may ask questions of anyone present during the discussion.

Please sign in and give your name and mailing address when you address the Board. Please speak directly into the microphone so your remarks are properly recorded. We ask that you turn off or silence your cell phones. All testimony from the applicants and the public should be given from the speaker table, do not approach the Board unless requested. Any evidence submitted should first be given to the Secretary of the Board to properly identify for the record. During testimony, any references regarding submitted evidence should be referred to by its exhibit number.

Any materials that are presented to the Board, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours.

## V. REQUESTS

### 1. Case 2025-011

**Request by Melinda Demsich for a variance to allow, for a period of two years, the placement of a singlewide mobile home as a second dwelling in the Agriculture-Residential (A-R) zoning district on 11.36 acres located at 4200 E. E & G Rd, Sturgeon. (Zoning Regulations, Section 15.C.4.d) open public hearing.**

Director, Bill Florea gave the following staff report:

This 11.36 acre tract is zoned Agriculture-Residential (A-R), as is all surrounding property. The property is located on East E & G Road just southeast of the Sturgeon municipal limits, there is a single-family dwelling and several accessory structures on the property, a lagoon constructed in 2017 currently serves the existing residence. The applicant has submitted a request for a limited special permit, under conditions of practical difficulty or unnecessary hardship, to allow the placement of a mobile home on the lot for a period of two years. The application indicates that the singlewide will be for an aging parent who needs care; the new singlewide will need its own on-site wastewater system. The original zoning for this property is A-R, there have been no previous requests for this property. The requested permission is 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 eight property owners about this request.

Facts:

- The property was created prior to 1995 and is more than 5-acres in size.
- The 11.3-acres appears to have been unaltered after 1995 and appears to be a legal lot of record.

Staff Analysis & Recommendation

Relevant Regulation:

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

Analysis:

The first thing to recognize is that this is not a variance request. This type of request is a limited special permit specifically authorized in section 15.C.4 (d) of the zoning regulations. As such, it does not require demonstration of a total deprivation of use to meet the “practical difficulty or unnecessary hardship” standard typically required for a variance.

Temporary Nature: This special permit is temporary by definition and may be granted for a maximum of two years. Any extension requires a new application to the Board for an additional period of up to two years.

The property is just over 11- acres in an A-R zoning district and contains one single-family dwelling. The stated need is to provide a temporary home for a family member that needs assistance. There are three possible ways to meet this need:

- Use the existing residence: Accommodate the family member within the current home or expand the existing legal residence.
- Permanent land division: Subdivide the property (which is large enough) to create a new lot for construction of a permanent residence and compliant on-site wastewater system.
- Temporary placement: Demonstrate to the Board of Adjustment that practical difficulty or unnecessary hardship exists to justify approval of a temporary special permit for placement of a singlewide mobile home for a period of two years, including installation of a compliant on-site wastewater system.

The applicants have chosen the third option, citing the need to care for an aging parent. However, the application does not include additional supporting documentation.

Recommendation:

If the applicants provide sufficient documentation to substantiate the claim of practical difficulty or unnecessary hardship, staff recommends approval of the special permit for a two-year period. It should be noted that, in addition to this special permit, a building permit for the singlewide mobile home and a permit for a new on-site wastewater system are also required.

Director Florea reminded the Board that three emails in opposition to the request were forwarded to the Board.

Member Stephens asked staff if they heard from any neighbors other than the emails received.

Director Florea stated no.

The emails from Chris & Mary Jo Sanzottera, Cheryl Wilson, and Dustin Richards were entered into the record.

Present representing the request:

Melissa Demsich, 4200 E E & G Road, Sturgeon  
Jeff Demsich, 4200 E E & G Road, Sturgeon

Member Krueger: Is this property part of the Homeowners Association referenced in the emails?

Jeff Demsich: No.

Bill Florea: Even if it was, it is a private matter, those are private agreements and County Government has no standing to enforce, so it is not something that the Board should take into consideration.

Melissa Demsich asked if they could show on the aerial where the trailer will go.

Jeff Demsich pointed out on the map and stated that the trailer would be placed along the south property line by the three trees. The new lagoon would go by the existing lagoon.

Jeff Demsich: It will be placed between the existing house and E & G Road to the west; a little closer to the house than to E & G Road.

Member Leipard: The placement has to be approved by Resource Management.

Bill Florea: It has to meet the required setbacks; as long as it meets those setbacks they can place it where they want.

Member Stephens: The lagoon will have to meet the lagoon setbacks.

Bill Florea: Correct.

Melissa Demsich: I don't know how far it has to be away from the current lagoon but we would like it in that area.

Jeff Demsich: The new lagoon wouldn't be any closer to the road than the existing lagoon is.

Chairperson Thomas asked about the situation.

Jeff Demsich: My mom is aging, and she recently lost her husband and sold the house they were in. She wants to be closer so she can have help but still be independent. She doesn't want to be under our feet in the house, and she has the money to buy a new mobile home. We just want to be able to help my mom.

Melissa Demsich: Just the thought of being 73 years old and how quickly things can change; she can seem to be independent, but she is going to be closer so as soon as she can no longer be independent we can be there to help. This way she can have her own space rather than just a room in our house.

Jeff Demsich: The HOA that was brought up, that is all on the other side of the road and I am not part of it.

Open to public hearing

No one spoke in favor or opposition to the request.

Closed to public hearing.

Member Leipard: They could subdivide the property and put a trailer on the property?

Bill Florea: They could.

Member Stephens: What are the minimums in the A-R district?

Bill Florea: A half-acre with public sewer. In this case, the minimum is 2.5 acres with on-site sewer. A mobile home in a recorded subdivision, which this would be, would require a conditional use permit.

Member Stephens: No matter which way they go a building permit and lagoon permit is a common feature with all of those options.

Bill Florea: Correct.

Member Stephens: E & G Road looks to have a statutory right-of-way all the way to the end of their property.

Bill Florea: I believe so, on the south is privately maintained.

Member Stephens: Even if they split the property down the middle, that is allowed as long as there is access.

Bill Florea: A two-lot subdivision plat with both lots being five-acres or greater, one lot could have frontage on E & G Road and the other would be privately accessed and that would comply with the regulations.

Member Stephens: There are multiple avenues to get a trailer on the property; the fact of whether anyone wants a trailer there or not, there are multiple avenues to do that. The neighbors concern about not wanting a trailer on the property; with or without this request there can be a trailer there.

Member Roberts: Case 2001-009 under Old Business is basically the same type of request; has there been any change in the regulations in the past 24 years that would require the Board to deviate from that established precedence?

Bill Florea: No.

Member Krueger: When the case under Old Business was renewed a few months ago, the applicants had medical documentation from doctors as evidence. We don't have that here but in reading the regulations I don't see where it says the applicant has to have documentation.

Bill Florea: There is no real standard so it is up to the Board's judgement whether the applicant's situation meets the practical difficulty or undue hardship standard; members can define that for themselves because the code doesn't define it.

Chairperson Thomas: Historically, there has been some kind of medical issue or at an advanced age like 80 or 90 or they have serious medical issues; that is my issue with this request, I don't hear that there is an overriding medical condition other than wanting to be closer to family. Typically, the Board's bar has been higher than that.

Member Stephens asked the applicant if there were any medical issues.

Melissa Demsich: Without giving too much personal information, there are mental health issues such as depression. Her being so far away from family hasn't helped that. She is still independent enough to where she doesn't necessarily need to be under our roof at this time but she will be right there and we will see her daily. As far as going with a trailer, we didn't want something permanent so it can be removed easily.

Member Stephens: In this particular situation it is a two-year timeline, if approved, does the timeline start today or when the building approval is given.

Bill Florea: It would start today.

Member Stephens: I was curious because some of the permitting could take a while.

Bill Florea: Those are all administrative processes that can go rather quickly; finding a trailer to purchase and have it delivered to the property may take more time than to get the permits and get the lagoon set up.

Member Leopard: How will the trailer be accessed?

Jeff Demsich: I would install a new driveway off the private drive to the south.

Member Stephens made, and Member Roberts seconded a motion to approve a request by Melinda Demsich for a variance to allow, for a period of two years, the placement of a singlewide mobile home as a second dwelling in the Agriculture-Residential (A-R) zoning district on 11.36 acres located at 4200 E. E & G Rd, Sturgeon:

Member Thomas	Yes	Member Stephens	Yes
Member Leopard	Yes	Member Krueger	Yes
Member Roberts	Yes		

Motion to approve the variance passes unanimously

## VI. OLD BUSINESS

### 1. Case 2001-009

**Review permit issued to Tim Waller for a variance to place a mobile home as a second dwelling for a period of two years on 5 acres located at 11160 N Route B, Hallsville. (First granted 9/2001) (Zoning Regulations, Section 15. C.4.d) open public hearing.**

The following staff report was entered into the record:

This property is zoned Agriculture 2 (A-2), as is all the surrounding property. The site is located on State Highway B, approximately two miles south of the Hallsville municipal limits, there is a single-family dwelling and accessory structure on the property. In 2001, the Board granted permission to temporarily place a mobile home on the property for a period of two years due to practical difficulty or unnecessary hardship as allowed under Zoning Regulations, Section 15.C (4)(d); the permission has been renewed every two years, the last renewal occurring December 5, 2024. In June 2025, the property owner informed Resource Management that the singlewide had been removed from the property as the use was

no longer needed. A site inspection by a Boone County Building Inspector on June 27, 2025 verified that information.

#### Staff Analysis and Recommendation

##### Facts:

- The property owner has indicated that there is no longer a need for the temporary dwelling.
- The singlewide mobile home has been removed from the property.

##### Analysis:

Staff recommends rescinding approval to renew the permit granted in December 2024.

Chairperson Thomas made, and Member Stephens seconded a motion to rescind the renewal of the permit granted to Tim Waller for a variance to place a mobile home as a second dwelling for a period of two years on 5 acres located at 11160 N Route B, Hallsville:

Member Thomas	Yes	Member Stephens	Yes
Member Leipard	Yes	Member Krueger	Yes
Member Roberts	Yes		

Motion to rescind approval to renew the permit passes unanimously

## 2. Certificates of Decision – Roth-Farrar

Chairperson Thomas accepted and signed the Certificates of Decision.

## VII. NEW BUSINESS

### 1. Annual Election of Officers

The floor was open for nominations for Chairperson.

Member Stephens made, and Member Leipard seconded a nomination for Member Thomas to serve as Chairperson. No other nominations were made.

All members voted in favor of Member Thomas as Chairperson.

The floor was open for nominations for Vice-Chairperson.

Member Leipard made, and Member Thomas seconded a nomination for Member Stephens to serve as Vice Chairperson. No other nominations were made.

All members voted in favor of Member Stephens to serve as Vice-Chairperson.

## VIII. ADJOURN

Being no further business, the meeting was adjourned at 7:28 p.m.

Respectfully Submitted,

Paula L Evans  
Secretary

Minutes approved this 22<sup>nd</sup> day of January, 2026