



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
AUGUST 13, 2019
6:00 PM**

1. Call to Order

The meeting was called to order at 6:00 PM by Chris O'Connell

Attendee Name	Organization	Title	Status	Arrived
Viola Wieberg	Harrisonville		Present	
Shannon Sipple	Harrisonville		Absent	
Chris O'Connell	Harrisonville		Present	
Norma Keltner	Harrisonville		Present	
Jennifer Peters	Harrisonville		Present	
Gerald Saling	Harrisonville		Present	

Also in attendance were John Southard, Applicant; Cyndi and Garrett Fossum, Residents; Roger Kroh, Community Development Planner, and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Apr 23, 2019 6:00 PM

With no additions or corrections, the minutes from the April 23, 2019, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Wieberg, O'Connell, Keltner, Peters, Saling
ABSENT:	Shannon Sipple

3. Agenda Items

A. Public Hearing for VAR 19-004: Variance Application of John Southard for a variance to Section 405.140 Height and Area Regulations

Roger Kroh presented Packet Pages 4-10, variance request to allow the southeast corner of the residence to be approximately 29 feet 5 inches instead of 30 feet from the rear property line at 109 Trinity Circle. Mr. Kroh stated that the plans for the new construction of a home meet all the required setbacks except this one which is 7.2 inches into said setback. Staff recommends approval of this variance.

John Southard, Applicant, brought pictures of a house that he has recently built. He stated that he proposes to build the same house with a little larger square footage on this

lot. The lot is configured in such a way that it makes it impossible to build a house on it with square footage requirements set forth by the deed restrictions. This variance of 7.2 inches would make building this home possible within the deed restrictions.

Public Hearing was opened.

Cyndi Fossum shared her concerns about run off from home and property values. Roger Kroh stated that it was a city approved lot, building a home on it is allowed providing they meet city requirements.

B. Consideration for VAR 19-004: Application of John Southard

Gerald Saling made a motion to approve. Jennifer Peters seconded. Viola Weiberg and Chris O'Connell voted Yes. Norma Keltner voted No. The variance request was approved with a vote of 4-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Gerald Saling
SECONDER:	Jennifer Peters
AYES:	Viola Wieberg, Chris O'Connell, Jennifer Peters, Gerald Saling
NAYS:	Norma Keltner
ABSENT:	Shannon Sipple

4. Discussion Items

The Board had no other Discussion items.

5. Adjourn

With nothing further to come before the Board, Gerald Saling made a motion to adjourn. Jennifer Peters seconded. The meeting was adjourned at 6:20 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary