

CITY OF WILLARD, MISSOURI

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MEETING AGENDA AND PACKET

BOARD OF ADJUSTMENTS

Special Meeting

January 4, 2018

5:30 PM - Willard City Hall

224 W. Jackson Street

Board Members

SAM BAIRD

GLENN KIRKLAND

TRINA COWAN

KEITH HAMMETT

LANDRY COBB

CITY OF WILLARD
BOARD OF ADJUSTMENTS AGENDA
January 4, 2018
5:30 P.M.

Posted December 27, 2017

Notice is hereby given that the City of Willard, Board of Adjustments will conduct a special meeting at 5:30 p.m. January 4, 2018, at Willard City Hall, 224 West Jackson, Willard Missouri.

The tentative agenda of this meeting includes:

A Public Hearing to consider a zoning variance request for a front yard setback referring to the Willard Municipal Code, Section 400.470 C Lot Size, Bulk and Open Space Requirements, Minimum Yard Requirements. The property in question that is the subject of the variance is located at 1011 Quarry Rd.

1. Call the meeting to order
2. Approval of Agenda/Agenda Amendments
3. Approval of the minutes of the meeting on July 7, 2016.
4. Citizen Input
5. Variance Request for 1011 Quarry Road.
6. Adjourn meeting

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING:

Jennifer Rowe
224 W. Jackson
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(417)742-5302

IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY CITY PERSONNEL AT CITY HALL. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.

**CITY OF WILLARD
BOARD OF ADJUSTMENTS
SPECIAL MEETING
July 7, 2016**

Board present: Alderman Baird, Keith Hammett, Landry Cobb, Glenn Kirkland and Trina Cowan.

Also present: City Clerk, Jennifer Rowe; Director of Development, Randy Brown; Mayor, Corey Hendrickson; and City Attorney, Ken Reynolds.

Also in attendance: Robert Horn, Tina Horn, Nick Lee, Jessica Lee, Pryor Bonner and Lisa Bonner.

Alderman Sam Baird called the meeting to order at 6:00 p.m.

PUBLIC HEARING TO CONSIDER A ZONING VARIANCE TO CONSIDER THE REQUEST FOR A VARIANCE FOR THE APPLICABLE MINIMUM REQUIREMENTS FOR SETBACK FROM LOT LINES TO BE LOCATED AT 507 LOGAN STREET, WILLARD, MO AND THE REQUEST IS MADE BY ROBERT HORN.

Approval of Agenda/Agenda Amendments.

Alderman Sam Baird requested that the elections be removed from the Agenda as they were unnecessary at this time. They will be tabled until the next meeting. Motion was made by Keith Hammett and seconded by Landry Cobb to approve the Agenda with changes. Motion passed 5-0. Voting aye: Glenn Kirkland, Trina Cowan, Keith Hammett, Sam Baird and Landry Cobb.

Approval of the Minutes from the meeting October 27, 2015.

Motion was made by Landry Cobb and seconded by Glenn Kirkland to approve the minutes. Motion passed 5-0. Voting aye: Glenn Kirkland, Trina Cowan, Keith Hammett, Sam Baird and Landry Cobb.

Public Hearing was opened by Attorney Ken Reynolds at 7:04 p.m.

Jessica Lee, of 511 E. Logan, spoke regarding the drainage ditch across the back of the property. Her concern is that there are already blockages in the ditch and she worried this home would create more problems.

Nick Lee, of 511 E. Logan, spoke regarding the water retention in town having overflows, and this one does not.

Pryor Bonner, of 505 E. Logan, has concerns of losing his sightline in his backyard if this were to be approved. He also worries it will set a precedence for future development in the area.

Lisa Bonner, of 505 E. Logan, is also concerned for the sightline and views they currently have. She also worried about more extensions being added onto the house later causing even more of an issue with her current view.

Public Hearing was closed at 7:08 p.m. by Attorney Ken Reynolds.

Citizens Input

None.

Variance Request- Porch/Deck over and existing concrete pad/step and sidewalk.

The Director of Development explained that the variance was required due to the home encroaching fifteen feet (15') on the rear yard setbacks. However it would still be a few feet from the easement currently in place. The Board inquired about the detention pond and asked if the issues can be looked into regarding the ends currently being blocked. Ms. Lee showed the Board on the map what areas were already blocked and causing water to pool in the center of it.

Mr. Horn explained that this home was for his elderly parents, and the only issue would be the roof over the deck allowing a screened in porch. They have also redone the drawings to move the home up four feet (4') closer so the rear setback would only be encroached by eleven feet (11') now.

The Chairman asked for a vote of each of the members on each of the seven (7) required questions for a variance approval.

1. Motion was made by Trina Cowan and seconded by Glenn Kirkland to approve. Voting aye: Keith Hammett, Glenn Kirkland and Trina Cowan. Voting nay: Alderman Baird and Landry Cobb.

The City Attorney informed the Board that a vote must have four (4) affirmations in order to pass. Alderman Baird requested a new vote to make sure that was their final decision.

1. Motion still stood by Trina Cowan and seconded by Glenn Kirkland. Voting aye: Keith Hammett, Glenn Kirkland and Trina Cowan. Voting nay: Alderman Baird and Landry Cobb.

The variance was denied by a vote of aye from only three (3) of the Board of Adjustments members to the first question.

Adjourn Meeting --

Motion made by Glenn Kirkland with a second by Trina Cowan to adjourn the meeting. All votes aye. Motion approved.

Meeting Adjourned at 6:34 p.m.

Jennifer Rowe, City Clerk

Sam Baird, Board of Adjustments Chairman

Background report requesting a setback variance for Quarry Road Estates Minor Subdivision
Lot #1

Date: December 26,2017

Location: This tract is located between US HWY 160 and Quarry Rd. northwest of Farm Rd. 94 on the south side of Quarry rd. This lot is farthest to the north of the three.

Tract Size:

Total acreage: 3.62 acres

Lot#1- 30,342 sq. ft.

Lot #2- 97,350 sq. ft.

Lot#3- 30,258 sq. ft.

Total # of Lots – 3

Current Zoning – C-2

Proposed Zoning – C-2

History – This property is currently R-1 rental property combined with an auto body repair shop. It was rezoned several years ago to C-2. This site has been selected by City staff and White River Engineering for a proposed location for a Sanitary Sewer Lift Station in conjunction with a proposed new force main as part of upgrading and maintaining the City Sanitary Sewer System that transports our waste water to the City of Springfield. As part of the negotiations for the purchase of Lot #1 the owner requested that the City provide the survey for the remainder of his property to be divided into two lots. The planning and Zoning Commission and the Board of Aldermen have approved the final plat of the Minor Subdivision creating the three lots. During the review process of the engineered designed site plan for the Lift Station, staff discovered that the front yard setback would be encroached upon approximately fifteen feet (15') for the construction of a flow equalization basin. The basin (tank) will be underground except for one to two feet (1'-2') and the site will be fenced with sixfoot (6') chain link fence with slats that will provide screening from the road. Because of the irregular shape of the property (triangular) a drainage feature across the property will create difficulty in the re-design or relocation of the basin if the variance is not allowed. The purchase of the property is also contingent upon the variance request being approved.

Staff comments – Staff ask for your consideration to approve the variance request.

Randy Brown

Director of Development