**DRAFT**

**VILLAGE OF COUNTRY CLUB, MISSOURI**

**PLANNING AND ZONING BOARD MEETING MINUTES**

January 12, 2021

The Village of Country Club, Missouri Planning and Zoning Board, after giving proper notice IAW the Missouri Sunshine Law, met in Regular Session at 6:00 pm on January 12, 2021, in the meeting room of the Village Hall, 6601 No Belt Highway. The meeting was called to order by Chairman Blake Roth. Members present: Blake Roth, Larry Herner, Lori Severn, Larry Sparks, Bill Lutes and Gary Chambers. Also, present Kerri Krumme, Clerk.

**PUBLIC PORTION**

**Requests From Residents (Permits, Conditional Use Etc.**): Robert Verbeck owns properties located at 15 Ridgeland Rd. & 11 Ridgeland Rd. He plans to relocate property lines between the two properties (resulting in a 10 ½ foot setback between two Properties). Mr. Verbeck is seeking a variance to accommodate construction of a garage addition at 15 Ridgeland Rd. Per ordinance #336 Section 405.050 [**D.**](https://ecode360.com/28743135#28743135)

*Lot And Yard Requirements.* Density requirements are tabulated in  [**405.090**](https://ecode360.com/28743209#28743209) and are summarized below:

[**1.**](https://ecode360.com/28743136#28743136) *Minimum lot area per single-family dwelling.* Twenty thousand (20,000) square feet.

[**2.**](https://ecode360.com/28743137#28743137) *Minimum lot width.* One hundred fifty (150) feet.

[**3.**](https://ecode360.com/28743138#28743138) *Minimum side yard.* Fifteen (15) feet (accessory building must be five (5) feet).

[**4.**](https://ecode360.com/28743139#28743139) *Minimum front yard.* Thirty-five (35) feet.

[**5.**](https://ecode360.com/28743140#28743140) *Minimum rear yard.* Twenty (20) feet (accessory buildings have a minimum side yard of five (5) feet).

[**6.**](https://ecode360.com/28743141#28743141) *Lot coverage (all buildings).* Thirty percent (30%) of the lot area may be covered by all structures at the ground floor.

The setback for R-1a side yard must be 15 feet. He would like to get approved for a setback variance for approximately 10 ½ feet for both properties. Before he follows through with a land survey and property line adjustment. If motion is approved, it will go up for vote at the Board of trustee meeting January 12, 2021 6:45p.m. Mr. Roth motioned to allow a recommendation for the setback variance. The motion was seconded by Mr. Chambers. Motion approved 6-0 in favor.

**MINUTES APPROVAL:** Motion by Mr. Sparks to approve November 10, 2020 minutes as written. Motion second by Mr.Herner. Motion approved by a vote of 6-0 in favor.

**NEW BUSINESS:** No new Business.

**ADJOURNMENT**

Mr. Roth asked if there was any further business. Since there was no new business, Ms. Severn moved to adjourn, motion second by Mr. Sparks. The motion to adjourn was approved by a vote of 6-0 in favor. The meeting was adjourned at 6:20 p.m. The next meeting will be February 09, 2021 6:00 p.m.

Minutes are approved as written. Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Time: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Blake Roth, Chairperson

Planning and Zoning Commission

Country Club Village, Missouri

ATTEST:

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Kerri Krumme, Village Clerk