VILLAGE OF COUNTRY CLUB, MISSOURI

**PLANNING AND ZONING BOARD MEETING MINUTES**

April 13, 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 April 13, 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, Bill Lutes, Gary Chambers, and Larry Sparks, Larry Herner and Lori Severn.

**PUBLIC PORTION**

**Requests From Residents (Permits, Conditional Use Etc.**):

**MINUTES APPROVAL:** Motion by Mr. Roth to approve March 09, 2021 minutes as written. Motion second by Mr. Sparks. Ms. Severn abstained do to being absent. Motion approved by a vote of 5-0 in favor.

**NEW BUSINESS:**

1. Mr. Sparks discussed a setback variance for Jake Humphrey at 29 Ridgeland Rd. The lots on Ridgeland are Estate lots which require 15 feet from permanent structures to property line. The request is for a new garage addition that will be 12 feet from Jake and Stephanie Humphrey's property line to their new garage. Reed Graves owns the neighboring property and has no issue with the issuing a setback variance. Mr. Sparks put forward a motion to allow the recommendation for the setback variance. Mr. Lutes seconded the motion to allow the recommendation. Motion approved by a vote 5-0 in favor.

Per ordinance #336 Section 405.050

*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.

1. Mr. Sparks discussed plans for Gregory Cox at 12263 Walden View to put up Solar Panels on the roof in the front of the house. It was determined that the Ordinance on Solar Panels does not specify were they have to be placed. Mr. Cox was informed that he should speak to the HOA and determine if there is anything in that agreement. The Planning & Zoning board will suggest to the Board of Trustees that something gets added to the ordinance so this will not be in question again.

**ADJOURNMENT**

Mr. Roth asked if there was any further business. Since there was no new business, Mr. Sparks moved to adjourn, motion seconded by Mr. Herner. The motion to adjourn was approved by a vote of 6-0 in favor. The meeting was adjourned at 6:21 p.m. The next meeting will be May 11, 2021 6:00 p.m.

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

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Blake Roth, Chairperson

Planning and Zoning Commission

ATTEST: Country Club Village, Missouri

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Kerri Krumme, Village Clerk