

**THE MINUTES OF THE 785th PUBLIC HEARING
OF THE BOARD OF ADJUSTMENT
CITY OF OVERLAND, MISSOURI
HELD ON WEDNESDAY, MARCH 10, 2021**

ROLL CALL:

The meeting was called to order at 6:00 pm and the following members responded to roll call:

Mr. Bob Aston
Mr. Michael Ferren, Chairman
Mr. Jeff O'Connell
Mr. Jon Seal
Mr. Dan Kipper, Alternate

Others in Attendance:

Mr. Evan Sullivan, Legal Counsel
Mr. Kirby Barnard, Community Development
Ms. Kadi Sanders, Community Development
Court Recorder

OATH & REQUIRED VOTES

Chairman Ferren invited all parties present wishing to partake in any discussion of the applications submitted to the board, to please step forward and be sworn in.

The Court Reporter administered the oath as follows: "do you solemnly swear or affirm that the testimony you will give at this hearing will be the truth, the whole truth, and nothing but the truth" and all parties responded to the affirmative.

Chairman Ferren read Section 400.935: Period of validity. Unless as otherwise specified by the Board of Adjustment in their approval for an application, no variance granted by the Board of Adjustment shall be valid for a period longer than one hundred eighty (180) days from the date upon which the variance is granted.

Chairman Ferren read Section 400.940: Approvals, Required Vote, to the applicants, as follows: "A concurring vote of four (4) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Article, or to

effect any variation in the chapter. (CC 1976 App. A §15.08; Ord. No. 2449 §1, 11-14-88)”

Chairman Ferren asked the applicant on behalf of 8510 Lackland Road to please step forward and give their name, address and reason for the variance request.

Mr. George Stock of Stock and Associates, 257 Chesterfield Parkway and Andrew Spann, 8510 Lackland Road, addressed the Board to request approval of multiple variances relating to a required site plan review.

The following exhibits were presented to the Board of Adjustment:

EXHIBIT A-1	AGENDA
EXHIBIT A-2	APPLICATION #PZ21-0007
EXHIBIT A-3	APPLICATION #PZ21-0008
EXHIBIT A-4	APPLICATION #PZ21-0009
EXHIBIT A-5	APPLICATION #PZ21-0010
EXHIBIT A-6	APPLICATION #PZ21-0011
EXHIBIT A-7	NOTICE OF PUBLIC HEARING
EXHIBIT A-8	COPY OF ORDINANCE
EXHIBIT A-9	STAFF REPORT
EXHIBIT A-10	SITE PLAN

Exhibits A-1 through A-10 were accepted as evidence and approved as presented.

There were no comments from the Director of Community Development.

There were no comments from the City Attorney.

There were no comments from the audience.

Kadi Sanders, Zoning Coordinator, extended gratitude to Mr. George Stock and Mr. Andrew Spann for their cooperation and professionalism.

Chairman Ferren asked for a motion to approve the variance from Section 400.240.D.4.a Regulations & Performance Standards - Front Yard Setback

Mr. Jeff O’Connell made a motion to approve the variance from Section 400.240.D.4.a. Mr. Jon Seal seconded the motion.

Chairman Ferren polled the vote as follows: ASTON - YES, SEAL - YES, KIPPER - YES, FERREN - YES, O'CONNEL - YES.

Chairman Ferren asked for a motion to approve the variance from Section 400.240.D.4c Regulations & Performance Standards - Rear Yard Setback.

Mr. Bob Aston made a motion to approve the variance from Section 400.240.D.4.c. Mr. Jon Seal seconded the motion.

Chairman Ferren polled the vote as follows: SEAL - YES, KIPPER -YES, FERREN - YES, O'CONNELL - YES, ASTON - YES.

Chairman Ferren asked for a motion to approve the variance from Section 400.450.A.2 Screening & Landscaping - Landscape Frontage.

Mr. Bob Aston made a motion to approve the variance from Section 400.450.A.2. Mr. Jeff O'Connell seconded the motion.

Chairman Ferren polled the vote as follows: KIPPER - YES, FERREN - YES, O'CONNELL - YES, ASTON - YES, SEAL - YES.

Chairman Ferren asked for a motion to approve the variance from Section 400.450.A.11 Screening & Landscaping - Landscape Perimeter.

Mr. Bob Aston made a motion to approve the variance from Section 400.450.A.11. Mr. Dan Kipper seconded the motion.

Chairman Ferren polled the vote as follows: FERREN - YES, O'CONNELL - YES, ASTON - YES, SEAL - YES, KIPPER - YES.

Chairman Ferren asked for a motion to approve the variance from Section 400.470.C.2 Off Street Parking & Loading Requirements - Schedule of Required Parking Spaces.

Mr. Bob Aston made a motion to approve the variance from Section 400.470.C.2. Mr. Dan Kipper seconded the motion.

Chairman Ferren polled the vote as follows: O'CONNELL - YES, ASTON - YES, SEAL - YES, KIPPER - YES, FERREN - YES.

Mr. Andrew Spann extended his appreciate to the Board, the City, and Kadi Sanders.

MOTION TO ADJOURN:

Mr. Jeff O'Connell made a motion to adjourn. Mr. Jon Seal seconded the motion. All were in favor. The meeting adjourned at approximately 6:12 PM.

Respectfully Submitted,

Michael Ferren, Chairman
Board of Adjustment