

**THE MINUTES OF THE 787<sup>th</sup> PUBLIC HEARING  
OF THE BOARD OF ADJUSTMENT  
CITY OF OVERLAND, MISSOURI  
HELD ON WEDNESDAY, JUNE 9, 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. Dennis Hageman  
Mr. Michael Ferren, Chairman  
Mr. Jeff O'Connell  
Mr. Jon Seal

Others in Attendance:

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

APPROVAL OF MINUTES

Chairman Ferren asked for a motion to approve the minutes of the Wednesday, May 12, 2021 Board of Adjustment Hearing.

Mr. Bob Aston made a motion to approve the minutes of the Wednesday, May 12, 2021. Mr. Jon Seal seconded the motion.

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

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 1507 Woodson Road to please step forward and give their name, address and reason for the variance request.

Mr. Richard Werner of Neon City Signs and Greg Blanke, property owner of 1507 Woodson Road, addressed the Board to request approval of a variance relating to an oversized ground mounted sign. Mr. Werner explained the request is due to low visibility, cost, and the sign had already been fabricated.

The following exhibits were presented to the Board of Adjustment:

EXHIBIT A-1	AGENDA
EXHIBIT A-2	APPLICATION #PZ21-0013
EXHIBIT A-3	NOTICE OF PUBLIC HEARING
EXHIBIT A-4	COPY OF ORDINANCE
EXHIBIT A-5	STAFF REPORT
EXHIBIT A-6	SIGN PERMIT APPLICATION
EXHIBIT A-7	PLANS

Exhibits A-1 through A-7 were accepted as evidence and approved as presented.

Kirby Barnard, the Director of Community Development explained the requested sign exceeds the maximum allowed forty square feet. The sign will be approximately eighty square feet in size.

Kadi Sanders, Community Development, explained there is a conflict between the square footage is listed on the sign permit application and the square footage indicated on the plans.

There were no comments from the City Attorney.

There were no comments from the audience.

Chairman Ferren asked if the sign was new and the applicant explained the sign was approximately four years old and had been refabricated for Mr. Blanke.

Mr. Jeff O'Connell stated his concerns were regarding the size of the sign, but that it had been clarified.

Chairman Ferren asked for a motion to approve the variance from Section 400.840.A.3 Commercial Signage - Ground Mounted Signs.

Jeff O'Connell made a motion to approve the variance from Section 400.320.3.B. Bob Aston seconded the motion.

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

#### CHAIRPERSON ELECTION

Chairman Ferren asked for a nomination for the Chairperson.

Mr. Jeff O'Connell made the motion to elect Michael Ferren for the Chair. Mr. Jon Seal seconded the motion.

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

#### MOTION TO ADJOURN:

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

Respectfully Submitted,

Michael Ferren, Chairman  
Board of Adjustment