



CITY OF WARRENSBURG, MISSOURI Board of Adjustment

Minutes of a Meeting Held on September 29, 2020

Acting as Chairman, the meeting was called to order by Vice-Chair Anita Love at 6:15 PM.

Roll was called and members Bryon Freeman, Mike Shaw, Anita Love, Willie Crespo, and Mark Karscig were present. Adam Sommer, attorney and counsel to the Board of Adjustment; Barbara Carroll, Director of Community Development; and Kristin Dyer, City Planner, were also present. The meeting was recorded by a court reporter.

3. Minutes

3.1 Meeting Held October 14, 2019

Minutes from the October 14, 2019, Board of Adjustment meeting were reviewed. Love proposed to continue the minutes as only one member in attendance was present for the October 14, 2019 meeting. With no objection from the other members, the minutes were continued.

4. Election of Officers

Carroll introduced the annual election of the Board of Adjustment officers, which are the Chair and Vice-Chair, and they each serve for a one-year term. Carroll noted two members are not present tonight and recited the name of regular members and alternates.

Karscig nominated Love to serve as Chair. Seeing no further nominations, the nomination carries.

Karscig nominated Crespo for Vice-Chair. Seeing no further nominations, the nomination carries.

5. Hearings

5.1 VAR-49-20--2020: Request for Variance - Fence 606 Creach Dr.

Joe Kaup and Barbara Carroll were sworn in by the court reporter.

Carroll summarized the nature of the request. The case is a request to be allowed to encroach 30 ft. into the required 30 ft. setback for a front yard fence along Creach Drive, a local street, in a GB: General Business District. This request involves Sec. 27-232 (a) (1) (a) and Sec. 27-118 (g) (2) (a) of the Code of City Ordinances.

Kaup offered Exhibit 1 to the Board of Adjustment, and they were received by the Chair. Kaup stated he and his wife purchased the property in July 2020, and this is their fourth storage unit facility. His goal was to run a fence behind the existing landscaping and still allow customers to access their storage units facing Creach Dr. Warrensburg is high demand area, but people do not want to rent storage units without a security fence, so rates have been lowered. Kaup stated customers have had their storage units broken into three or

four times and explained the proposed fence. The visibility and access from Highway 50 allow people to jump off the highway for theft and crime.

Carroll offered Exhibits A-G to the Board of Adjustment, and they were received by the Chair. Carroll clarified the setback for fences and the setback reduction for fences located in the side yard adjacent to the street. Carroll made argument on behalf of the City stating the property started development in 1995 in three phases, and since 1999, there has been a business continuously licensed and operating on the property. The board members questioned the applicant regarding the fence line, fence height, location of storage unit doors facing Creach Dr., and gate locations.

No public comment was received in the meeting. Love closed the public hearing. Ex-parte contacts were disclosed by board members. None was indicated. Shaw moved to approve the variance as requested. Karscig seconded.

A roll call vote was taken as follows:

Bryon Freeman:	Yes
Mike Shaw:	Yes
Willie Crespo:	Yes
Mark Karscig:	Yes
Anita Love:	Yes

The motion was approved 5-0 on a roll call vote. The variance was approved.

5. Other Business – None.

6. Adjourn

With no further discussion or items, Love adjourned the meeting at 6:52 PM.

Date: Nov. 4, 2020

Anita Love
Chair