

Ray County BZA – Minutes 2023
Room
Monday, January 9, 2023 @ 6:30 p.m.
64085

Ray County Library Community
215 E Lexington St, Richmond, MO

Call to Order: 6:30 p.m. by Board Chair, Jeff Nail

Board Attendance:

Jeff Nail – Board Chair - Present
Bill Robinson - Present
Jerry McLaughlin - Present

Kyle Foster - Present
Grenda Lewis - Absent

Others Attending: Stacy Wolfe, Admin and Paula Patchett, Asst Admin

Minutes: Kyle Foster moved to approve the minutes of the December 5 meeting. Jerry McLaughlin seconded.
Vote 3 in favor – 0 opposed. Motion carried.

1. Harold & Dorthea Glenn – Zoning District Variance Request

Representative: Harold & Dorthea Glenn

Location: east side of Hwy A, approximately 2.5 miles north of Hwy K, Richmond (S27-T54-R26)

Variance Request: Allow an existing parcel to be platted for compliance and rezoned accordingly for residential use without access to central sewage. The parcel consists of 2.17 acres, with an existing house and septic lagoon.

Glenn explained to the Board he is platting for compliance for new construction. He has an existing house on existing parcel. The old house will be torn down when construction is completed. Existing parcel under 3.00 acres. Variance request for R-1B zoning of parcel with out availability to central sewage. Kyle Foster moved to approve. Jerry McLaughlin seconded. Vote 3 in favor – 0 opposed. Motion carried.

2. Carol Weekley – Zoning District Variance Request

Representative: Carol Weekley

Location: west side of Hwy C, approximately .25 miles north of Hwy D, Lawson (S33-T54-R29)

Variance Request: Article 70.1 Density & Dimension – Requiring lots in a S & O (Service & Office) zone with a residential structure to have access to central sewage

Weekley's have a contract on 3.31 acres. They wish to divide the property into 2-lots: south 1.00 acre will rezone to B-2 for a small auto sales lot and the north 2.31 acres will rezone to S & O for a residential structure and small repair service.

Carol Weekley and her son expressed to the board their desire to get the property cleaned up and in compliance. They are asking for a variance for the lot size on the service and office end of the property. S & O district allows residential use if the parcel contains 3.00 acres. Weekley understands the possibility of an engineered septic system to serve the S & O side because of the lot size. There is an existing system that serves the outbuilding on the B-2 side and the house, it will continue to serve the outbuilding once the new house is built, and the old house is removed from the property. Ryan Mellon has property that adjoins, he addressed the board and Weekley's about fencing concerns. Kyle Foster moved to approve the variance that will allow a residence in a service and office district on less than 3.00 acres. Jerry McLaughlin seconded. Vote 3 in favor – 0 opposed. Motion carried.

Meeting Adjourned: 6:41