

Call to Order: Grenda Lewis, called the meeting to order at 8:07 a.m., in the absence of Board Chair, Jeff Nail.

**Board Attendance:**

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

Kyle Foster - Present  
Grenda Lewis - Present

**Others Attending:** Stacy Wolfe & Paula Patchett, Ray County Planning & Zoning

**Minutes:** Kyle Foster moved to approve the minutes of the November 7 meeting. Jerry McLaughlin seconded. Vote 2 in favor – 0 opposed. Motion carried.

**1. Angel Jiovenale (Angel’s Canine Getaway) – Use Variance Renewal**

**Representative:** Angel Jiovenale

**Location:** north side of Brady Creek Rd, approximately .30 miles east of Southpoint Dr, Richmond (S8-T51-R28)

**Renewal Request:** Jiovenale has been operating her doggy day care business for approximately a year.

**Jiovenale was present for questions. Planning & Zoning has not received any calls regarding the facility.**

**Kyle Foster moved to approve the use variance without requiring yearly renewals. Jerry McLaughlin seconded. Vote 2 in favor – 0 opposed. Motion carried.**

**2. Branden & Shawna Stombaugh – Variance – Road Frontage**

**Representative:** Braden & Shawna Stombaugh

**Location:** Off the NE corner of W 130<sup>th</sup> St & Rabbit Farm Rd, approximately 1.68 miles north of Hwy 10, Rayville (S28-T52-R28)

**Variance Request: Article 70.1 Density & Dimension – Requiring lots ranging in size from 39.99 acres to 3.00 acres to have 300 feet of street frontage.**

Stombaugh’s own 20.15 acres with no road frontage. They have acquired an ingress/egress easement from an adjoining neighbor that will serve as the entrance to their property.

**Stombaugh’s explained that Stewart, the neighbor to the east has given them permission for an ingress/egress easement across the SE corner of their property. This allows Stombaugh’s to enter their property from the east instead of the south. Jerry McLaughlin moved to approve the frontage variance. Kyle Foster seconded. Vote 2 in favor – 0 opposed. Motion carried.**

**3. Matthew Miller – Variance – Road Frontage**

**Representative:** Matthew Miller

**Location:** East side of Hwy M, approximately .68 miles south of Hwy OO, Lawson (S15-T53-R29)

**Variance Request: Article 70.1 Density & Dimension – Requiring lots ranging in size from 39.99 acres to 3.00 acres to have 300 feet of street frontage.**

Miller purchased Lot 1 of Heritage Minor 1<sup>st</sup> Subdivision containing 12.00 acres. He would like to divide the 12.00-acre parcel into two lots for new construction. The existing entrance is on the north side of the property, it will be approximately 60 feet wide and serve as a shared entrance for both lots.

**Board expressed concerns to Miller regarding a shared entrance. Kyle Foster made a motion to approve the frontage request. Miller was asked to contact MoDOT about acquiring a separate entrance for the additional lot prior to replat. Jerry McLaughlin seconded. Vote 2 in favor – 0 opposed.**

**Adjourn:** 8:27 a.m.