

Call to Order: Board Chair, Jeff Nail, called the meeting to order at 8:13 a.m.

Board Attendance:

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

Kyle Foster - Present
Grenda Lewis - Present

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

Minutes: 8-7-23, Grenda Lewis moved to approve the minutes as presented. Bill Robinson seconded. Vote 4 in favor – 0 opposed. Motion carried.

The 9-11-23 meeting was postponed, item was added to October 2 agenda.

Article 100.6 Residential Design Standards

All detached houses shall be subject to the residential design standards of this Article

B 1. Roof Pitch – The roof shall have a minimum 5:12 pitch

B.3. Roof-Eaves & Overhangs – The roof shall have a minimum eave projection and roof overhang of 12 inches on each of the exterior walls. Eave projections and roof overhangs shall be architecturally integrated into the design of the house. Gutters shall not be counted in calculating roof overhang.

1. Betty Haimann – Variance – Roof Pitch & Eaves

Representative: Betty Haimann

Location: Located on the west side of Hwy JJ, approximately .43 miles south of E 192nd Street, Norborne (S1-T53-R26)

Variance Request: Roof Pitch: 3/12 Eaves: Front/Back = 10” and Ends = 8”

Lot Size: 3.62 acres = Lot 1, Haimann Acres

Haimann explained she has an old house and mobile home on the property that she has contracted for removal once the new manufactured home is set and occupied. The new structure does not meet the minimum roof pitch requirements and is just short on the eaves. Kyle Foster moved to approve the variance. Jerry McLaughlin seconded. Vote 4 in favor – 0 opposed. Motion carried.

Article 60.2 Use Standards

N. Campground and Recreation Vehicle Parks

2. All portions of campgrounds shall be located at least 1/4 mile (1320 ft) from any residential zoning district. Measurements shall be made between the utility box of the closest parking site to the nearest residential zoning district boundary.

2. Matt Miller & Brandon Emry (MIMRY Properties)

Representative: Matt Miller & Brandon Emry

Location: North side of Hwy 10, just east of Hwy C, south side of W 112th Richmond (S27-T52-R28)

Variance Request: To relocate the RV sites to the east side of the 15.26-acre parcel, this will require a variance of the minimum setback requirement of approximately 550 feet.

Miller and Emry were present to answer questions. PWSD #2 has approved water for a maximum of 20 RV hook-ups and 5 cabins. They are working with Richmond Special Road District to improve drainage. The variance request is not necessary but was submitted as a courtesy for the neighbors located to the west, allowing the RVs to be situated further east on the property, away from the existing homes.

Mike DeSpain does not feel the setback should be based off zoning but rather, the physical location of a residential structure.

Planning & Zoning Administrator explained the verbiage in the book, the reason the application had been filed and the fact that if the zoning application is approved this will allow them to move further away from the residential structures located to the west, if the zoning application is not approved, the variance would become invalid. Board Chair, Jeff Nail, called for a motion.

No motion was made.

Adjourn: 8:43

Board Chair

Date