

Call to Order: By Kyle Foster at 6:30 p.m. in the absence of Board Chair, Jeff Nail.

Board Attendance:

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

Kyle Foster - Present
Grenda Lewis - Present

Others Attending: Stacy Wolfe, Planning & Zoning

Approval of Minutes: 8-15-25 Bill Robinson moved to approve the minutes as presented. Jerry McLaughlin seconded.
Vote: 3 Yea – 0 Nay. Motion carried.

Variance Request of:

100.6 Residential Design Standards

All detached houses shall be subject to the residential design standards of this Article, provided that houses located within mobile home parks shall not be subject to these standards. The County's currently adopted building codes shall govern all building requirements.

A. Minimum Size 1. Width & Depth

Detached houses shall have a minimum exterior dimension of 22 feet on any side.

B. Roof 1. Pitch

The roof shall have a minimum 5:12 pitch (i.e., a vertical rise of at least 5 inches for every 12 inches of horizontal run).

B. Roof 3. Eaves and 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. **Applicant:** Jason & Teresa Estep (Roof B.1.)

Request: Allow 4/12 roof pitch on a manufactured home with 12-inch eaves

Location: King Ranch III, Lot 4 consisting of 4.75 acres, located on the south side of W 146th St, approximately .33 miles west of N Raymore Rd, Excelsior Springs (S33-T53-R29)

Jerry McLaughlin moved to approve the 4/12 roof pitch. Grenda Lewis seconded. Vote: 3 Yea – 0 Nay. Motion carried.

Article 40 Base Zoning Districts

C. Density and Dimension Standards

The following standards apply to all development in the R-A, R-1 & R-1A districts:

Interior Side Setbacks = 25 Feet

2. **Applicant:** Francis & Lori Ross

Request: Allow residential construction 5 feet from interior side property line to the west

Location: South side of W 102nd St, at the south end of Ray County Line Rd, Excelsior Springs (S31-T52-R29)

Bill Robinson moved to approve interior side property line variance. Grenda Lewis seconded. Vote 3 Yea – 0 Nay. Motion carried.

3. **Adjourn:** 6:32 p.m.

Board Chair, Jeff Nail

Date

Planning & Zoning, Stacy Wolfe

Date