



City of Grain Valley
Board of Zoning Adjustment
Meeting Minutes Summary

11/2/2021
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ITEM I: CALL TO ORDER

- The Board of Zoning Adjustment of the City of Grain Valley, Missouri met on November 2, 2021 in the City Hall Council Chambers.
- The meeting was called to order at 7:14 PM by Chair Steve Shatto.

ITEM II: ROLL CALL

- *Present: Steve Shatto*
- *Present: Mark Clark*
- *Present: Mike Coon*
- *Present: Joe Panza*
- *Present: Lynne Berend*
- ***There was a quorum.***

ITEM III: APPROVAL OF MINUTES

- Board member Coon made a motion to approve the minutes from the April 21, 2021 meeting. Board member Clark second the motion. The Board approved the minutes by vote 5-0.

ITEM IV: PUBLIC HEARING

Chair Shatto opened the following public hearing:

- 1) **VAR2021-02 The Patel Group Property Management LLC** – Requesting a seven-foot variance to the 25-foot front yard setback along Yennie Ave. (Section 400.070 C.2) and seven-foot variance to the 8-foot side yard setback on south side of lot (Section 400.070 C.3) in District R-1 (Single Family Residential District) to allow a 1,500 single family residence on a 6,347 square foot platted lot. The lot is located at the southwest corner of Yennie Ave. and Thieme Ave. and is legally described as Lot 26 in Yennie’s Addition, a subdivision in Section 35, Township 48, Range 30 in Grain Valley, Missouri aka 620 NW Thieme Ave.

Exhibits:

- 1) Area Variance Application
- 2) Applicant Plot Plan
- 3) Staff Report
- 4) Aerial Map

Board Members Present

Mark Clark
Mike Coon
Joe Panza
Lynne Berend
Steve Shatto

Board Members Absent

Staff Officials Present

Mark Trosen – CD Director
Joe Lauber – City Attorney
Catie Gerstner – City Attorney



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5) Yennie's Addition Plat recorded on 12/2/1910

- Director Trosen entered the exhibits into the record.
- Director Trosen reviewed the Staff Report with the Board.
- Director Trosen stated City Attorney Lauber brought Section 400.250 B.1. to Staff's attention and stated that since the property is zoned R-1, the setback may be reduced to 15 feet. Since the proposed house will be setback 17 feet from Yennie, a variance would not be required. Trosen stated that the only variance needed now is the seven-foot variance to the 8-foot side yard setback on the south side of lot.
- Director Trosen reviewed the Staff Report with the Board.
- This variance request is unique and peculiar to the property in question and was not the fault of the current owner.
- Allowing the variance would be fair and correct a problem by allowing a residential structure that would blend into the neighborhood and not be a substantial change in the character of the neighborhood or a detriment to adjoining properties.
- The granting of the variance will not adversely affect the rights of adjacent property owners. The plan is to build similar homes on lots 27 and 28. If these homes are also 24 feet wide and centered on each lot, the distance between the structures on lot 26 and 27 would be 14 feet. The distance would provide an appropriate open space between the two houses.
- With the Applicant's statements of why a variance should be granted and facts presented, the interests of justice will be served by granting the variance.
- Chair Shatto asked if anyone from the audience wanted to speak.
- Nilesh Patel with the Patel Group Property Management LLC stated that a builder will purchase all three lots and build a house on each lot with garages in the back. The houses will be shifted on each lot to the south so that they have uniform look and similar spacing between the three houses.
- Board Member Clark made a motion to approve the variance needed for the side yard setback. Board member Coon second the motion. The Board approved the variance by a vote of 5 to 0.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- City Attorney Lauber introduced Catie Gerstner, a new associate in their office.

Board Members Present

Mark Clark
Mike Coon
Joe Panza
Lynne Berend
Steve Shatto

Board Members Absent

Staff Officials Present

Mark Trosen – CD Director
Joe Lauber – City Attorney
Catie Gerstner – City Attorney



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ITEM X: ADJOURNMENT

- Board member Clark motioned to adjourn the meeting. Board member Berend second the motion. The Board approved the motion by a vote of 5 to 0.

-The Meeting Adjourned at 7:22 PM-

Board Members Present

Mark Clark
Mike Coon
Joe Panza
Lynne Berend
Steve Shatto

Board Members Absent

Staff Officials Present

Mark Trosen – CD Director
Joe Lauber – City Attorney
Catie Gerstner – City Attorney