



**City of Grain Valley**  
**Board of Zoning Adjustment**  
**Meeting Minutes Summary**

**4/21/2021**  
*Page 1 of 3*

**ITEM I: CALL TO ORDER**

- The Board of Zoning Adjustment of the City of Grain Valley, Missouri met on April 21, 2021 in the City Hall Council Chambers.
- The meeting was called to order at 7:01 PM by Chair Steve Shatto.

**ITEM II: ROLL CALL**

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

**ITEM III: APPROVAL OF MINUTES**

- Board member Clark made a motion approve the minutes from the September 17, 2020 meeting. Board member Panza second the motion. The Board approved the minutes by vote 4-0.

**ITEM IV: PUBLIC HEARING**

Chair Shatto opened the following public hearing:

- 1) **VAR2021-01 Brandon and Nicole Logan** – Requesting a variance to the maximum building square footage for a detached garage of 1,000 square feet (Section 400.230 C.2) in District R-1 (Single Family Residential District) to allow a 4,800 square foot detached building on a 3.94-acre lot. The lot is generally located less than a quarter of a mile north of SW Addie Lane on the east side of S. Minter Road and is legally described as Lot 13 in Minter Hilltop Estates, a subdivision in Section 4, Township 48, Range 30 in Grain Valley, Missouri aka 713 S. Minter Road.
- Director Trosen entered the following exhibits into the record:
    - 1) Area Variance Application
    - 2) Staff Report
    - 3) Aerial Map
    - 4) Minter Hilltop Estates – Final Plat

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**Board Members Present**

Mark Clark  
Mike Coon  
Joe Panza  
Steve Shatto

**Board Members Absent**

Lynne Berend

**Staff Officials Present**

Mark Trosen – CD Director  
Jeff Deane – City Attorney



**City of Grain Valley**  
**Board of Zoning Adjustment**  
**Meeting Minutes Summary**

**4/21/2021**  
*Page 2 of 3*

- 5) Publication in the Examiner on Saturday, April 3, 2021
- 6) Letter to Property Owners within 185 feet
- 7) Letter of support from Michael Valentine – 715 S. Minter
- 8) Email of support from Chad Dressen – 615 S. Minter
- 9) Letter from applicant, photo of building, site plans, photo of team

- Director Trosen reviewed the Staff Report with the Board.
- Chair Shatto asked if anyone from the audience wanted to speak.
- Mr. Golden Cordry, 700 S. Minter, asked where the building would be located. Mr. Brandon Logan from the audience said behind the house. Mr. Cordry said that he has no problem with Mr. Logan's building. He said that he was turned down for a 40 ft by 60 ft building and was only allowed to build a 1,200 square foot building. He said that he is going to apply for a larger builder and that he better get it or there will be a lawsuit. Director Trosen stated that he has a right to apply for a variance.
- Mr. Michael Valentine, 715 S. Minter, stated that he submitted a written statement which you have a copy and he supports the detached building being built by the Logans.
- Mr. Brandon Logan appeared and said that they plan to build the structure behind the house and because of the elevation change you will not be able to see it from Minter Road. Mr. Panza asked what the purpose of the building. Mr. Logan responded that he coaches the 3<sup>rd</sup> grade boys' team, and this will provide a place to practice.
- Board Member Clark asked Staff if the City would ever consider increasing the allowable size for an out-building based on the increase in the size of the lot. Director Trosen said that after receiving this application, City Attorney Joe Lauber and he have started that conversation.
- Board Member Clark commented Clark that the surrounding property owners are in favor of this building.
- Board Member Panza made a motion to approve the variance as requested. Board member Coon second the motion. The Board approved the variance by a vote of 4 to 0.

**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- Election of a Chair. The Board concluded that Steve Shatto would remain the Chair.

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**Board Members Present**

Mark Clark  
Mike Coon  
Joe Panza  
Steve Shatto

**Board Members Absent**

Lynne Berend

**Staff Officials Present**

Mark Trosen – CD Director  
Jeff Deane – City Attorney



**City of Grain Valley**  
**Board of Zoning Adjustment**  
**Meeting Minutes Summary**

**4/21/2021**  
*Page 3 of 3*

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**ITEM X: ADJOURNMENT**

- Mr. Clark motioned to adjourn the meeting. Mr. Panza second the motion. The Board approved the motion by a vote of 4 to 0.

*-The Meeting Adjourned at 7:36 PM-*

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**Board Members Present**

Mark Clark  
Mike Coon  
Joe Panza  
Steve Shatto

**Board Members Absent**

Lynne Berend

**Staff Officials Present**

Mark Trosen – CD Director  
Jeff Deane – City Attorney