

MINUTES OF THE MEETING OF THE ZONING BOARD OF ADJUSTMENT

Tuesday, March 23, 2021 - 4:00 p.m.

Pursuant to notice, the Zoning Board of Adjustment of the City of St. Joseph met in the Council Chamber, City Hall, on Tuesday, March 23, 2021 at 4:00 p.m.

<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current Term of Office</u>
<b>MEMBERS PRESENT:</b> G. Brent Powers	(36-03)	02/22/21
Michael Grimm	(10-00)	05/21/24
Terry Hall	(36-04)	06/22/20
Terri Lowdon	(23-06)	03/14/21

**MEMBERS ABSENT:**

**STAFF PRESENT:** Ted Elo, Assistant City Attorney  
 Zack Martin, City Planner  
 Rebecca Shipp, Executive Administrative Assistant

Four members constitute a quorum.

Powers called the meeting to order at 4:00 pm.

*(Verbatim transcript starts)*

Powers: I am G. Brent Powers, Chair of the Board of Zoning Adjustment. Certified copies of Chapters 11, 26 and 31 are available. Can I have a roll call vote please?

Shipp: Terri Lowdon

Lowdon: Present

Powers: Roll Call

Shipp: Terry Hall

Hall: Present

Shipp: Michael Grimm

Grimm: Present

Shipp: Brent Powers

Powers: Present

Powers: Board, uh, approval, I would like to move the approval of minutes uh, until after the case. Um, the following rules of conduct have been adopted by this board; give your name and complete address when you come up to speak, no one may speak more than twice on the same item, no one may speak more than ten minutes at a time without permission from the Chairperson, no one may speak a second time on a question until

2021 MAR 24 PM 1:29  
CITY CLERK

every person who wants to speak has done so, and all submissions of evidence, in other words, photos, drawings, will be retained by the Board of Adjustment and will become a part of the permanent file.

Powers: First case is Case # 2485 Request for an exception from Section 31-053 (b)(13) and any and all other sections of Chapter 31 of the Code of Ordinances necessary to reduce the required number of parking spots in a C-3 zoned property. Location of the property is at 5118 Faraon. Petitioner is Daniel Gregory. Today's date is March 23, 2021. Uh, I know the City's here. Does the city have anything to add other than what you put in the uh, packet?

Martin: Um, the only thing I believe we were adding was the site plan of the project, which was set down, not included with the original packet. And we did receive one additional letter in favor. I believe all those have been included with your packet since we uh, prepared for the meeting.

Powers: And just to summarize, the city, uh, uh suggested approval of the request.

Martin: Yes. So uh,

Powers: For the reasons set forth in the packet.

Martin: Yeah, staff can expand a little bit more on that. Um, so again this request is for 5118 Faraon uh, Daniel Gregory. Um, the exception is regarding the parking regulations to reduce the number of required parking spaces in a C-3 zoned property. Uh, currently, the code does require 4 ½ spots per 1,000 square feet of gross floor area in areas deemed "commercial/retail". This is a very vague term um, used by the parking code um, that is generally very accommodating for certain uses but is not practical for uses such as this one which is for the purposes of a storage facility on the property. Um, the use of this property is gonna be self-storage which means it will see less traffic than a standard commercial use and would therefore need less uh, parking. So, in, uh, preparing for this uh, hearing staff made the following findings: that the exception would not be detrimental to or cause undue hardship to the surrounding neighborhood and property owners, or to the public safety. While the aesthetics of a telecommunications oops, I just now realized there's some items on there that were not moved over from my last report regarding a telecommunications tower and that's not what this one is. You guys are familiar with that last case. Either way, um, staff does not find that the lack of parking would be um, detrimental to health or safety due to the fact that it would likely reduce traffic in that area um, for the um, purposes of the use that is proposed. Um, we do find the exception would be in keeping with the purpose of the zone district, um, yeah. I apologize. It looks like all of these were not moved over.

Powers: We've all looked at your written report and, I'm, I'm willing to just go with that okay?

Martin: Overall, yes. The use of the property is going to be a storage facility. There is not likely to be detrimental impacts by having less parking spaces. Um, and it is a facility that is not likely to receive heavy amounts of traffic. Ultimately, staff does recommend approval for this exception.

Powers: Alright, thank you very much. Anyone have questions for the City? Is there someone who wishes to speak on behalf of the proposal? We'll, after you give your name and address, I'm going to swear you in. Is that alright?

Citizen: Perfect. Uh, yeah, my name is Daniel Gregory. Uh, address is 4322 Rockhill Road, Kansas City, Missouri. Um, yeah.

Powers: Raise your hand. Do you solemnly swear to tell the truth, the whole truth and nothing but the truth?

Gregory: I solemnly swear to tell the truth and nothing but the truth.

Powers: That is good enough. Uh, one thing I do need to tell you is if you hand us something it becomes a part of the official record and we will not give it back to you.

Gregory: Okay. Yep, yeah, I guess, yeah, we're just asking for uh, an exception to uh, uh, the parking requirement so, obviously, um, it's the um, as Zack mentioned it's a self-storage facility. So, there will never be more than you know, probably two to three customers at the, the property at any one given time. Um, in, you know, no need for any permanent or long-term parking other than just unloading or dropping off um, dropping off your goods.

Powers: How many of these facilities do you operate? I noticed your letter said several.

Gregory: Yes, we own and operate let's see, one, two, three, four facilities. Well, three in St. Joseph and one in Kansas City. So,

Powers: Alright.

Gregory: Family owned business been in the industry for 25 plus years. So,

Powers: With your mask on you don't look old enough to

Gregory: I, myself am not that old, the, the, the one behind me here, he's been in the business for quite some time.

Powers: Okay. Any questions? Seeing none. Any discussion by the board?

Hall: I will call the question.

Powers: Second?

Lowdon: Second

Powers: Okay. Might we have a roll call?

Shipp: Terri Lowdon

Lowdon: Approve

Shipp: Terry Hall

Hall: Approve

Shipp: Michael Grimm

Grimm: Approve

Shipp: Brent Powers

Powers: Approve

Powers: You've been approved. Go forth and prosper.

Gregory: Alright. Thank you, guys.

Power: Thank you. Alright.

Lowdon: I think for the record we should note there's no one else in attendance who would be wanting to speak against.

Powers: Anyone here wanting to speak against it? You all looked like you were here together. I should have asked that but I don't think anyone is going to challenge this. Alright. The minutes of our last regular meeting

Lowdon: We already approved them.

Powers: So, we don't have anything to approve. Any old business? Any new business? I'll entertain a motion to adjourn.

Lowdon: So moved.

Hall: Second.

Powers: All those in favor say aye

\*all present stated aye verbally\*

Powers: Opposed same sign.

\*silence\*

Powers: We stand adjourned.

*(verbatim ends)*

Meeting adjourned 4:07 pm

Minutes respectfully submitted

Rebecca Shipp