

MINUTES OF THE MEETING OF THE ZONING BOARD OF ADJUSTMENT

Tuesday, August 24, 2021 - 4:00 p.m.

Pursuant to notice, the Zoning Board of Adjustment of the City of St. Joseph met via video conference, on Tuesday, August 24, 2021 at 4:00 p.m.

	<u>Name</u>	<u>Members' Term</u>	<u>Attendance</u>	<u>End of Term</u>
MEMBERS PRESENT:	Terry Hall		(03-00)	06/14/26
	Seth Slayden		(03-00)	02/23/24
	Michael Grimm		(12-01)	05/21/24
	G. Brent Powers		(01-00)	08/09/26
MEMBERS ABSENT:	Jo Pruitt		(02-02)	03/22/26

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

Four members constitute a quorum.

Hall called the meeting to order at 3:57 pm.

(Verbatim transcript starts)

Hall: Certified chapters 11, 26 and 31 are available. Uh, there are no spectators for this meeting. Is that correct?

Shipp: Correct (viewing area empty)

Hall: Uh, Rebecca can we have a roll call please?

Shipp: Brent Powers

Powers: Here

Shipp: Jo Pruitt

silence

Shipp: Mike Grimm

Grimm: Here

Shipp: Terry Hall

Hall: Present

CITY CLERK
2021 AUG 25 PM 3:12

Shipp: Seth Slayden

Shipp: His screen says, "I am here. Having video and audio issues".

Hall: He's, he's muted so, that could be the part of it, his audio issues. He just needs to un-mute himself. So, uh, Zack, since we're now officially in the meeting, is there any changes to the agenda, Zack?

Martin: No. There are no changes.

Hall: Actually, there was. Correct?

Martin: Oh, the old business thing. Yeah. That's the change from that item from new business to old business.

Hall: For Findings of Fact case # 2487 I believe.

Martin: Yes

Hall: So, does everybody have the packet available to them?

Powers: I do.

Grimm: Yes

Hall: So, if, if you would review the minutes from the last meeting, I'll entertain a motion to accept them, the minutes.

Power: I so move.

Hall: We have a motion. Is there a second?

Hall: Looks like Seth finally got audio working.

Slayden: Can you hear me?

Hall: Yes

Slayden: Sorry about that.

Hall: Mr. Powers made a motion to accept the minutes. Is there a second?

Grimm: Second

Hall: Alright. We have a second. All those in favor signify by saying aye.

All present stated aye verbally

Hall: All those opposed, same sign.

silence

Hall: Hearing none the um, minutes are passed. So, we'll start with old business, and this is 2487. This is a Finding of Fact for 4525 Commons Drive. It was a request for an exception from Article VI Section 6 (J)(1) and any and all other sections of The Commons Precise Plan for the purpose of construction of two pylon signs on the property located at 4525 Commons Drive. This had been approved by the Zoning Commission I, I believe we did that in June. Is that correct? Rebecca?

Shipp: Let me get to that. June 22nd.

Hall: Yeah. And we did not have uh, uh, majority vote for a, a signing of the Findings of Fact so uh, so, I will accept a motion to approve and sign these Findings of Fact.

Powers: So moved

Hall: I have a first motion. Is there a second?

Grimm: Second

Hall: Uh, Rebecca can you call the vote please?

Shipp: Brent Powers

Powers: Yes

Shipp: Michael Grimm

Grimm: Yes

Shipp: Terry Hall

Hall: Approved

Shipp: Seth Slayden

Slayden: Approved

Hall: And the second Finding of Fact is 2488 a request for a variance from Section 31-025(c)(6) and all other, uh, and any and all other Sections of Code of Ordinances necessary to allow a residential care facility consisting up to 16 occupants on the property located at 2102 Village Drive. This was voted on July 27, 2021 and the Zoning Board of Adjustment approved this variance. So, I will accept a motion to sign the Findings of Fact.

Powers: So moved

Hall: Mr. Powers welcome back to the Board. You are in full voice this morning or this afternoon.

Powers: Okay. Keep it moving.

Hall: Uh, is there a second?

Grimm: Second

Hall: Thank you Mike. We have a first and a second. Rebecca, would you call the vote please?

Shipp: Brent Powers

Powers: Approved

Shipp: Mike Grimm

Grimm: Approved

Shipp: Terry Hall

Hall: Approved

Shipp: Seth Slayden

Slayden: Approved

Hall: Alright. Is there any other business before the Zoning Board of Adjustment today? Hearing none, uh, I'll take this opportunity to welcome Mr. Powers back to the uh, Zoning Board. Welcome.

Powers: Thank you

Hall: Uh, other than that I'll accept a motion to adjourn.

Powers: So moved.

Hall: Hearing no opposition, this meeting is adjourned.

(Verbatim ends)

Meeting adjourned 4:03 pm

Minutes respectfully submitted.

Rebecca Shipp