

**Parkville Board of Zoning Adjustment
Thursday, March 21, 2013, 5:30 p.m.
Public Works Conference Room**

Minutes

ITEM 1. CALL TO ORDER

Director Ackerson called the meeting to order at 5:30 p.m.

ITEM 2. ROLL CALL

Members present:

Al McCormick
Russ Downing
Gia McFarlane

Carla Dods
Ken Wright

Also present:

Sean Ackerson, Assistant City Administrator / Community Development Director

ITEM 3. GENERAL BUSINESS

Item 3(A) Approval of Board of Zoning Adjustment Meeting Agenda.

Chairman McCormick asked for a motion to approve the agenda as published.

**Vice Chairman Dods moved to approve the agenda. Member McFarlane seconded.
Motion passed 5-0**

Item 3(B) Approval of Minutes from the April 4, 2012 Board of Zoning Adjustment Meeting.

Chairman McCormick asked for a motion to approve the minutes from the April 4, 2012 meeting.

Secretary Downing moved to approve the minutes as presented, Vice Chairman Dods seconded. Motion passed 5-0.

ITEM 4. PUBLIC HEARING

Item 4(A) Case No. BZA13-01. Application to consider a proposed special yard exception to allow a single-family structure to be located closer than 20 feet to the rear property line. 17 West 7th Street, Parkville, Missouri, Kurt and Tracie Breeding, owners.

Chairman McCormick deferred to Director Ackerson for a staff report.

Ackerson referred to his staff report and read the list of exhibits, included in the Board packets and added that he would like the Parkville Municipal code be entered into the record as an exhibit by reference.

Director Ackerson explained this applicant was requesting a 5 foot reduction in the required front yard setback. .

Secretary Downing moved to recommend approval of the proposed application as submitted subject to staff recommendations, that the motion exclude any lots currently under construction, that the motion be subject to preserving an additional 5 feet of vegetation on the rear of the subject lots, and any exceptions to that would need to be approved by staff and that the finding that the Board, in its opinion, as a matter of fact has determined that the proposed exception will not substantially adversely affect the adjacent and neighboring property by this title. Bob Lock seconded. Motion failed to pass by a voice vote tie 3-3. Ayes: Lock, McCormick and Downing. Nay: Dods, Cary and Wright.

ITEM 5. REGULAR BUSINESS

None

ITEM 6. UNFINISHED BUSINESS

Item 6(A) Election of 2013-2014 Board of Zoning Adjustment Officers.

Director Ackerson explained that the election would be for a Chairman, a Vice Chairman and a Secretary and stated that the Secretary is not required to take minutes, but able to Chair the meeting should the Chairman and Vice Chairman be unavailable. He explained the nominations would be made by the members

Board Member Dods, nominated Al McCormick as Chairman, Board Member Downing seconded. Member Wright moved to close nominations, Dods seconded. Al McCormick is elected Chairman by acclamation.

Board Member Downing, nominated Carla Dods as Vice Chairman, Member Wright seconded. Chairman McCormick moved to close nominations, Downing seconded. Carla Dods is elected Vice Chairman by acclamation.

Vice Chairman Dods nominated Russ Downing as Secretary. Member Wright seconded. Chairman McCormick moved to close nominations. Wright seconded. Russ Downing is elected Secretary by acclamation.

ITEM 7. OTHER BUSINESS

Director Ackerson stated that with the newly elected Mayor, permanent member appointments were expected in the future and thanked Keith Cary and Bob Lock for their voluntary participation in order to get us through this evening. They both agreed to short term participation and plan to resume their roles as Planning & Zoning Commissioners.

ITEM 8. ADJOURNMENT

Vice Chairman Dods moved to adjourn. Member McFarlane seconded. Motion to adjourn passed 5-0.

Meeting adjourned at 6:14 p.m.

Submitted by: _____
Sean Ackerson, Department Director

4/1/2013
Date