

**Minutes of Meeting
Belton Board of Zoning Adjustment
Belton City Hall Annex, 520 Main Street
July 19, 2023**

CALL TO ORDER

Chairman Hubbard called the meeting to order at 5:00 p.m.

ATTENDANCE

Board: Chairman Hubbard, Keith Parks, Phil Trued, Wilma Darlington, and Rusty Sullivan

Absent: None

Staff: Matt Wright, Planning and Building Director; Jenna Fernandez, City Planner; Haden Mattke, City Engineer; and Madison Rust, Development Technician

Guests: Dan Chevalier, Chevalier Construction, 3405 E 185th Pl, Belton, MO 64012; Jeffery Johnson, Owner, 406 Catron Ave, Belton, MO 64012; and Ron Voorhees, Owner, 404 Catron Ave, Belton, MO 64012

MINUTES

Mr. Sullivan moved to approve the minutes of the June 21, 2023, Board of Zoning Adjustment meeting. Ms. Darlington seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING

VAR-2023-02: To consider a request for a variance to UDC Section 26-5(1) to allow a second driveway opening on Catron Avenue for property addressed as 406 Catron Avenue.

The public hearing was opened at 5:01 P.M.

Mrs. Fernandez, City Planner, gave an overview of the staff report.

The applicant and property owner, Jeffery Johnson, was present to speak. His contractor, Dan Chevalier (Chevalier Construction) was also present. He addressed the board by saying that his wife is disabled and has mobility issues. They currently have to use stairs to access their home. This variance would allow them to get right to the front door and main level of the home without her having to navigate any stairs. His contractor added by saying that the addition of a second driveway would match several other homes on the street.

Ron Voorhees, 404 Catron Ave, Belton, MO 64012, was present to speak in favor of the proposed variance. He has lived here all his life. A lot of the neighbors have added garages and second driveways over the years and he does not see any issue with the proposed variance.

There was no one else present to speak either in favor or against the proposal, and the public hearing was closed at 5:09 P.M.

Mr. Sullivan wanted to verify that the driveway will be concrete and meet all the codes and requirements of the City. Mrs. Fernandez assured that would be the case.

Ms. Hubbard wanted to confirm that the drainage has been addressed. Mrs. Fernandez stated that the applicant and contractor have worked with the Public Works Director, Greg Rokos, and his inspectors will ensure that the conditions of approval are met.

Mr. Sullivan moved to approve the request for a variance to UDC Section 26-5(1) to allow a second driveway opening on Catron Avenue for property addressed as 406 Catron Avenue.

The approval is subject to the following recommendations:

1. The Variance for a second driveway to be placed on Catron Ave. at 406 Catron Ave. is hereby approved, as shown on the preliminary site plan provided by Jeff Johnson.
2. The driveway will extend 10' of curb along Catron Ave. after the edge of the driveway.
3. The driveway will tie into the sidewalk in front of the house seamlessly, without a gap.
4. The driveway will not extend past the West front corner of the house.
5. All building codes and zoning requirements shall be met during building permit review.

The motion was seconded by Mr. Parks. When a vote was taken, the following was recorded:

Ayes: 4 – Chairman Hubbard, Mr. Parks, Mr. Sullivan, and Ms. Darlington

Noes: 0

Absent: 0

The motion carries.

OTHER BUSINESS

There are currently no pending applications processing. If something is received within the next week, then there will be a meeting in August, otherwise there will not have a meeting in August.

ADJOURNMENT

Ms. Darlington moved to adjourn the meeting. Mr. Sullivan seconded the motion. All members voted in favor and the meeting adjourned at 5:13 p.m.