

Jackson County
Board of Zoning Appeals

Meeting Minutes

May 10th, 2007

I. Call to order

Joe Conley called to order the regular meeting of the Jackson County Board of Zoning Appeals at 8:00 pm on May 10th, 2007 at the Jackson County Senior Citizen's Building.

II. Roll call

Darrin Reith conducted a roll call. The following persons were present:
Verlin Wichman, Joe Conley, Sharon Gabriel

III. Approval of minutes from last meeting

The minutes from the April 12th meeting were reviewed. Sharon Gabriel made a motion to approve the minutes, Verlin Wichman seconded the motion. All present voted in favor, the minutes were approved as read.

IV. Open issues

- a) Application for Special Use Permit submitted by Richard Varner
Verlin Wichman recapped concerns from previous meeting, and asks Mr. Varner for the scope and plans for his business.
Richard Varner stated that he planned on towing and storing approximately 2-6 vehicles at the location until they get shipped to Kansas City.
Concerns about run off from fluid leaks from the vehicles were raised.
Verlin Wichman made mention of the Highway Beautification Act.
Instructed Mr. Varner that he would not only have to operate his business to county standard, but it was also up to him to make sure that he obtained any necessary State permits to operate this business.

PUBLIC COMMENT:

Chris Miller (sales manager for Varco Motors) explained the business plan for this location and stated that the primary business would come from the sale of used vehicles and parts, and that they would need to keep the property clean to promote the sale of vehicles on their lot.

David Powell voiced concerns on seeing a "salvage yard" fence. Mr. Powell wants the BZA to respect the fact that the neighbors would like a nice looking visual screen to be in place.

Francis Wease voice several concerns including fluid run off, what this location could turn into, and it possibly turning into an environmental nuisance.

Matt Clayton stated that he would like to see some restrictions put in place to protect the future uses of this property.

CLOSED PUBLIC COMMENT

Verlin Wichman voiced concerns on fence, what type is planned and exactly where it will be placed. Suggested Mr. Varner sketch out the fence placement on the property and exactly what type of fence it planned.

Verlin Wichman made a motion to table the matter until such plans could be reviewed

Sharon Gabrial seconded the motion; all present voted in favor, motion passed.

V. New business

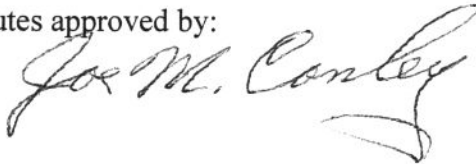
- a) No new business

VI. Adjournment

Joe Conley adjourned the meeting.

Minutes submitted by: Darrin Reith

Minutes approved by:

A handwritten signature in cursive script that reads "Joe M. Conley". The signature is written in dark ink and is positioned below the text "Minutes approved by:". The signature is fluid and stylized, with a long, sweeping underline.