



Board of Zoning Adjustment Minutes

Hearing Date: August 14, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: 1

CD-SUP-2023-00010 A request to approve a Special Use Permit for a drive-through restaurant within the Main Street Corridor Overlay District on about 1 acre generally located at 3255 Main St.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: No

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. Attorney Mark Bryant requested a continuance for his client due to the current litigation. The Board went into closed session to talk to the City Attorney, Eluard Alegre.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2024-00012 A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th Street.

Applicant: David Waters of Spencer Fane LLP

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Andrew Clarke presented the case. 1-9 exhibits were admitted; with exhibit 10 added with presentation today. Owner Jason Swords, Applicant David Waters and Attorney David Waters presented information about the case. Public testimony in favor of the drive thru included tenants from The Grand - Bridgette Chambers and Luke Chambers. Board members discussed merits of the case and denied it.

Motion: Denied Fee: NO

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Moran; Gorenc; Wright

Voting Nay: Hays; Mixdorf

Abstaining: None

Docket Item: 3

CD-BZA-2024-00025 A request to approve a variance to the monument sign setback standards, plus any other needed variances in an B2-2 zoning district on about 0.9 acres generally located at 8430 N Indiana Avenue.

Applicant: Zach Steele of Hilton Displays

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. No one was present for public testimony Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. Board members discussed the merits of the case and approved it in accordance to the staff report.

Motion: Approved Fee: NO

Motioned by: Wright

Seconded by: Gorenc

Voting Aye: Gorenc; Hays; Meier; Wright

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2024-00081 A request to approve a variance in an R-2.5 district to permit a digital sign be located in a residentially zoned parcel, plus any additional variances on about 19.77 acres generally located at 1801 White Ave.

Applicant: Douglas Day of Frontier Restoration, LLC.

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: No

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. A motion was made to go into closed session. Board Members returned to motion for a continuance to the September meeting.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Hays

Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2024-00063 A request to appeal a Notice of Abandonment related to a nonconforming sign on about 1.6 acres generally located at 8912 E US 40 Hwy.

Applicant: Anthony Privitera of MARK ONE ELECTRIC COMPANY, INC.

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case up for an appeal. Exhibits 1-11 were admitted; the applicant and owner submitted phone records and email exchanges that were admitted as exhibits 12 and 13. Haley Martin, owner, spoke about their request for consideration despite being late for the application deadline. Board members discussed merits of the case and approved the motion to grant a full public hearing on Sept. 11th.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Gorenc; Hays; Meier; Wright

Voting Nay: Moran

Abstaining: None

Docket Item: 6

CD-BZA-2024-00067 A request to appeal a Notice of Abandonment related to a nonconforming sign on about .9 acres generally located at 6850 E Front St.

Applicant: Kerrie Hale of Hale Real Estate

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: No

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski presented the case and applicant requested a continuance to 10-9-24.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Moran

Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2024-00023 A request to approve a Special Use Permit in District R-6 (Residential) on about 16 acres generally located at the along both sides of Northeast 44th Street, west of Northeast Davidson Road allowing for the expansion of an existing school and accessory facilities.

Applicant: Vince LaTona of LaTona Architects

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Matthew Barnes presented the case. 10 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions Fee: NO

Motioned by: Wright

Seconded by: Gorenc

Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2024-00024 A request to approve a Special Use Permit in District R-2.5 (Residential) on about 45 acres generally located at the southeast corner of Northeast 39th Terrace and North Homes Street allowing for the expansion of an existing athletic complex.

Applicant: David Eickman of Olsson

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. No one appeared for testimony online or in person. Ahnna Nanoski introduced the case; Matthew Barnes presented the case. 10 exhibits were admitted. Jake Hodson appeared and spoke about their requests. Board members discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions Fee: NO

Motioned by: Moran

Seconded by: Wright

Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 9.1

CD-BZA-2023-00168 A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.

Applicant: David Bell of Wyrsh Hobbs

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Board chair Mixdorf swore in staff, applicant Attorney, David Bell, providing testimony. Board members discussed merits of the case and approved Continuing without a fee for one month to 9/11/24 to obtain more public notice.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Gorenc; Hays; Wright

Voting Nay: Mixdorf

Abstaining: None

Docket Item: 9.2

CD-BZA-2023-00169 A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.11 acres generally located at 814 E Linwood Boulevard.

Applicant: David Bell of Wyrsh Hobbs

Commissioners Present: Moran; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Board chair Mixdorf swore in staff, applicant Attorney, David Bell, providing testimony. Board members discussed merits of the case and approved Continuing without a fee for one month to 9/11/24 to obtain more public notice.

Motion: Continued Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Gorenc; Hays; Wright

Voting Nay: Mixdorf

Abstaining: None

Docket Item: 10

CD-BZA-2024-00098 A request to approve a variance of about 6.2 feet to the height of an accessory structure, plus any additional variances on about 0.149 acres generally located at 3940 Bell St.

Applicant: Mike Schumacher of RDM Architecture

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Alec Gustafson presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Moran

Seconded by: Gorenc

Voting Aye: Moran; Gorenc; Hays; Meier; Wright

Voting Nay: Mixdorf

Abstaining: None

Docket Item: 11

CD-BZA-2024-00091 A request to approve a variance to the setbacks on an infill residential lot plus any other needed variances in an R-6 zoning district on about 0.22 acres generally located at 2100 Belleview Avenue.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant, Knowles Smith, appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Hays

Seconded by: Moran

Voting Aye: Moran; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2024-00099 A request to approve a variance to the infill lot & building standards plus any other needed variances in an R-6 zoning district on about 0.08 acres generally located at 1842 Mercier Street.

Applicant: Brandon Schwabauer of Norton & Schmidt

Commissioners Present: Moran; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. Vice-chair Mixdorf disclosed that only four members were available at the time and the applicant agreed to continue. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Also for testimony, Brandon Schwabauer, the architect, spoke to the hardships of the property. The context area and height of the new build were discussed. Board members discussed merits of the case and suggested a continuance to the October hearing.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Moran

Voting Aye: Moran; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2024-00104 A request to approve a Special Exception in an R-6 district to permit a fence to be greater than 4 feet in height on about 0.29 acres generally located at 4836 NE Chouteau Drive.

Applicant: Michael McConnell

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Connor Tomlin presented the case. 10 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Hays

Seconded by: Wright

Voting Aye: Moran; Gorenc; Hays; Wright

Voting Nay: Mixdorf

Abstaining: None

Docket Item: 14

CD-SUP-2024-00015 A request to approve a special use permit for a parking lot expansion in district R-6 (Residential 6) on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street.

Applicant: Roger Barrett of SK Design Group, Inc.

Commissioners Present: Moran; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Larisa Chambi presented the case. 12 exhibits were admitted. The applicant and attorney, Babbitt Macy, Chris Newman and Dan Waymaker, appeared and spoke about their requests. The public spoke for and against the project and provided a presentation: Season Barnett, Jason Ohr, Brandon, Sandy Ease and Vicky Notise. Board members discussed merits of the case and approved it with conditions, including removing the cross walk, removing condition 7 and allowing the permit for 2yrs.

Motion: Approved with Conditions Fee: NO

Motioned by: Wright

Seconded by: Moran

Voting Aye: Moran; Gorenc; Mixdorf; Wright

Voting Nay: Hays

Abstaining: None

Docket Item: 15

CD-BZA-2024-00095 A request to approve a variance to the required distance between accessory and primary structures in an R-6 zoning district, and any additional variances on about 0.196 acres generally located at 6210 Morningside Dr.

Applicant: Laura Bauers of Lo Design

Commissioners Present: Moran; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts; Gorenc

Commissioners Recusing: None

Vice-chair Mixdorf swore in staff and applicant. There was no public testimony. Ahnna Nanoski introduced the case; Alec Gustafson presented the case. 9 exhibits were admitted. The applicant and owner spoke about their requests for the requests for 4 variances based on hardship. Board members discussed merits of the case and denied it.

Motion: Denied

Motioned by: Wright

Seconded by: Hays

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: Moran

Abstaining: None

Docket Item: 16

CD-BZA-2024-00093 A request to approve a variance to accessory structure standards in an R-6 district to permit the location of a pool to be in the street-side yard on the subject site, plus any additional variances on about 1.52 acres generally located at 6315 Ward Parkway.

Applicant: Adam Crowley of SixTwentyOne

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Jared Clements introduced the case; Connor Tomlin presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 10 exhibits were admitted. Public testimony was given by Karen Westberry against the approval of the variance.

Motion: Approved

Motioned by: Meier

Seconded by: Hays

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-BZA-2024-00079 A request to approve a variance to the rear setback to allow for a deck to encroach on the rear setback plus any other needed variances in an R-6 zoning district on about 0.19 acres generally located at 13307 Summit Street.

Applicant: Brian Casper

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 9 exhibits were admitted and there was no public testimony. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Meier

Seconded by: Wright

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2024-00084 A request to approve a variance in an R-7.5 district to permit a front setback that is closer than the platted setback, plus any additional variances on about 0.31 acres generally located at 901 W 114th Terrace.

Applicant: Kevin Fox

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and public. Ahnna Nanoski introduced the case; Connor Tomlin presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Public testimony was given by Bethany Dyche and Bryan Dyche. Board members discussed merits of the case and denied the variance.

Motion: Denied Fee: NO

Motioned by: Wright

Seconded by: Hays

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-BZA-2024-00102 A request to approve a variance to the infill vehicular standards to permit a front facing attached garage, plus any additional variances on about 0.23 acres generally located at 11 W 59th Street.

Applicant: MATTHEW LERO of RDM Architecture

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Connor Tomlin presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Hays

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 21

CD-BZA-2024-00089 A request to approve a variance to the infill lot & building standards to increase the front setback plus any other needed variances on an R-5 zoning district on about 1.45 acres generally located at 5210 NE 49th Street.

Applicant: Rylie Barling

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. Roy Ley was there in support. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Hays

Seconded by: Wright

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 22

CD-BZA-2024-00101 A request to approve a variance to the front and rear yard setbacks on two lots, plus any additional variances on about 0.195 and 0.179 acres generally located at 14404 E 49th Ter and 14407 E 49th Ter.

Applicant: Steven Woods of WGN & ASSOCIATES, LLC

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Ebbitts; Gorenc; Wright

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Alec Gustafson presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Wright

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 23

CD-BZA-2024-00097 A request to approve a variance to the surface parking requirements of the Boulevard and Parkway Standards on about 2.4 acres generally located at NW Tiffany Springs Parkway and Interstate 29.

Applicant: Kaitlin Raynor of Kimley Horn

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Larisa Chambi presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Meier

Seconded by: Wright

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 24

CD-BZA-2024-00070 A request to approve a variance to the size of an accessory structure in an R-1.5 district, plus any additional variances on about 42.7 acres generally located at 9601 N Platte Purchase Dr.

Applicant: David Eskov of DAVID ESKOV ARCHITECTURE

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: Yes

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Alec Gustafson presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it.

Motion: Approved Fee: NO

Motioned by: Meier

Seconded by: Wright

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 25

CD-BZA-2024-00092 A request to approve a variance to the residential vehicular standards to permit a gravel driveway plus any other needed variances in an R-7.5 zoning district on about 7.77 acres generally located at 11205 NE Reinking Road.

Applicant: T Dennis

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Vice-chair Mixdorf swore in staff and applicant. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed merits of the case and approved it. Board members discussed merits of the case and approved it., with the addition of the first 25ft be paved and then the gravel.

Motion: Approved

Motioned by: Wright

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 26

CD-BZA-2024-00087 A request to approve a variance to the minimum acreage to construct a detached house in an AG-R zoning district, plus any additional variances on about 4.11 acres generally located at 12000 NW M-92 Highway.

Applicant: Justin Kerwin

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Wright

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 27

CD-BZA-2024-00090 A request to approve a variance to accessory structure standards in an R-7.5 zoning district to permit a pool to be within 10 feet of the rear setback and to be within 10 feet of the primary structure, plus any additional variances on about 0.24 acres generally located at 9501 NE 92nd Street.

Applicant: Dallas Truex of Swim Things Inc.

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Connor Tomlin presented the case. The Applicant was asked and agreed to move forward with the case with the 4 Board Member quorum. 10 exhibits were admitted, as the HOA asked to have rule added to case, while they are not enforceable by the city. Board members discussed merits of the case and approved it.

Motion: Approved

Motioned by: Meier

Seconded by: Hays

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 31

CD-BZA-2024-00031 A request to appeal zoning violations related to a gravel parking area on about 2.3 acres generally located at 5631 E US 40 Hwy.

Applicant: Mark Meyer of Law Offices of Mark E. Meyer LLC

Commissioners Present: Hays; Meier; Mixdorf; Wright

Commissioners Absent: Moran; Ebbitts; Gorenc

Commissioners Recusing: None

Testimony: No

Motion: Dismissed Fee: NO

Motioned by: Wright

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None
