

BOARD OF ADJUSTMENT MINUTES
February 20, 2025
Rolla City Hall

Presiding: Chairperson Matt Crowell
Members Present: Matt Miller (via zoom) and Jacob Rohter (via zoom)
Alternates Present: Jonathan Hines
Members Not Present: John Meusch
City Officials in Attendance: Tom Coots, City Planner and Cindy Brown, Executive Assistant
Others in Attendance: Caleb Homan, Archer Elgin

Chairperson **Matt Crowell** called the meeting to order at 5:39 P.M. He recognized the members who were present. **Crowell** swore in all present who intended to speak.

I. APPROVE MINUTES:

Review of the Minutes from the Board of Adjustment meeting held on January 23, 2025

A motion was made by Jonathan Hines, seconded by Jacob Rohter to approve the minutes from the January 23, 2025 Board of Adjustment meeting as printed and distributed. Motion passed unanimously.

II. OLD BUSINESS: **NONE**

III. PUBLIC HEARING:

1. **VZ25-01:** Variance to allow a reduction of the front yard setback in the R-3, Multi-family residential district at 1527 and 1529 Saint Maria's Street.

Tom Coots presents the staff report.

Crowell opens the public hearing.

Caleb Homan, with Archer Elgin 310 East 6th Street, Rolla, Mo. Shares how the setback lines are set so that the structures will not encroach on the utility corridor and assigned right of way.

Crowell opens public hearing for citizen comments.

Crowell closes the public hearing with no citizen comments and moves into Board deliberation.

1st Criterion: All board members agreed the 1st criterion was met.

2nd Criterion: All board members agreed the 2nd criterion was met.

3rd Criterion: All Board members agreed the 3rd criterion was met.

4th Criterion: **Crowell** asks if we have heard from any property owners in this area. **Coots** replies that he has not heard from anyone. **Hines** states that with no other development south of this property and only a catch basin there should not be an issue. All Board members agreed the 4th criterion was met.

5th Criterion: **Crowell** states this is clear from the request. **Hines** agrees, especially with Intercounty Electric also working to compromise with the easement. All Board members agreed the 5th criterion was met.

6th Criterion: All Board members agreed the 6th criterion was met.

7th Criterion: All Board members agreed the 7th criterion was met.

A motion was made by Jonathan Hines, seconded by Matt Miller to approve the application as submitted. A roll call vote on the motion showed the following: Ayes: Crowell, Miller, Rohter and Hines. Nays: None. Absent: Meusch. The motion passes.

**IV. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE,
OR STAFF: NONE**

Having no further business, the meeting was adjourned at 5:55 P.M.
Minutes prepared by **Cindy Brown**.

NEXT MEETING:

Thursday April 24, 2025