



City of Troy, Missouri
Board of Adjustment
Troy City Hall
800 Cap-Au-Gris, Troy, Missouri 63379

BOARD OF ADJUSTMENT PUBLIC HEARING
July 6, 2021, 8:30 A. M.

The Public Hearing was called to order at 8:31 a.m. Those in attendance were:

1. Ricky Crouch
2. Larry Bennett
3. Charles Riney
4. Charles Peterson
5. Eric Mooney
6. Luke Ottinger
7. Marie Eggering
8. David W. Lindsey
9. John Lenk
10. Tim Muldoon
11. Rhonda Wagner

Bob Nichols, applicant on behalf of property owner, B & K Rentals, LLC, is requesting a variance for a 25 feet encroachment on the front building line for a carport located at 1424 S. Third Street.

Eric Mooney was present to represent Bob Nichols. Member Bennett questioned the setbacks. Ricky Crouch, neighbor, approved of the renovations that were made to the structure. There were no objections from the general public.

Motion by: Charles Riney, second by Charles Peterson, to adjourn the public hearing at 8:41 a.m.

July 6, 2021, 8:41 A.M. REGULAR MEETING

1. **Call to Order:** John Lenk called the meeting to order at 8:41 a.m.

2. **Roll Call:**

John Lenk	present
Charles Peterson	present
Tim Muldoon	present
Charles Riney	present
Larry Bennett	present
April Bryant, Alternate	absent

Staff:	David W. Lindsey, Building Official	present
	Rhonda Wagner, Administrative Assistant	present
	Luke Ottinger, Building Inspector	present
	Marie Eggering, Stormwater Coordinator	present
	Cindy Ricks, Certified Court Reporter	present

John Lenk, Chairman, declared a quorum was present and the meeting began.

3. Approval of Agenda:

A. Consideration of requests to adjust, table, or withdraw items.

John Lenk, member, stated he would like to approve the agenda with the following item to be voted on:

1. The Board of Adjustment application states "it is recommended the applicant attend the meeting". The application used to state "it is required the applicant attend the meeting". He would like the Board to vote to approve/deny the change of wording on the application.

It was stated since the Board would be voting, an agenda would have to be posted 24 hours in advance with the new line item. Staff will address the issue at the next meeting that is held.

Motion by: Tim Muldoon, second by Charles Riney, to approve the July 6, 2021, agenda.

John Lenk, Charles Peterson, Tim Muldoon, and Charles Riney approved the agenda. Larry Bennett was a "nay". Four ayes, one, nay, motion passed.

4. Approval of Minutes:

A. Approval of the May 4, 2021, meeting minutes.

Motion by: Tim Muldoon, second by Charles Peterson, to approve the minutes of the May 4, 2021, meeting.

All ayes motion passed.

5. Citizen Comments: No Comments.

6. Old Business: No Old Business.

7. New Business:

A. **210507004**

Bob Nichols, applicant on behalf of property owner, B & K Rentals, LLC, is requesting a variance for a 25 feet encroachment on the front building line for a carport located at 1424 S. Third Street.

Motion by: Tim Muldoon, second by Charles Peterson, to approve the variance request for a 25 feet encroachment on the front building line for the carport located at 1424 S. Third Street.

Member Riney requested clarification on setbacks and right of ways.

John Lenk – yes	Charles Peterson – yes	Tim Muldoon - yes
Charles Riney - no	Larry Bennett - no	

Votes recorded: Three (3) yes, two (2) nay, zero (0) abstain, motion failed.

8. **Staff Reports:** No Reports
9. **Board of Adjustment Reports:** No Reports
10. **Adjourn:** Motion by: Charles Peterson, second by Charles Riney, to adjourn at 8:53 a.m. All ayes, motion passed.

Approved by the City of Troy Board of Adjustment: _____ day of _____, 2021

John Lenk, Chairman