

## BOARD OF ADJUSTMENT MINUTES

May 8, 2025  
Rolla City Hall

<b><u>Presiding:</u></b>	Chairperson Matt Crowell
<b><u>Members Present:</u></b>	Jacob Rohter (via zoom), John Meusch
<b><u>Alternates Present:</u></b>	Jonathan Hines
<b><u>Members Not Present:</u></b>	None, One Vacancy
<b><u>City Officials in Attendance:</u></b>	City Planner Tom Coots, Community Development Director Dawn Bell and Executive Assistant Cindy Brown
<b><u>Others in Attendance:</u></b>	Daniel Fuhrmann

Chairperson **Matt Crowell** called the meeting to order at 5:30 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 John Meusch, seconded by Jonathan Hines to approve the minutes from the February 20, 2025 Board of Adjustment meeting as printed and distributed. Motion passed unanimously.**

### II. OLD BUSINESS:

NONE

### III. PUBLIC HEARING:

1. **ZV25-02:** Variance to allow a reduction of the rear yard setback in the C-2, General Commercial district at 111 Juliene Street.

**Crowell** opens the public hearing at 5:33 P.M.

**Tom Coots** presents the staff report.

There was a discussion regarding utility easements, parking, reason for a 10' setback, trash pickup and neighboring property owner comments.

**Daniel Fuhrmann** residing at 509 West 5<sup>th</sup> Street, Rolla, MO. Confirmed that he has been sworn in then shared that he would answer any questions.

**Crowell** closes the public hearing with no citizen comments at 5:45 P.M. and moves into Board deliberation.

1st Criterion: There was a discussion on limited parking, the lot size being that of a residential lot but zoned commercial, this being a unique situation for commercial use. All board members agreed the 1<sup>st</sup> criterion was met.

2<sup>nd</sup> Criterion: All board members agreed the 2<sup>nd</sup> criterion was met.

3<sup>rd</sup> Criterion: All Board members agreed the 3<sup>rd</sup> criterion was met.

4<sup>th</sup> Criterion: All Board members agreed the 4<sup>th</sup> criterion was met.

5<sup>th</sup> Criterion: All Board members agreed the 5<sup>th</sup> criterion was met.

6<sup>th</sup> Criterion: All Board members agreed the 6<sup>th</sup> criterion was met.

7<sup>th</sup> Criterion: All Board members agreed the 7<sup>th</sup> criterion was met.

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

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

Having no further business, the meeting was adjourned at 5:58 P.M.  
Minutes prepared by **Cindy Brown.**

**NEXT MEETING:**

**Thursday June 19, 2025**