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1                               BEFORE THE  
2                               CITY OF FULTON  
3                               BOARD OF ADJUSTMENT  
4                               MEETING  
5                               AUGUST 21ST, 2023  
6                               5:24 p.m. - 5:56 p.m.

7 BOARD MEMBERS PRESENT:  
8                               DON HEALY, Chairman.  
9                               ROB BARNES, Member.  
10                              TOMMY SALMONS, Member.  
11                              SHAD SALMONS, Member.

12 STAFF:  
13                              KATHIE RATLIFF, City Clerk.  
14                              COURTNEY DOYLE, Interim Director of  
15                              Administration.  
16 CITY OF FULTON:  
17                              KYLE BRUEMMER, City Engineer.  
18                              STEVE F. MYERS, Mayor.

19 WeBUILT:  
20                              NANCY HANSON.  
21                              TERI ARMS

22 REPORTED BY:  
23                              JODI WADE, CCR No. 808(AR)

24  
25

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1 [ON THE RECORD AT 5:24 P.M.]  
2                              MS. RATLIFF: I'm Kathie Ratliff, the city  
3 clerk.  
4                              MS. DOYLE: I'm Courtney Doyle, the  
5 interim director of administration.  
6                              MR. TOMMY SALMONS: Tommy Salmons.  
7                              MR. BARNES: Rob Barnes.  
8                              MR. HEALY: Dan Healy.  
9                              MR. SHAD SALMONS: Shad Salmons.  
10                             MS. RATLIFF: Those are all the members of  
11 the Board of Adjustments. Dan Healy is our  
12 chair.  
13                             MS. HANSON: Nancy Hanson with WeBUILT.  
14                             MS. ARMS: I'm Teri Arms with WeBUILT.  
15                             MR. BRUEMMER: Kyle Bruemmer, city  
16 engineer, for the City of Fulton.  
17                             MR. MYERS: Steve Myers, the mayor, for  
18 the City of Fulton.  
19                             MR. HEALY: Now, let's go on down to the  
20 roll call. We've already pretty much  
21 established since we've said our names. So, I  
22 think we're okay on that.  
23                             MS. RATLIFF: Yeah. I'm okay with that.  
24                             MR. HEALY: Okay. This hearing is called  
25 to hear the request from WeBUILT, Glove Con,

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1 Incorporated, for the properties located at  
2 1926 Manor Drive in the city of Fulton,  
3 Missouri.  
4                              Fulton City Code Section 120-202 Table 5  
5 requires 1.5 parking spaces per dwelling unit.  
6 **A variance asking for a variance to reduce the**  
7 **number of required parking spaces from what is**  
8 **indicated is requested.**  
9                              **Next we have a call to those who would**  
10 **like -- in favor to speak.**  
11                              MS. HANSON: Well, I am in favor. So, I  
12 can do that. I'm Nancy Hanson.  
13                              MS. RATLIFF: Please state your address.  
14                              MS. HANSON: My address is 1427 Erik Place  
15 in Fulton.  
16                              And this WeBUILT project has come from a  
17 whole lot of research and a whole lot of heart.  
18 And I really think it is a lot -- a combination  
19 of the very best thing that we can provide for  
20 young adults with sensory issues and various  
21 disabilities.  
22                              And the whole concept of it is a lot  
23 different than what is seen in the community  
24 for developmental disabilities. And this is  
25 really a congregate community more than a

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1 subdivision or just a dwelling. It's -- it's  
2 where each -- each person or each resident of  
3 our community is going to have their own unit,  
4 as far as their own side of the duplex sort of  
5 thing. But then they're also going to have a  
6 common area that's -- that's our central lodge  
7 area where they'll come every evening for  
8 dinner. So, it's -- it's set up to be built  
9 close together so that they can really live  
10 close together and to foster some natural  
11 friendships and just learning how to do life  
12 together (indiscernible) our people.  
13                              And as far as the parking variance, it  
14 was, like, one and a half places per person.  
15 So, we're building 11 duplexes. That would be  
16 a whole lot of parking. And we may have a  
17 couple of residents that drive. We don't yet.  
18 But we definitely won't need near -- near that  
19 many parking places.  
20                              And we also want to make sure that we keep  
21 our community as close nit as we can. So, we  
22 don't want to spread it out just to put more  
23 parking in (indiscernible) if that makes sense.  
24                              MR. BRUEMMER: One thing that I kind of  
25 want to clarify as I was looking at the parking

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1 -- parking ordinances is 1.5 spots per dwelling  
 2 unit. That's been defined. And what was a  
 3 "dwelling unit" to me was -- is a key thing  
 4 here. And a dwelling unit is -- a dwelling  
 5 unit is one or more rooms per one family. Then  
 6 that further leads to what's the definition of  
 7 a family.  
 8 So, long story short, hopefully, though  
 9 these are duplexes, because of the space and  
 10 how these are going to be designed, that  
 11 doesn't mean that those are two dwelling units  
 12 that are duplexes.  
 13 The way I read our codes, one of these  
 14 duplexes is -- a duplex is one dwelling. So,  
 15 there's 11 dwelling units. So, 11 -- and 11  
 16 dwellings units times 1.5 is, like, 16 and a  
 17 half. Plus you had the parking order  
 18 (indiscernible) into it.  
 19 So, that is my interpretation of the code  
 20 in going through the definitions. And not to  
 21 weigh too much time in one day diving into  
 22 dwelling units, family, you know, what the  
 23 definition of family means and all that kind of  
 24 thing.  
 25 MS. ARMS: And we thank you.

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1 MS. HANSON: Yes. I also wasn't sure if  
 2 we were looking at codes for a subdivision  
 3 versus codes for -- because this is really a  
 4 congregate community. And, like, we're not  
 5 developing a subdivision. We're just building  
 6 this one community for -- for our residents.  
 7 So, it's not really -- I mean, it doesn't fit  
 8 into a subdivision. It would be more of a  
 9 congregate community, and I don't know if the  
 10 codes go for -- I can't think of any congregate  
 11 communities that we've had in Fulton. So....  
 12 MR. BRUEMMER: So, following our code, I  
 13 believe that the requirements from our code  
 14 would put the number of spaces -- we will have  
 15 21. Now I'm going through on this sheet from  
 16 Crockett (phonetic.) When they were doing it,  
 17 they were looking at each duplex having to have  
 18 three spots (indiscernible.) And looking at  
 19 the code and definition of all of that that's  
 20 on this sheet here, I believe is wrong in my  
 21 interpretation (indiscernible.)  
 22 MR. HEALY: I'll go ahead and have a  
 23 second call for anyone who would like to speak.  
 24 Third call. Hearing none, we'll go to three  
 25 calls for those in opposition to speak. Second

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1 call. Third call.  
 2 Now we're going to go ahead and declare  
 3 the hearing closed.  
 4 And now the discussion on the issue is  
 5 WeBUILT is land up for 11 (indiscernible)  
 6 spaces for the property and to the nature of  
 7 the facility. No other evidence will be  
 8 drivers and therefore will not be required each  
 9 parking space.  
 10 Next I would like to have a motion.  
 11 MR. BARNES: There are a few questions I  
 12 would like to put out. The -- I believe  
 13 (indiscernible) this information very helpful.  
 14 I also understand, you know, the type of  
 15 resident that will be here. Could --  
 16 potentially by the statements of these folks  
 17 not driving, I don't know whether that's --  
 18 MS. HANSON: Right. (Indiscernible  
 19 crosstalk.)  
 20 MR. BARNES: You're saying that they --  
 21 none of them today do?  
 22 MS. HANSON: There could be some that do.  
 23 MR. BARNES: Okay. All right.  
 24 MS. HANSON: (Indiscernible crosstalk.)  
 25 MR. BARNES: Do we anticipate a high

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1 volume of family visitors into this  
 2 environment?  
 3 MS. HANSON: So, there is a community that  
 4 is much like the one that we are building in  
 5 Clackamas, Oregon. And they have eight parking  
 6 places for their entire community. And I think  
 7 that probably 85 percent of the time it's  
 8 totally fine and there is plenty of parking.  
 9 And then sometimes it gets a little crowded.  
 10 And I would say that ours would probably  
 11 be about -- we have -- we've put in a few more  
 12 parking places than what they have. And then  
 13 there's, you know, the street that the parents  
 14 (indiscernible) and walk down the street.  
 15 MR. BARNES: While I'm somewhat familiar  
 16 with your area, the Manor Drive, there's a  
 17 number of apartments and whatnot, I believe.  
 18 MS. HANSON: True.  
 19 MR. BARNES: Whether those folks are  
 20 utilizing their current street parking for  
 21 those dwelling units, I don't know. I have  
 22 not -- I have not investigated that.  
 23 MS. ARMS: There's usually -- it's usually  
 24 empty except for a couple of cars.  
 25 MS. HANSON: Yeah.

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1 MS. ARMS: So, on the rare occasion that  
 2 we might need it, there would probably be  
 3 parking.  
 4 MR. BARNES: And I suppose my concerns  
 5 have less to do with the number of spots in the  
 6 parking area and more to do with, you know, I  
 7 think fire turn around has been, you know,  
 8 called out here. You know, obviously, the need  
 9 to get emergency vehicles in and out is  
 10 important.  
 11 I guess my next question, and I'm not  
 12 going to dominate the discussion, jump in any  
 13 time, would be to Kyle. Has this variance been  
 14 made for other developments in Fulton or was  
 15 this kind of a one off first time? Can you  
 16 think of any? I'm not going to hold you to it.  
 17 MR. BRUEMMER:: Honestly, I don't have an  
 18 adequate answer to that question just that I  
 19 have not (indiscernible) long enough to be able  
 20 to accurately, you know, answer that question.  
 21 I don't think it's a common request that I can  
 22 obtain.  
 23 MR. BARNES: I think we all  
 24 (indiscernible) in Fulton not just tons and  
 25 tons of residential development going on. So,

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1 the opportunity to (indiscernible) is  
 2 reasonable to begin with.  
 3 MS. HANSON: I will clarify to say that I  
 4 know there has been discussion on commercial  
 5 parking, but as far as something of a  
 6 residential nature, (indiscernible) the past 10  
 7 years. Nothing off the top of my head.  
 8 MR. BRUEMMER:: I mean the only parking  
 9 does come up obviously on many occasions, you  
 10 know, when the high school was redoing their  
 11 parking lot, you know, parking (indiscernible.)  
 12 You know, at that time, they were interchanging  
 13 trying to (indiscernible) and because of the  
 14 type of facility it was. And then we -- we  
 15 then (indiscernible.) But now as far as a  
 16 facility like this, I don't...  
 17 MR. BARNES: One more question I can think  
 18 of, Kyle, maybe others will come to mind, and  
 19 it's kind of an odd question because I don't  
 20 want to ever suggest that this endeavor won't  
 21 be successful.  
 22 If a variance is granted or bargained in  
 23 this specific case for this specific  
 24 development and the property gets utilized in a  
 25 different way down the road, is the variance

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1 the variance and it's there forever and until  
 2 the end of time? Meaning, you know, if the  
 3 development gets used in a different manner --  
 4 I mean, I would suggest parking would be very  
 5 limited in a different scenario. I just didn't  
 6 know --  
 7 MR. BRUEMMER: Yeah, I would think unless  
 8 there was some major modification, you know,  
 9 given a new building, a big renovation of  
 10 what's there, I know there will be opportunity,  
 11 I guess, to add parking if that were the case.  
 12 You know, with that, I would say, too, that the  
 13 City doesn't -- this is one lot. It's not a  
 14 big piece (indiscernible.)  
 15 MS. HANSON: Right.  
 16 MR. BRUEMMER: So, the other side there,  
 17 too, is that another piece of information is  
 18 the road that's going back in there from the  
 19 (indiscernible) Manor is now they may try it.  
 20 But still -- still, obviously, emergency  
 21 service and everything else has got to get back  
 22 in there. And then we've had discussions with  
 23 the fire chief (indiscernible.) And through  
 24 some of those discussions and (indiscernible)  
 25 and the fire chief kind of made some

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1 modifications to how that party barn's situated  
 2 and allowing better turn around -- turn around  
 3 facility right there. So...  
 4 MR. BARNES: Okay. That's really all the  
 5 questions that I have for you. I'm not  
 6 doubting anything that you've presented. I  
 7 suppose I'm just rolling around in my head that  
 8 scenario where you do end up having, you know,  
 9 20 people -- 20 people that own cars trying to  
 10 park in there.  
 11 MS. ARMS: So, (indiscernible) I dotted  
 12 off. I mean, there's -- there's room to put --  
 13 where it's kind of --  
 14 MS. HANSON: Right. All of that  
 15 (indiscernible crosstalk.) Like, you know  
 16 (indiscernible crosstalk.)  
 17 MS. ARMS: We own all of it.  
 18 MS. HANSON: (Indiscernible crosstalk.)  
 19 MS. ARMS: Yeah.  
 20 MS. HANSON: And I remember a case where  
 21 they actually had a lot of drivers in our  
 22 community.  
 23 MS. ARMS: (Indiscernible crosstalk.) We  
 24 just don't think we're going to need them.  
 25 MS. HANSON: Definitely not at first.

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1 MS. ARMS: (Indiscernible.)  
 2 MR. BARNES: So there is (indiscernible)?  
 3 MS. HANSON: Yeah. Yeah.  
 4 MR. BARNES: (Indiscernible crosstalk.)  
 5 MR. HEALY: At this point if you don't  
 6 believe you need them then --  
 7 MR. BARNES: There's no sense in --  
 8 MR. HEALY: -- why would you want to spend  
 9 money on it.  
 10 MS. HANSON: Right. Right. And our money  
 11 is coming from our families investing in this  
 12 -- in this working, really in the whole thing  
 13 working. And so they're investing in us  
 14 building those units for our children there,  
 15 just what they need and to their sensory needs  
 16 and all of that sort of thing.  
 17 So, the extra for concrete, it's not --  
 18 maybe it'll be there some time, but it's not  
 19 there right now. So, yeah. So, that would be  
 20 a -- that would be tricky for us to figure out,  
 21 to put more in right away.  
 22 MR. HEALY: Do we have motions?  
 23 MR. TOMMY SALMONS: I'll make the motion  
 24 (indiscernible) parking places right now.  
 25 MR. BARNES: I'll second that.

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1 MR. HEALY: Do we have any discussion of  
 2 the motions?  
 3 MADAM COURT REPORTER: I'm sorry, I can't  
 4 hear you.  
 5 MR. HEALY: We just had a motion. A  
 6 second to improve. Do we have any other  
 7 discussion of the motion?  
 8 Hearing none, we're going to have a roll  
 9 call vote. We will start with Tommy.  
 10 MR. TOMMY SALMONS: Favor.  
 11 MS. RATLIFF: Okay, Tommy Salmons?  
 12 MR. TOMMY SALMONS: Yes.  
 13 MS. RATLIFF: Shad Salmons?  
 14 MR. SHAD SALMONS: Yes.  
 15 MS. RATLIFF: Rob Barnes?  
 16 MR. BARNES: Yes.  
 17 MS. RATLIFF: Mr. Healy?  
 18 MR. HEALY: Yes.  
 19 MS. RATLIFF: All four in favor. Motion  
 20 passes.  
 21 MR. HEALY: Okay. Do we have any other  
 22 business that needs to be brought before us  
 23 this evening? Hearing none, I'm going to  
 24 adjourn the meeting. Thank you everyone for  
 25 coming. I appreciate your time.

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1 [OFF THE RECORD AT 5:56 P.M.]  
 2 CERTIFICATE  
 3 I, Jodi T. Wade, a certified court reporter,  
 4 do hereby certify that the foregoing is a transcript of  
 5 proceedings which occurred at the time and place herein  
 6 designated, consisting of pages 2 through 14 which was  
 7 recorded by a court-approved electronic sound recording  
 8 means and then transcribed via a computer personally by  
 9 me or under my supervision, and this transcript is a  
 10 true, correct and complete transcript of said  
 11 proceedings as reflected herein to the best of my  
 12 ability after listening and transcribing said sound  
 13 recording.  
 14 Signed this 5th day of September, 2023.  
 15  
 16  
 17 *Jodi Wade*  
 18  
 19  
 20 Jodi T. Wade, CCR  
 LEXITAS LEGAL  
 21  
 22  
 23  
 24  
 25

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