



Ste. Genevieve Board of Adjustment  
Joan Huck, Kathy Waltz, Jean Jokerst, Dr. Tim Kuenzel, Joan Troeh  
Alternate members – Bob Donovan, Connie Steiger-Schwent, Kristi Cleghorn

November 10, 2021  
**Regular Meeting Minutes**

**Call to Order** at 5:31 pm by Acting Chair, Joan Huck

**Roll Call:** Board members Joan Huck and Dr. Tim Kuenzel were present during roll call as were Alternate Board members Bob Donovan and Kristi Cleghorn. Additionally, Community Development Administrator David Bova was present. Board members Kathy Waltz, Joan Troeh and Jean Jokerst were absent.

**Approval of Agenda:** Mr. Donovan made a motion to approve the Agenda as presented. Ms. Cleghorn seconded the motion, which passed 4-0-1.

**Approval of Minutes:** Mr. Donovan made a motion to approve the minutes from the August 31, 2021 meeting as presented. Ms. Huck seconded the motion, which passed 4-0-1.

**Introduction of Evidence** Mr. Bova asked that the Commission approve the entry into the record of the Ste. Genevieve Municipal Code, the relevant staff report and application, and additional documents relevant to the application. Dr. Kuenzel made a motion to accept the evidence into the record. The motion was seconded by Ms. Kleghorn and passed 4-0-1.

**Old Business:** None

**New Business:**

- Joe & Zenna Steiger, owners of 549 Glenda Street, have submitted a request for a variance from Municipal Code Section 405.150 Height and Area Regulations. The applicants have requested a variance to the setback requirements in order to construct a garage extension with a 21' setback from the front property line.

Mr. Bova presented the application and staff report regarding the applicant's request and asked if the board had any questions. The board did have some questions. Mr. Bova answered, stating

that there were no comments submitted by any of the adjoining property owners and that the garage addition already built was up to the front setback but that the applicant now wishes to extend the existing new addition and is awaiting approval of this variance. Mr. Bova discussed the Decision of the Board document with the board stating that each of the stipulations listed there must be satisfied along with an unnecessary hardship or practical difficulties. Dr. Kuenzel asked the applicant about the hardship or difficulty. Mr. Joe Steiger was present and stated that due to the original contour of the lot, significant fill was brought in and added to the rear in order to raise the elevation there and make it a more buildable lot. Mr. Steiger also stated that since that fill would not be as stable in the rear of the lot, he would like to extend the garage addition forward instead of backward so that it is on a solid stable footing.

Mr. Donovan made a Motion to Approve the variance as requested. Ms. Kleghorn seconded that motion and the motion was passed by a vote of 4-0-1. The table below represents the vote of the board – 2 regular board members and 2 alternate board members were present and voted while 3 regular board members and 1 alternate were absent. Since the Board of Adjustment is a 5 member board which allows alternate members to vote in place of absent regular board members, the vote is listed as 4-0-1 though the table below lists the standing of each regular board member and alternate board member.

BOARD MEMBER	YES	NO	ABSENT	ABSTAIN
Joan Huck	X			
Kathy Waltz			X	
Jean Jokerst			X	
Timothy Kuenzel	X			
Joan Troeh			X	
Connie Steiger-Schwent - Alternate			X	
Bob Donovan - Alternate	X			
Kristi Cleghorn - Alternate	X			

The motion passed 4-0-1.

**Other Business:** None

**Meeting Adjourned:** With no additional business to come before the board, Ms. Kleghorn made a motion to adjourn at 5:40 pm. The motion was seconded by Mr. Donovan, which passed 4-0-1.

Respectfully submitted,

David Bova  
Community Development Administrator