

BOARD OF ADJUSTMENT AGENDA

Tuesday, February 24, 2026

6 p.m.

Public Works Facility

205 Industrial Drive

1. Call to Order
2. Roll Call
3. Approval of minutes date August 11, 2025, page 1
4. Public Hearings - The applicant, Dave Grannemann, is seeking a variance from the City's zoning code Section 405.190(B) lot coverage and Section 405.190(E) dimensional requirements to allow for the construction of a new building on his property located at 429 Charles Cook Plaza. The property is zoned C-1
 - a. Variance application, pages 2-4
 - b. maps showing proposed location, page 5
 - i. Applicant presentation
 - ii. City staff report, Nick Reed, page 6-11
 - iii. Public Comment
5. Motion to close Public Hearing
6. Board discussion / action
7. Adjourn

This Meeting is Open to the Public

The Board of Adjustment will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

CITY OF NEW HAVEN
BOARD OF ADJUSTMENT
Monday, August 11, 2025, 6:00 p.m.
MINUTES

Rosalie Laune called the meeting to order at 6:02 pm

Roll Call – Rosalie Laune, present. Gene Juedemann, present. Larry Scheer, present. Jim Stiles, late arrival. Vacant position.

Others present – Sarah Skeen, City Administrator. Nick Reed, Building Inspector. David Blankenship, Public Works Director. Brenda Menke and Kyle Quick, Aldermen. Mark Stabenow, applicant. Brenda and Clyde Moeckli, resident.

Rosalie Laune started the public hearing with requesting that the applicant explain their need for a variance. The applicant, Mark Stabenow, stated that the 6-foot set back would cause a hardship to build an accessory structure that would accommodate the storage of a 34-foot trailer (camper). This would put the accessory structure behind the house, and it would be impossible to turn the trailer at an angle to fit it inside the building without causing damage to both.

The neighbors to the north of the property, Brenda and Clyde Moeckli, were concerned about the existing property line, as they feel that the current gravel driveway is over the property line as it is. Staff stated that a professional surveyor would need to determine the existing property line before a building permit would be considered.

The materials of the structure and the height of the structure were questioned as well. The code does not dictate the material, but the height of the structure could not be greater than 15 feet. The Building Inspector noted that due to the proximity of the proposed building to the neighboring property line, that a firewall would need to be part of the plan for the accessory structure. It was also noted that the driveway needed to be a hard surface and a building permit would not be issued without the concurrent improvement of the gravel driveway to meet city code.

There was a question of the matter of easements for the sewer line in the backyard. The Public Works Director stated that the sewer easement runs 10' on each side of the sewer line, totaling 20' of sewer easement. This also impedes how far the accessory dwelling can sit back on the property.

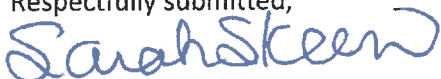
When asked, Brenda Moecki stated that she did not object to the 3' side setback variance request and would prefer a building over having a trailer sitting on the driveway next to her property.

Decision of the Board of Adjustment was read and a roll call vote was taken. Rosalie Laune – aye. Gene Juedemann – aye. Larry Scheer – aye. Jim Stiles – aye. Motion to approve the variance carried 4-0.

Motion was made to accept the minutes dated April 22, 2025 by Gene Juedemann and seconded by Jim Stiles. Motion carried 4-0.

Motion was made to adjourn the meeting by Gene Juedemann and seconded by Larry Scheer. Motion carried 4-0.

Respectfully submitted,



Sarah Skeen
City Administrator

CITY OF NEW HAVEN

WWW.NEWHAVENMO.ORG
101 FRONT STREET
PO BOX 238
NEW HAVEN, MO 63068



PHONE 573-500-2530

INFO@NEWHAVENMO.ORG

FAX 573-237-4696

VARIANCE OR APPEAL APPLICATION

Please print or type

Applicant Information:

Name: Dave Gronnemann Insurance Agency LLC Date: 1-30-26

Address: 465 Charles Cook Plaza

City: New Haven State: MO. Zip Code: 63068

Phone: 573-237-2144 Email: dgrannemann@shelterinsurance.com

Property Information:

Property Address: 429 Charles Cook Plaza New Haven, Mo. 63068

Property Tax ID # 82-3754952

Present Zoning Classification: Comm Legal Description: Comm Building

Has an application for a building permit been filed with the City Building Official? YES / NO

Variance/Appeal Process:

1. Submit application, site plan, and fee (\$150). Site plan needs to include:
 - Boundary of the subject property.
 - Adjacent or connecting streets and their names.
 - Building(s) outline and floor area.
 - Parking areas and parking calculations, if applicable.
 - Curb cuts and cross access with adjacent parcels, if applicable.
 - Site features including light standards, trash enclosures, fencing.
 - General location of landscaping.
 - Setback and appropriate yards.
2. Public Hearing for proposed construction and/or use will be published in local newspaper two consecutive weeks prior to Board of Adjustment meeting (4th Tuesday of the month). Application, site plan, and fee must be submitted by the **last day of the prior month** to meet these deadlines.
3. Letters will be mailed to property owners within 200 feet of the property requiring a variance.
4. If a variance is approved, the Board of Adjustment will instruct the Administrator Officer to proceed with the building permit.
5. If a variance is denied, the applicant may appeal to Circuit Court.

CITY OF NEW HAVEN

WWW.NEWHAVENMO.ORG

101 FRONT STREET

PO BOX 238

NEW HAVEN, MO 63068



PHONE 573-500-2530

INFO@NEWHAVENMO.ORG

FAX 573-237-4696

Description of Variance or Appeal Request

List the particular provision or requirement of the zoning code that this variance is being requested for (refer to Code Section).

25 foot from front of lot
section 405.270(A)
section 405.190(B)(E)

Describe the special conditions, circumstances or characteristics of the land, building or structure that prevent compliance with the requirements of the zoning code.

Garage / Storage

Description of Variance or Appeal Request

Describe in detail the hardship which would result if the particular requirements of the zoning code were strictly applied to the subject property and to what extent would it be necessary to vary the requirements to permit the proposed construction or use.

Building proximity to utility easement at rear of Lot,

Keep front of Building Uniform/consistent at site

How will this construction an/or use affect the character of the surrounding area (lighting, noise, aesthetic changes)?

Won't

How will this construction and/or use affect the traffic conditions of the surrounding area?

Won't

How will this construction and/or use affect the public services (police, utilities, and streets)?

N/A - Won't

Please note: The City reserves the right to require additional information if necessary for evaluation of the permit application

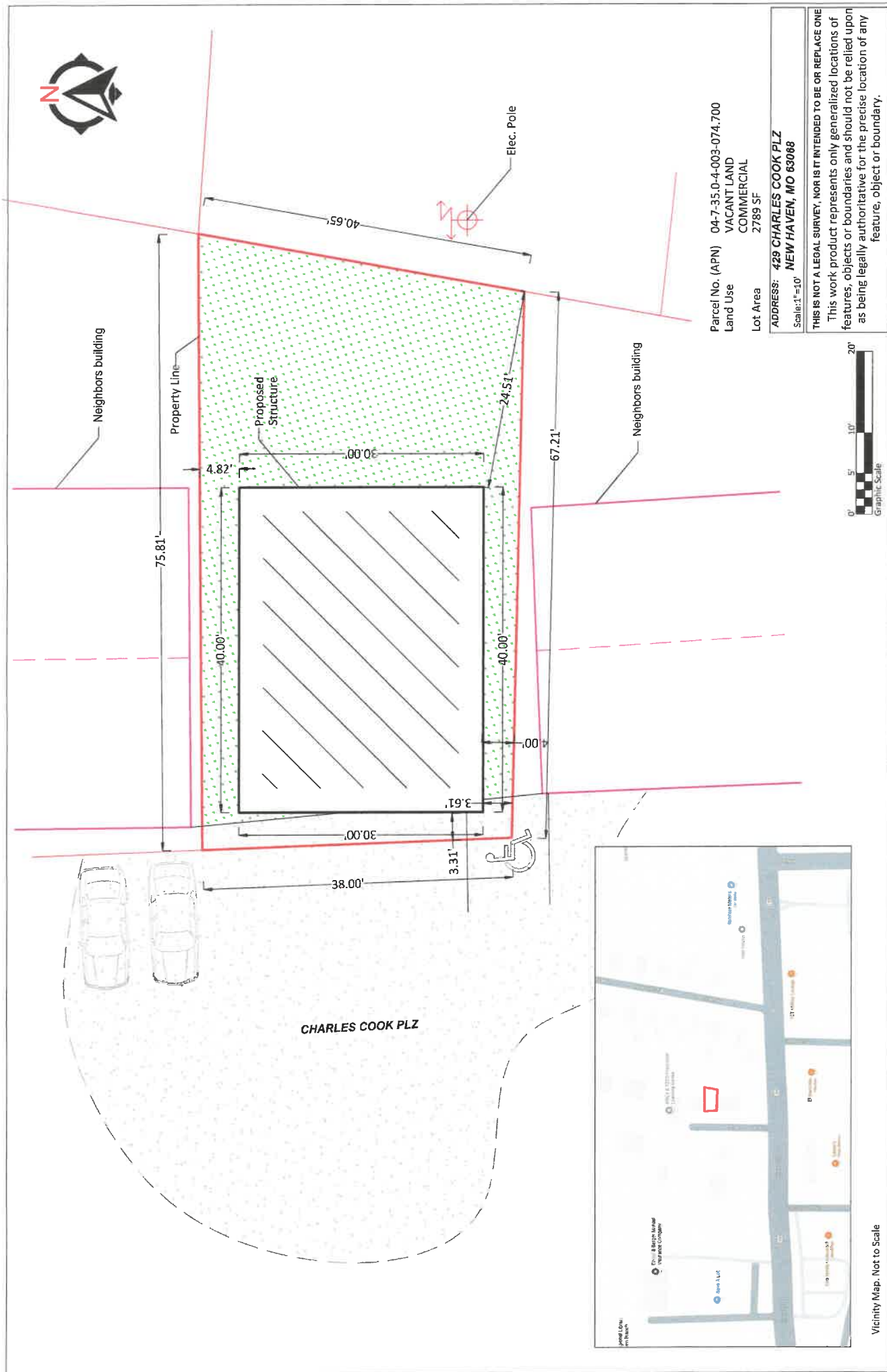
I certify that the information contained herein is complete and accurate to the best of my knowledge.

Please Sign and Date:

Applicant(s) Signature:



Date: 1-30-26



Chapter 405. Zoning Regulations

Article V. Use Regulations By Zoning District

Section 405.190. Zoning District "C-1" General Commercial.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 1030 §1, 3-12-2012; Ord. No. 1051 §2, 3-11-2013; Ord. No. 1127 §1, 9-14-2015; Ord. No. 1286, 7-8-2019; Ord. No. 1428, 3-13-2023; Ord. No. 1486, 5-12-2025]

A. *Permitted Uses.* All buildings and land within a "C-1" zoning district shall be limited to the following uses:

1. All non-residential uses permitted in the "R-3" Multi-Family District.
2. Ambulance service offices or garages.
3. Amusement enterprises.
4. Banks and savings and loan companies.
5. Barbershops and beauty shops.
6. Car wash establishments.
7. Dance halls.
8. Dental laboratories.
9. Department stores.
10. Drug stores.
11. Feed and seed stores.
12. Fuel outlets.
13. Furniture repair and upholstery shops.
14. Golf courses — miniature and practice range.
15. Grocery stores and supermarkets.
16. Guest house. A residential dwelling, either owner-occupied or non-owner occupied, that exists as of the effective date of this Section and which is used as temporary lodging for hire by travelers, tourists and other overnight guests. The length of stay shall not exceed ten (10) days in any thirty (30) day period. A guest house shall be considered a commercial activity and shall be subject to all ordinances and regulations governing commercial activity in the City.
Exception: A guest house that is located within fifty (50) feet, exclusive of public rights-of-way, of a residentially zoned property shall be subject to review and approval by the Planning and Zoning Commission.
17. Heating, air conditioning and plumbing shops.

18. Interior decorating and furniture sales.
19. Ice plants.
20. Laboratories.
21. Laundry and dry cleaning establishments employing not more than five (5) persons.
22. Liquor stores.
23. (Reserved)
24. Music, radio or television shops.
25. Offices and clinics.
26. Paint stores.
27. Printing.
28. Restaurants (other than drive-through).
29. Retail and wholesale shops.
30. (Reserved)
31. Medical marijuana dispensary facility.
32. Microbusiness dispensary facility.

Any other use which is determined by the Planning Commission to be of the same general character as the above mentioned.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Automobile sales.
2. Boat sales.
3. Cabinet shops.
4. Farm implements sales and services.
5. Funeral homes and mortuaries.
6. Home occupations.
7. Mobile homes sales.
8. Nurseries and garden supplies.
9. Residential uses.
10. Restaurants (drive-through).
11. Storage buildings.

Special Use Permit Required.

1. Bus terminals.
2. Communication tower.
3. Fireworks stands.
4. Hospitals.
5. Lumberyards.
6. Motels and hotels.
7. Payday and title loan businesses.
8. Service stations or gas stations including repair garages.
9. Theaters.

33. Museums.

- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the site.
- C. *Water Supply And Sewage System.* Each lot within a "C-1" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking Regulations.* Off-street parking and loading space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

Chapter 405. Zoning Regulations

Article VI. Zoning District Dimensional Requirements

Section 405.270. Minimum Dimensional Requirements.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 956 §3, 1-11-2010; Ord. No. 994 §1, 2-14-2011; Ord. No. 1429, 3-13-2023]

- A. The minimum required lot areas, lot width and yard dimensions in each district shall be in accordance with the following tabulation:

	Minimum Depth of Front Yard in Feet	Minimum Width of Side Yard in Feet	Minimum Depth of Rear Yard in Feet	Minimum Lot Area per Family in Square Feet	Minimum Lot Width in Feet	Minimum Lot Size in Square Feet
Minimum Dimensional Requirements of Each Zoning District						
General Agricultural	35	20	35	1 acre	150	1 acre
Single-Family Residence R- 1a	25	6	25	10,000	70	10,000
Single-Family Residence R- 1b	25	6	20	6,000	50	6,000
Single-Family Residence R- 1c	20	6(4)	20	3,500	35	3,500
Two-Family	25	6	20	5,000	60	8,000
Multi-Family	25	20(1)	25	2,500	60(2)	10,000
General Commercial	25	None(3)	30(3)	N/A	None	None
Planned Shopping Center	35	None(3)	35(3)	N/A	None	4 acres
Central Business	None	None	None	N/A	None	None
Light Industrial	35	20(3)	35(3)	N/A	100	1 acre
Heavy Industrial	35	20(3)	35(3)	N/A	100	1 acre

All lots in Single-Family Residential Districts must have their minimum lot width frontage on at least a forty (40) foot wide public right-of-way.

The minimum dimensional requirements for the "M" Mobile Home District shall be in accordance with the design standards set forth in Article V of this Chapter.

Number in parentheses refers to the following additions or modifications to the aforementioned dimensional requirements.

1. Lots located within a "R-3" Multi-Family Residential District shall have minimum side yards of twenty (20) feet each where the dwellings located thereon do not exceed two (2) stories. An additional three (3) feet per side yard will be required with each additional story.
2. Lots located within a "R-3" Multi-Family Residential District shall have a minimum width of sixty (60) feet, however, the width shall be increased by ten (10) feet for each additional dwelling exceeding three (3).
3. Whenever any new commercial or industrial building or parking lot is established so as to abut the side or rear line of a lot in a residential district, an opaque fence, wall or rear line of a hedge not less than six (6) feet and not more than eight (8) feet high shall be constructed and maintained in good condition.
4. The minimum side yard width is zero (0) for the side of an attached unit sharing a common partition wall with another unit. On the side of a unit that is unattached, minimum side yard is six (6) feet.

Section 405.280. Height Regulations.

[Ord. No. 918 §2, 5-1-2008]

- A. *Height Requirements.* Maximum height limit established for principal buildings in all districts is thirty-five (35) feet. Maximum height limit for all accessory buildings and structures is fifteen (15) feet.
- B. *Exceptions To The Height Requirements.*
 1. Television and radio towers, church spires, belfries, monuments, water towers, chimneys, stacks and flagpoles may be erected to such heights as may be authorized by the Commission.
 2. Buildings in all districts may be increased in height provided that each yard is increased by one (1) foot for each foot of height which exceeds the height requirements for the particular district.



2 of 2

Zoom to

74	
700	
0.00	
N	
4 7 35.0 4 074.700	
146	
62	
04 7 35.0 4 003-074.700	
0.00	
0.00	
WD	
513 WILDCAT CREEK LN	
NEW HAVEN	
MO	
63068	



City of New Haven

101 Front Street
PO Box 236
New Haven, MO 63068
573-500-2530



January 30, 2026

NOTICE OF PUBLIC HEARING

The New Haven Board of Adjustment will hold a **Public Hearing on Tuesday February 24, 2026 at 6 p.m. at New Haven Public Works Facility, 205 Industrial Drive, New Haven, MO**, to hear a request for a variance from the City's Zoning District "C-1" General Commercial requirements.

The applicant, Dave Grannemann, is seeking a variance from Section 405.190(B) coverage and Section 405.190(E) dimensional requirements on his property located at 429 Charles Cook Plaza, New Haven, MO.

Interested citizens are invited to comment on the request at the Public Hearing. If you cannot attend, citizens may direct written comments to the City of New Haven, PO Box 236, New Haven, MO 63068. A copy of the applicant's request and other information is available at City Hall.

Published in the New Haven Independent News February 4th and 11th 2026



City of New Haven



PO Box 236
101 Front Street
New Haven, MO 63068
573-500-2350

January 30th, 2026

Dear Property Owner,

Please be advised that the Board of Adjustment of the City of New Haven will hold a Public Hearing on **Tuesday February 24th at 6 p.m. at the New Haven Public Works Facility located at 205 Industrial Drive, New Haven, MO.** To hear comments on a request for a variance from the City's coverage and dimensional requirements.

The applicant, Dave Grannemann, is seeking a variance from Section 405.190(B) coverage and Section 405.190(E) dimensional requirements to allow for construction of a new building on his property located at 429 Charles Cook Plaza, New Haven, MO.

You are receiving this notice as required by Section 405.955(A)(4) of the City of New Haven Zoning Code.

If you cannot attend the meeting, written comments will be accepted at City Hall until the date of the Public Hearing. Feel free to reach out to me at sarah.skeen@newhavenmo.org if you have any questions.

Thank you,

Sarah Skeen
City Administrator

CC: City Clerk
Building Inspector
Board of Adjustment



City of New Haven



PO Box 236
101 Front Street
New Haven, MO 63068
573-500-2530

Feb 6, 2026

Mr. Grannemann

This letter is to notify you of the public notification requirements for variance requests in the City of New Haven. Per Section 405.955(A)(4), a notice of the Public Hearing will be printed in the New Haven Independent News two consecutive weeks prior to the hearing being held at the Public Works Facility on Tuesday February 24th at 6 p.m. The city will place a variance notification sign in your yard a week prior to the meeting. It will only state when and where the public hearing will be held. A letter has been sent to your neighbors within 200 feet of your property.

Feel free to reach out to me at sarah.skeen@newhavenmo.org if you have any questions.

Thank you,

Sarah Skeen
City Administrator

CC: Building Inspector
City Clerk
Board of Adjustment

Enclosure: Notification letter to residents

DECISION OF THE BOARD OF ADJUSTMENT

Applicant: Dave Grannemann
Address of Subject Property: 429 Charles Cook Plaza, New Haven MO 63068
Zoning District: C-1
Building Use: Commercial Storage
Hearing Date: February 24, 2026

WHEREAS, the Board does find and determine that the property in question, located at 429 Charles Cook Plaza, is within the city limits of the City of New Haven and is located in a C-1, Commercial zoning district: and

WHEREAS, Section 405.190(B) Maximum Lot Coverage is 30%, and Section 405.270 (A) minimum depth of front yard is 25 feet and minimum depth of rear yard is 30 feet, and

WHEREAS, the applicant is requesting a variance from these requirements by proposing a lot coverage of 43% and minimum front yard setback at 3.3' and a minimum rear yard setback at 24.5',

NOW, THEREFORE, BE IT RESOLVED that the request to vary the minimum lot coverage and minimum front yard and rear yard setback is hereby granted, provided that all other ordinances and regulations of the City of New Haven are met. The Building Inspector is hereby directed to issue a building permit for such building as described, in accordance with this Resolution of Decision.

Roll Call Vote:

☐ Aye	☐ Nay	Jim Stiles
☐ Aye	☐ Nay	Gene Juedemann
☐ Aye	☐ Nay	Larry Scheer
☐ Aye	☐ Nay	Russell Dam
☐ Aye	☐ Nay	Vacant

Larry Scheer, Chair