

VILLAGE VOICE

NEWS OF THE VILLAGE OF OAKS, CLAY COUNTY, MISSOURI SUMMER 2005

VILLAGE FACES DECISION ABOUT ZONING CHANGE TO ALLOW COMMERCIAL USE OF LLOYD PROPERTIES ON ENGLEWOOD AND OAK

Residents of the Village of Oaks are requested to attend a meeting on Tuesday, June 21, at 7:00 PM in the Village of Oakview Community Center (City Hall) to participate in a discussion with the Oaks Board of Adjustment considering a request to change the Village zoning ordinance to allow commercial use of the Lloyd properties bounded by Englewood Road, North Oak Trafficway and South Martin. The Center is located east of Oak and north of Shade Lane adjacent to the shopping center. Your attendance is important for the future of the Village. Please indicate on the enclosed card whether or not you will attend.

On March 1, 2004, the Board of Trustees received a request for zoning ordinance and other relevant files dealing with zoning from attorney Patricia Jensen on behalf of Mr. Nick McFee. In accord with Missouri law, these documents were sent to Jensen. On January 20, 2005, the Board received a letter from Jensen requesting a Use Variance from the Village for property located at the Northeast corner of N. Oak Trafficway and Englewood Road. In this letter, she indicated that she was representing Marlow, LLC. Later we learned that Walter LaBruneria and Shane Danner are involved in this limited liability company. The request was for the Board of Adjustment of the Village to take action on the use Variance.

Upon investigation of Missouri statutes establishing the authority and process of a Board of Adjustment under Missouri law, it was found that the Board of Adjustment has no authority to grant a variance but can only investigate the situation and report to the Board of Trustees. On February 14th, at their regular meeting, the Trustees approved the new working for the function of the Board of Adjustment.

During the next two months, the Trustees investigated their responsibilities in this matter in consultation with Steve Mowry, the Village attorney. After reviewing the request, Mowry recommended that the Board employ an attorney who was a specialist in such legal actions and suggested Michael P. Keheler as an excellent choice.

On April 21, the Board received another letter from Jensen insisting that a meeting be scheduled with the Board of Adjustment as soon as possible or she would have to take other actions. Chairman Howell met with Keheler on May 2 and he agreed to represent the Village in this matter. He knew Jensen and would get in touch with her to establish a time for the meeting. All parties have now agreed to a meeting on Tuesday, June 21, at 7:00 PM in the Village of Oakview Community Center (City Hall) just north of Shady Lane and east of North Oak, adjacent to the shopping center.

BOARD OF ADJUSTMENT

Members of the Board of Adjustment are:

Terry Vaughan, chair; Leon Kimbrough, Renee Stafford, Scott Jones, Lee Shippee. Shippee was appointed in May to replace David Pena who resigned due to health conditions. David has given many hours of service to the Village as a trustee and in other ways. Appreciation is expressed to him for all that he has done.

MAST AMBULANCE CONTRACT APPROVED

In the April meeting, the Trustees approved the contract with MAST ambulance service to insure that MAST will answer calls for service in the Village. As reported in a previous Village Voice, the Board had been given a time frame within to act. After further investigation and a reduction in the annual fee, the contract was approved.

BUILDING PERMITS REQUIRED FOR HOME CONSTRUCTION OR REMODELING

Residents are reminded that Ordinance No. 5, the zoning ordinance of the Village, establishes the need for a permit from the Board of Trustees to construct or remodel a home in the Villiage. Contact Mrs. Mary Ann Louthain, Village Clerk, if you need information about a permit.

BOARD OF TRUSTEES

Members of the Board are: John C. Howell, Chair; Betsy Rosetti, John Hagen, Mary Lou Butterworth and Terry Vaughan. All serve without pay to provide guidance in Village affairs.

The Board meets on the second Monday of each month at the Oakview City Hall at 7:00 PM.