

NOTICE OF MEETING AND BOARD OF ADJUSTMENT AGENDA



CITY OF OSAGE BEACH BOARD OF ADJUSTMENT MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

September 17, 2025 - 4:00 PM
CITY HALL

**** Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

- A. Motion to approval minutes June 18, 2025

NEW BUSINESS

- A. Variance Case 358 Kent and Penny Setterburg

ADJOURN

Remote viewing link:

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

**THE BOARD OF ADJUSTMENTS
FOR THE CITY OF OSAGE BEACH, MISSOURI**

June 18, 2025

CALL TO ORDER

Randy Gross called the Board of Adjustments Commission of the City of Osage Beach, Missouri, to order at the regular meeting on June 18, 2025 at 4:00 p.m.

ROLL CALL

The following Members were in present: Randy Gross, Fred Catcott, Karen Bowman, Gloria O’Keefe, and Jeremy Green.

City Staff Present: City Planner Cary Patterson, City Attorney Cole Bradbury, City Clerk Tara Berreth

APPROVAL OF MINUTES

Motion to minutes from May 21, 2025

Commissioner Catcott made a motion to approve the minutes from May 21, 2025. This motion was seconded by Commissioner O’Keefe. Motion passes unanimously with a voice vote.

NEW BUSINESS

Variance Case 357 Russell and Kathryn Bohnert request a variance from minimum setback requirements.

Date: June 18, 2025 Case Number: 357
Applicant: Russell and Kathryn Bohnert
Location: 5833 Cardinal Circle
Petition: Variance from minimum setback requirements
Purpose: Garage Addition
Existing Use: Single-family home
Zoning: R-1a (Single Family)

Tract Size: Approximately 5,300 sq ft

Case History Case # Date

None

Utilities

Water: City Gas: Summit Electricity: Ameren Sewer: City

Access: The subject property derives access from Cardinal Circle

Analysis:

1. The applicant is the owner of the property in question. The property is a platted lot known as “Lot 7 of Brick Haven Number 2” and is designated with the physical address 5833 Cardinal Circle.
2. The applicants are requesting a variance to build a garage addition and extend the existing deck at their existing home. As you can see on the submitted site plan, the closest point of the proposed garage will be 9.16 feet from the front property line and 4.5 feet from the side property line. The extension of the lakeside deck, as proposed, will be constructed to 7.5 feet of the rear property line. In the R-1b zone, the minimum required setbacks are twenty-five (25’) feet from the front, twenty (20’) feet in the rear, and ten (10’) feet from the side property lines. Approval of the requested variance will allow the city to issue a legal building permit to construct the requested garage addition as per the submitted site plan.
3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It is, of course, up to this board to use the facts in this case along with any written or verbal testimony and make the decision that is right.

If this request is approved, the following conditions shall apply:

1. The structure must be built according to the submitted site plan.
 2. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
 3. A building permit must be obtained for the new construction and all other zoning codes be adhered to.
- The variance must be used within one year of the approval date.

Commissioner Bowman made a motion to approve Case #357. This motion was approved by Commissioner Green. Motion passes unanimously with a roll call vote.

Commissioner Catcott made a motion to adjourn at 4:12pm. This motion was seconded by Commissioner Green. Motion passed with a voice vote.

ADJOURN

I, Tara Berreth City Clerk for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Zoning Adjustment of the City of Osage Beach, Missouri, held on May 21, 2025.

Tara Berreth, City Clerk

Randy Gross, Board Chairman

***All meetings may be viewed on Facebook or YouTube for more clarification. **

**PLANNING DEPARTMENT
REPORT TO
BOARD OF ADJUSTMENT**

Date: September 17, 2025 **Case Number:** 358

Applicant: Kent and Penny Setterburg

Location: 1142 Case Road

Petition: Variance from minimum setback requirements

Purpose: Home Addition

Existing Use: Single-family home

Zoning: R-1b (Single Family)

Tract Size: Approximately 4,500 sq ft

Case History **Case #** **Date**

None

Utilities

Water: City
Electricity: Ameren

Gas: Summit
Sewer: City

Access: The subject property derives access from Case Road

Analysis:

1. The applicant is the owner of the property in question. The property is a platted lot known as “the East Half of Lot 7 Harper’s Subdivision” and is designated with the physical address 1142 Case Road.
2. The applicants are requesting a variance to build an addition onto their existing home. As you can see from the submitted site plan, the closest point of the proposed addition will be 11.09 feet from the front property line. The existing home currently sits 13.12 feet from the front property line. The applicant intends to extend the front of the home fourteen (14’) feet which is what brings the home closer to the front property line. In the R-1b zone, the minimum required setbacks are twenty-five (25’) feet from the front, twenty (20’) feet in the rear, and ten (10’) feet from the side property lines. Approval of the requested variance will allow the city to issue a legal building permit to construct the requested addition as per the submitted site plan. As part of this request, the applicant intends to remove a free-standing shed structure that is also non-conforming.
3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It is, of course, up to this board to use the facts in this case along with any written or verbal testimony and make the decision that is right.

If this request is approved, the following conditions shall apply:

1. The structure must be built according to the submitted site plan.
2. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
3. A building permit must be obtained for the new construction and all other zoning codes be adhered to. The variance must be used within one year of the approval date.

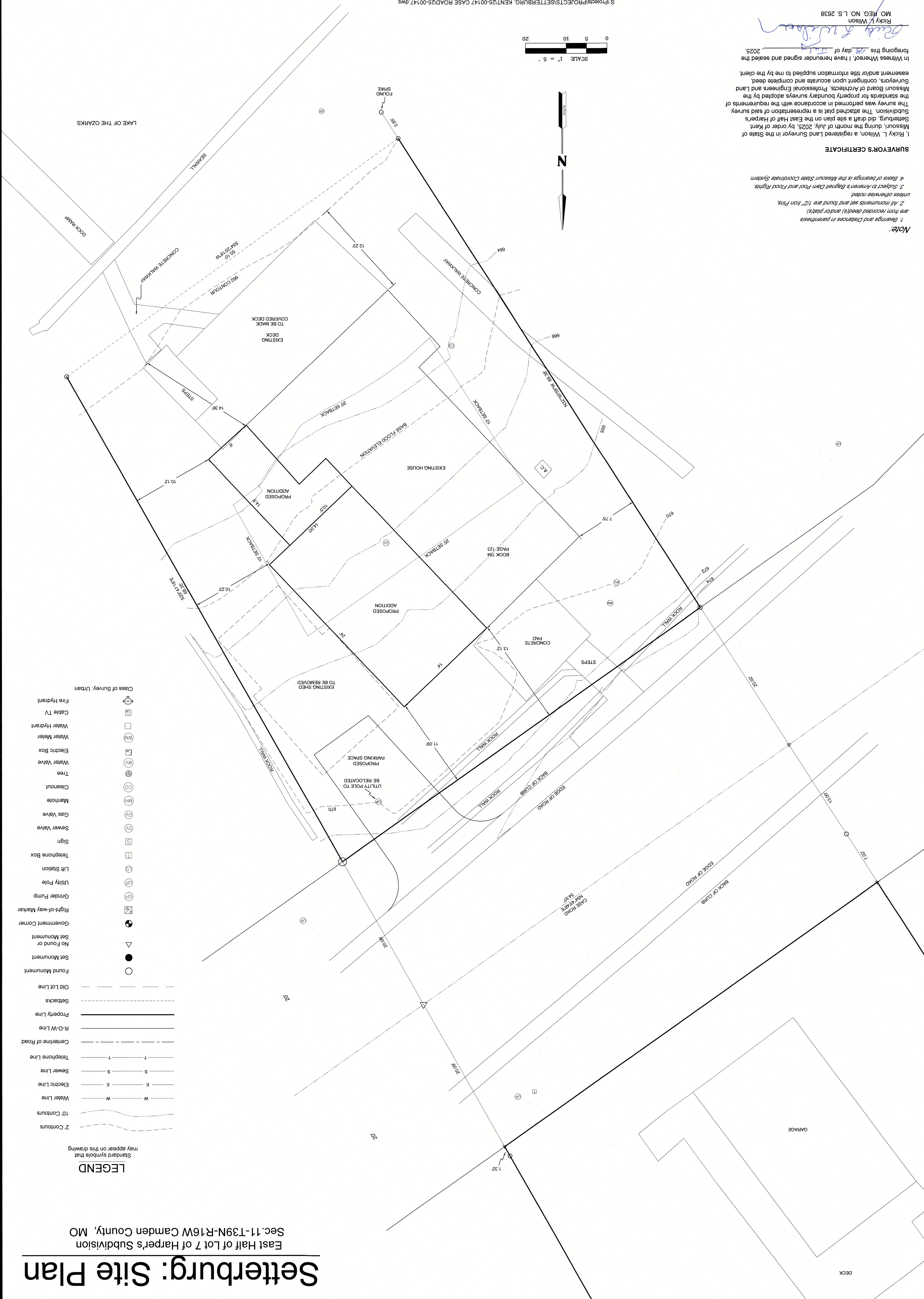
Setterburg: Site Plan

East Half of Lot 7 of Harper's Subdivision
Sec. 11-T39N-R16W Camden County, MO

LEGEND

Standard symbols that may appear on this drawing

2' Contours	
10' Contours	
Water Line	
Electric Line	
Sewer Line	
Telephone Line	
Centerline of Road	
R-O-W Line	
Property Line	
Setbacks	
Old Lot Line	
Found Monument	
Set Monument	
No Found or Set Monument	
Government Corner	
Right-of-way Marker	
Grinder Pump	
Utility Pole	
Lift Station	
Telephone Box	
Sign	
Sewer Valve	
Gas Valve	
Manhole	
Cleanout	
Tree	
Water Valve	
Electric Box	
Water Meter	
Water Hydrant	
Cable TV	
Fire Hydrant	



Note:

1. Bearings and Distances in parentheses are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. Subject to Ament's Bagged Dam Pool and Flood Rights
4. Basis of bearings is the Missouri State Coordinate System.

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of July, 2025, by order of Kent Setterburg, did draft a site plan on the East Half of Harper's Subdivision. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the Missouri Board of Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client. In Witness Whereof, I have hereunder signed and sealed the foregoing this 18 day of July, 2025.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

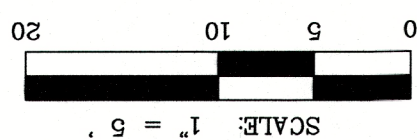


SEAL



Alpha Engineering & Surveying, LLC
1037 Orange Beach Rd.
Osage Beach, MO 65065
(573) 348-5552
(573) 392-3312
Civil & Structural Engineering, Land Surveying
Environmental Operations, Material Testing

EAST HALF OF LOT 7 OF HARPER'S SUBDIVISION
SECTION 11, TOWNSHIP 39 NORTH, RANGE 16 WEST,
CAMDEN COUNTY, MISSOURI



Date:	7/15/25	Scale:	1"=5'
Project Number:	25-00147		
Field Book:	M-311		

Drawn By: BFLW
Approved By: R.L.W.

ALPHA ENGINEERING & SURVEYING, LLC
Missouri State License Authority
NO. STATE LICENSE AUTHORITY
E-2020030612

The Professional Surveyor's seal affixed to this sheet applies only to material and items in this survey. It does not constitute a warranty, either expressed or implied, that the survey, instruments, or other documents not exhibiting this seal shall not be considered reliable. The Professional Surveyor assumes no responsibility for such plans, drawings or documents not exhibiting this seal.

Date Submitted 7-28-25

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
REQUEST FOR REVIEW

358

pd
330.00
31.32

NAME OF APPLICANT: Kent and Penny Setterburg

MAILING ADDRESS: 2314 150TH St

Clarinda, IA 51632

TELEPHONE: 402-650-4377

LOCATION OF PROPERTY: Be specific. Give directions to property. Include Lake Road and lot number. Attach legal description of property to this application. Please mark property in some way, i.e., distance from property lines with red paint, flags or stakes, indicating location of proposed variance.

1142 Case Rd Osage Beach, Mo

VARIANCE

FOR/FROM:

APPEAL

FOR/FROM:

*List names and mailing addresses of the current adjoining property owners:
(Attach a separate sheet if necessary)*

NAME

COMPLETE ADDRESS/WITH ZIP CODE

Mark Lembke

812 Kinyon Ct.

St. Louis, Mo 63122

Sheryl Doss

36105 Hwy 28 west

Belle, mo. 65013

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
QUESTIONNAIRE

1. SIZE OF PROPERTY: 53'9" x 68'4" x 50'1" x 68'5"
2. SOURCE OF UTILITIES: WATER: City of GAS: Amron
SEWER: Osage Beach ELECTRIC:
3. PRESENT USE OF PROPERTY: vacation residence
4. PRESENT ZONING OF PROPERTY: residential
5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? NO
IF SO, WHEN?
6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? 11 years
7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. see attached sheet
8. DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY? NO
9. WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING
SIZE /EXTENT OF THE USE NOT ACCEPTABLE? see attached sheet
10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF
WHICH THE BOARD SHOULD BE AWARE?
there is no onsite parking available
11. LIST SPECIAL CIRCUMSTANCES WHICH ARE PECULIAR TO THE LAND STRUCTURE
OR BUILDING IN QUESTION AND DO NOT GENERALLY APPLY TO THE NEIGHBORING
LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT OR VICINITY.

12. LIST REASONS WHY STRICT APPLICATION OF THE PROVISIONS OF THE ZONING

ORDINANCE WOULD DEPRIVE YOU OF REASONABLE USE OF THE LAND, STRUCTURE

OR BUILDING IN A MANNER EQUIVALENT TO THE USE PERMITTED TO BE MADE BY

OTHER OWNERS OF NEIGHBORING LANDS, STRUCTURES OR BUILDINGS IN THE SAME

DISTRICT.

It would prevent us from replacing and updating an old structure, which served its purpose, to a viable long term structure for our use and enjoyment and for those to come.

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN

SUBSEQUENT TO MAY 10, 1984?

YES

NO

NOTE: Applications must be accompanied by additional information as outlined in the Board of Adjustment Application Procedures. (Page 1 of this packet). The Administrative Officer of the Zoning Ordinance will review the application for Variance and determine if sufficient data is contained to adequately describe the situation to the Board of Adjustment. If the data is not adequate, the Administrative Officer shall return the application to the applicant for additional information. Only completed applications shall be forwarded to the Board of Adjustment.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

Checks should be made payable to the City of Osage Beach. Postage costs should be calculated and submitted with the \$330.00 filing fee.

STATE OF MISSOURI,

COUNTY OF CAMDEN,

Subscribed and sworn to me before me, the 28 day of JULY 20 25

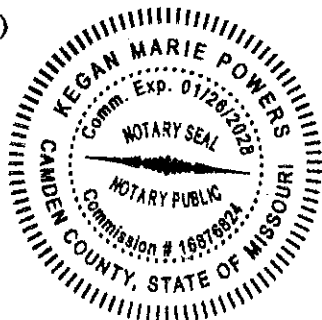
Notary Public Kegan Marie Powers

My Commission expires:

(stamp)

(seal)

01-26-2028



⑦ the original structure built in 1940's
addition built 1976

⑨ We are requesting to demo and rebuild the existing residential structure. Plus build the proposed addition to accommodate a primary bedroom and bath room on the main floor. The shed next to the house will be removed, which has served as an extra bed room.

The original foundation is stone and mortar built in the 1940's, would be removed and replaced with poured concrete.

We would like to raise the elevation of the existing basement floor and structure to protect against the base flood elevation. Also increasing the ceiling heights to the 8 foot standard. The existing basement ceiling height ranges from 5'9" to 6 feet and the main floor ceilings are 7 feet.

A tile would be placed around the new foundation to prevent ground water from entering the basement, which is a problem.

A finished basement with bedrooms, bath room and utility room would be very beneficial

I, MARK ZEMCKA Agree to
Sight Plans AND have no Issues

Jul
D. 10.25

Kent & Penny Letterburg
put with variance
application.

Camden County, MO

