

**Board of Adjustment meeting agenda
300 Hoven Drive Pacific, MO 63069
WEDNESDAY, January 28,2026
5:30 P.M.**

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES: June 25, 2025

4. PUBLIC HEARING:

- A. **BOZA-2026-1: Consider an appeal of an administrative decision, Steven Stumpe and Legacy Property LLC, applicant.** *An application to consider an appeal of an administrative decision filed by Steven Stumpe and Legacy Property LLC concerning an approximate 10-acre area including the following streets: Western Avenue, Lake Circle Drive and Lime Drive*

The Application requests that the Board of Adjustment review administrative decisions made by city staff members specifically regarding: (i) whether individual manufactured homes with the addresses of 41 and 44 Lake Circle Drive are eligible for an occupancy permit although the property has not obtained a Conditional Use Permit to operate as a manufactured home park; and (ii) whether the entire property shall be considered a non-conforming use (as a whole) thereby nullifying the requirement to obtain a conditional use permit to operate as a manufactured home park.

5. NEW BUSINESS:

- a. **BOZA-2026-1: Consider an appeal of an administrative decision, Steven Stumpe and Legacy Property LLC, applicant.** *An application to consider an appeal of an administrative decision filed by Steven Stumpe and Legacy Property LLC concerning an approximate 10-acre area including the following streets: Western Avenue, Lake Circle Drive and Lime Drive*

6. OLD BUSINESS:

7. OTHER BUSINESS:

8. ADJOURNMENT

This Meeting is Open to the Public. The meeting will be streamed live on the City of Pacific YouTube channel: <https://www.youtube.com/channel/UC9dxzhHQQWbPuIQJC1N6TSig>

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 PACIFIC
Board Of Adjustment Minutes
June 18, 2025 at 5:30 p.m.

Call to Order: The meeting of the Board of Adjustment Commission was called to order at 5:30 p.m. by Chairman Kelley. This meeting was held in person.

Roll Call: Present at Roll Call: Commissioner Gildehaus, Commissioner Gass, Commissioner Unnerstall, Chairman Kelley.

Absent: Commissioner Summers, Commissioner McClain.

Other city officials present: Contracted City Engineer and acting Zoning Officer A.J. Girondo, Building Department Clerk Bauguess.

Approval of minutes: Motion made by Commissioner Gass, seconded by Commissioner Gildehaus to approve the minutes from May 28, 2024. A voice vote was taken with an affirmative result.

Public Hearing

1. **BOZA-2025-2: Variance Request, Denise Bricker, applicant.** *An application for variance from Denise Bricker for property owner Rev. Alexander Nord, St. Bridget Catholic Parish, for property generally located at 223 W. Union Street, Franklin County Parcel ID 19-1-12.0-1-002-267.000.*

The property owner owns the lot that is located at 223 W. Union Street and fronts Osage Street. The applicant is requesting to build a new sign for the property that is 6 feet 2 inches tall to replace the existing sign for this parcel. This would require a variance of the allowable height of ground sign being 5 feet tall.

Chairman Kelley read the Public Hearing into the record and opened the hearing for comments. City Engineer Girondo gives the staff report.

New Business:

2. **BOZA-2025-2: Variance Request, Denise Bricker, applicant.** *An application for variance from Denise Bricker for property owner Rev. Alexander Nord, St. Bridget Catholic Parish, for property generally located at 223 W. Union Street, Franklin County Parcel ID 19-1-12.0-1-002-267.000.*

Motion made by Commissioner Gass, seconded by Commissioner Gass Summers to approve BOZA-2025-2 as written. A roll call vote was taken with the following results: Ayes: Commissioner Gildehaus, Commissioner Gass, Commissioner Unnerstall, Chairman Kelley. Ayes:4 Nay:0 Abstain:0 Motion passes 4-0.

Old Business – None

Other Business – None

Adjournment – Motion made by Commissioner Gildehaus, seconded by Commissioner Gass to adjourn. A voice vote was taken with an affirmative result.

The meeting adjourned at 5:33 p.m.

January 8, 2026

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
Board of Adjustment**

**Appeal of an Administrative Decision
approximate 10-acre area including the following streets:
Western Avenue, Lake Circle Drive and Lime Drive**

The City of Pacific Board of Adjustment will hold a Public Hearing on Wednesday, January 28, 2026, at 5:30 p.m. at the Pacific Government Center, 300 Hoven Drive, Pacific, MO to consider the following matters:

1. **BOZA-2026-1: Consider an appeal of an administrative decision, Steven Stumpe and Legacy Property LLC, applicant.** *An application to consider an appeal of an administrative decision filed by Steven Stumpe and Legacy Property LLC concerning an approximate 10-acre area including the following streets: Western Avenue, Lake Circle Drive and Lime Drive*

The Application requests that the Board of Adjustment review administrative decisions made by city staff members specifically regarding: (i) whether individual manufactured homes with the addresses of 41 and 44 Lake Circle Drive are eligible for an occupancy permit although the property has not obtained a Conditional Use Permit to operate as a manufactured home park; and (ii) whether the entire property shall be considered a non-conforming use (as a whole) thereby nullifying the requirement to obtain a conditional use permit to operate as a manufactured home park.

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m.

