

**Poplar Bluff Board of Adjustment Meeting  
Thursday, April 20, 2023 – 7:00 p.m.  
City Council Chambers – 301 South 5<sup>th</sup> Street  
Poplar Bluff, Missouri 63901**

**MINUTES**

The Poplar Bluff Board of Adjustment held a regular meeting on Thursday, April 20, 2023, in the City Council Chambers, 301 South 5<sup>th</sup> Street, Poplar Bluff, Missouri. Chairman Lonnie Taylor called the meeting to order promptly at 7:00 p.m. Roll call was as follows:

**ROLL CALL**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Others Present</u></b>
Lonnie Taylor		James Sisk
Todd Sittig		Patricia Voyles
Richard Carr		Irene Morse
Rodney Reagan		Paula Hefner
Lucy Wheeler		Jennifer Taylor
Chelsae Cordia		

**Approval of the August 8, 2022 Minutes**

Mr. Rodney Reagan made a motion to approve the August 8, 2022, minutes as printed. Mr. Todd Sittig seconded the motion. With all attending Board members in favor, the motion carried unanimously.

**Advertisement**

This meeting was advertised in the Daily American Republic on Saturday, April 15, 2023.

**Disclosure of Interest**

None Reported.

**New Business**

- A. Applicant requests a variance from the RS-3 Central Area Residential requirements to allow a daycare center in a RS-3 Central Area Residential zoned district located at 726 Nickey Street, Applicant is Patricia Voyles – 176 Wayne 543 Greenville, Missouri.

*\*\*See attached*

Board of Adjourments Meeting

April 20, 2023

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**Adjournment**

With no discussion reported, Mr. Todd Sittig made a motion for adjournment. Mr. Rodney Reagan seconded the motion. With all attending Board members in favor, the Poplar Bluff Board of Adjustment meeting for this evening came to a close at 7:15 p.m.

Respectfully Submitted,



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Ms. Irene Morse Recording Secretary

BOARD OF ADJUSTMENT MEETING  
CITY OF POPLAR BLUFF,  
STATE OF MISSOURI

I-N-D-E-X

APRIL 20th, 2023

**AGENDA**

**PAGE**

**New Business**

**PATRICIA VOYLES**

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Vote.....	12

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BOARD OF ADJUSTMENT MEETING  
CITY OF POPLAR BLUFF,  
STATE OF MISSOURI

**BE IT REMEMBERED** that the above entitled matters came on for a **BOARD OF ADJUSTMENT MEETING** on the 20th day of APRIL, 2023, at the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri before Paula D. Hefner, CCR, RMR-CM, CRR, a Notary Public within and for the County of Butler, State of Missouri, and the following proceedings were had:

**ATTENDING:**

Chairperson Lonnie Taylor  
Richard Carr            Chelsae Cordia  
Rodney Reagan        Todd Sittig  
Lucy Wheeler

City Planner James Sisk  
Secretary Irene Morse

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1 (Meeting commenced at 7:00 p.m.)

2 CHAIRMAN LONNIE TAYLOR: The applicant requests a  
3 variance from RS-3 central area residential requirements to  
4 allow a day care center in an RS-3 central area residential  
5 zoned district, 726 Nickey Street. Applicant is Patricia  
6 Voyles, 176 Wayne 543, Greenville.

7 And you have a staff report in the package and I think  
8 we have some pictures. We have a report from the City.

9 CITY PLANNER JAMES SISK: This is a bit of a unique  
10 situation. This kind of came about before we were aware that it  
11 even existed. Somehow the State did the inspection and at some  
12 point the -- whoever was doing part of the work for the State  
13 told Mrs. Voyles that she did not need anything from the City to  
14 proceed. We did find out about it, explained to her that that  
15 was not the case, and to do what she is doing that she would  
16 have to apply for a variance of some sort.

17 It's not zoned for a commercial day care. However, an  
18 in-home day care would be allowed in this area. The problem  
19 with that is Mrs. Voyles does not live in the residence. She  
20 lives in Greenville, I believe. So it's a unique situation.

21 However, it is licensed as an in-home day care with a  
22 maximum of ten children. So it still adheres to all of those  
23 rules. The State has inspected and approved it. I believe Tony  
24 has done a full inspection of the house, everything was as it  
25 should be.

1           So my staff report if you read it, you know, by  
2 ordinance we would have to deny this request. Given the  
3 situation there it is a day care directly across from Eugene  
4 Field School.

5           I don't think it's a bad situation. The stipulation  
6 would just have to be if Mrs. Voyles decides to shut it down  
7 that's the end of it and it goes back to a residential  
8 structure.

9           CHAIRMAN LONNIE TAYLOR: So to keep operating she  
10 has to have approval from this Board?

11           CITY PLANNER JAMES SISK: Correct.

12           CHAIRMAN LONNIE TAYLOR: Have we had any  
13 feed-back from anybody in the area?

14           CITY PLANNER JAMES SISK: I don't think we got  
15 any --

16           SECRETARY IRENE MORSE: I only had one neighbor  
17 call and she just asked and I explained to her what was going  
18 on. And she said she was fine with it as long as it wasn't a  
19 bar.

20           CITY PLANNER JAMES SISK: I think her concern was  
21 if it continued on past the day care, if another business could  
22 move into the property. She didn't really understand that it  
23 was a one time deal.

24           CHAIRMAN LONNIE TAYLOR: If we approve this  
25 variance it couldn't be transferred anyway, can it?

1 CITY PLANNER JAMES SISK: No.

2 CHAIRMAN LONNIE TAYLOR: Anyone else did that  
3 they would have to get a new application?

4 CITY PLANNER JAMES SISK: Correct.

5 RICHARD CARR: Do we know if the school utilizes  
6 the lot?

7 IDENTIFIED SPEAKER: Yes. I am --

8 CHAIRMAN LONNIE TAYLOR: You need to come to the  
9 mic. State your name and address for the record, please.

10 JENNIFER TAYLOR: Thank you. My name is Jennifer  
11 Taylor. I am the principal at Eugene Field Elementary School.  
12 Dr. Scott Dill asked me to participate in this meeting this  
13 evening.

14 Do you want my home address? 401 Bella Drive, Poplar  
15 Bluff.

16 CHAIRMAN LONNIE TAYLOR: Do you have comments?

17 JENNIFER TAYLOR: Like I said I was asked to  
18 participate to represent the school district.

19 At this time since it is a smaller facility we have  
20 not noticed a huge issue with the traffic. The parking lot that  
21 is adjacent to her facility is our property, is our parking lot.

22 She has -- since she has been located there they have  
23 added what appears to be like a second driveway so that they  
24 have two ways to enter.

25 Our only comments or asks would be for her just to try

1 to encourage her families to enter from, say, Marshall Street  
2 versus Cross Street because our morning drop-off traffic that  
3 runs from about 7:50 until 8:30 proceeds in that direction from  
4 Cross through Nickey and exits out Marshall. And so if they are  
5 entering and exiting towards Marshall then they will not be  
6 interfering with our direct drop-off traffic. But, as our  
7 families are exiting and pulling away her patrons are having to  
8 back out and so -- with that parking lot that is adjacent it is  
9 our property.

10 But, my suggestion was going to be to her to encourage  
11 her families to quickly just temporarily -- not for parking for  
12 the day, but just to park there to run their littles in and to  
13 come out. And that would allow them to pull out from the street  
14 without backing out with the potential of backing into both  
15 zones of traffic. So maybe the pulling out would be safer  
16 because we're just looking for the safest alternative, of  
17 course, so that would be my particular input.

18 Since it is a smaller facility, again, we don't have  
19 as much of a conflict. It's just sometimes in that morning  
20 between 7:50 and 8:30 the teachers on duty, you know, have  
21 noticed some backing out. But, it's not been a huge concern,  
22 you know, at this point because it's location is more  
23 catty-cornered to our direct drop-off.

24 CHAIRMAN LONNIE TAYLOR: Okay. So your only  
25 concern is traffic then?



1 JENNIFER TAYLOR: Yes. Yes.

2 RICHARD CARR: So you would like traffic to enter  
3 from Marshall?

4 JENNIFER TAYLOR: Yes. I feel like if they enter  
5 from Marshall and then they exit back towards Marshall -- the  
6 streets are so narrow, and that four-way stop down there at  
7 Nickey and Cross is terrible to navigate.

8 RICHARD CARR: You don't mind them dropping off  
9 in the lot?

10 JENNIFER TAYLOR: To park quickly in the lot,  
11 just to run their children in and then to come out and to pull  
12 out from the lot, right.

13 I think it would be safer for them to be exiting from  
14 the lot versus them trying to back out into Nickey Street in  
15 order, you know -- they would have to back through oncoming  
16 traffic and then to proceed out.

17 Just a few of the duty teachers, you know, in our  
18 discussion about this prior to this evening, you know, they did  
19 note that there were some times -- not necessarily the fault of  
20 her patrons, it goes both ways, as our families drop our  
21 students off and they proceed out if they're proceeding out and  
22 not paying attention and she has a patron backing out there is a  
23 potential there.

24 But, again, with it being a smaller facility there is  
25 not a lot of that concern.

1                   CHAIRMAN LONNIE TAYLOR: So there is probably a  
2 maximum of ten cars that drop off and pick up then, it's a ten  
3 person you said?

4                   PATRICIA VOYLES: I have ten -- I'm licensed for  
5 ten kids. Some of them have two kids so there's probably six  
6 cars, yeah.

7                   CHAIRMAN LONNIE TAYLOR: You need to state your  
8 name and address for us, too, please.

9                   PATRICIA VOYLES: I'm Patricia Voyles and my day  
10 care is in my name, Mrs. Patricia's Day Care.

11                   What else?

12                   CHAIRMAN LONNIE TAYLOR: Your address?

13                   PATRICIA VOYLES: It's 726 Nickey Street in  
14 Poplar Bluff, Missouri.

15                   CHAIRMAN LONNIE TAYLOR: That's where you live?

16                   PATRICIA VOYLES: No, that's the day care.

17                   CHAIRMAN LONNIE TAYLOR: We need your home  
18 address.

19                   PATRICIA VOYLES: I'm sorry. 176 Wayne 543,  
20 Greenville, Missouri.

21                   CHAIRMAN LONNIE TAYLOR: Okay. So the maximum  
22 cars you would have is ten then, and if you have more than one  
23 in the family you won't have that many?

24                   PATRICIA VOYLES: Right. Right.

25                   CHAIRMAN LONNIE TAYLOR: What is your feeling

1 about her concerns?

2 PATRICIA VOYLES: I mean that's fine with me.  
3 I've always told my parents not to park over there because  
4 that's the school parking lot and I didn't want to get in  
5 trouble. So I've always told them like if somebody was there --  
6 like she said we made an extra driveway where two cars can be in  
7 at one time -- I mean one would have to wait on the other.

8 But, I've always told them don't park in the school  
9 parking lot because it's not my property, that's theirs. Just  
10 so...

11 CHAIRMAN LONNIE TAYLOR: So she said you can load  
12 and unload from that parking lot.

13 PATRICIA VOYLES: Right.

14 CHAIRMAN LONNIE TAYLOR: Not all day parking.

15 PATRICIA VOYLES: Right. Nobody is going to stay  
16 there all day.

17 CHAIRMAN LONNIE TAYLOR: Right. Do you have  
18 anything else to add?

19 JENNIFER TAYLOR: No, sir.

20 CHAIRMAN LONNIE TAYLOR: Okay. Does anybody have  
21 any other questions?

22 LUCY WHEELER: What's the typical drop-off time  
23 for your parents?

24 PATRICIA VOYLES: My parents are usually there  
25 before -- like she said between like seven and seven-thirty

1 because most of them have to be at work at eight. And in the  
2 afternoon it's really not big because my parents -- their buses  
3 leave like at four, is that when you all leave at four, and then  
4 my parents don't pick up until like five or five-thirty. So  
5 it's that morning. But, I know what she's talking about because  
6 sometimes it is like bad.

7 CHAIRMAN LONNIE TAYLOR: What time do most of  
8 yours at Eugene Field parents come in?

9 JENNIFER TAYLOR: So our latch-key services open  
10 at seven a.m. and we do have some parents that are pulling in  
11 and out prior to the building opening at 7:50. But, the bulk  
12 amount of traffic will begin at 7:50 and usually last until  
13 about 8:20. School begins at 8:30, but most of the traffic is  
14 through outside of that time zone.

15 In the afternoons we load cars in the back of the  
16 building and the buses are in the front. So it has not been,  
17 you know -- I've not noticed it being an issue with the buses.

18 It was just a little bit of a concern with some of the  
19 morning cars.

20 CHAIRMAN LONNIE TAYLOR: Okay. Anybody else have  
21 any questions or comments?

22 Anybody want to make a motion?

23 TODD SITTING: I make a motion that we grant the  
24 variance.

25 CITY PLANNER JAMES SISK: I would just add that

1 we can make those stipulations that -- if the school is willing  
2 to let her use the parking lot that we make note of that so that  
3 her parents aren't interfering with the school traffic. And  
4 you've got a small enough clientele that you can ask them to  
5 follow the school's traffic routes.

6 PATRICIA VOYLES: Oh, yeah.

7 CITY PLANNER JAMES SISK: So I think most of that  
8 can be worked in that as well; just want it stated in the  
9 variance.

10 CHAIRMAN LONNIE TAYLOR: I think my observation  
11 from Mrs. Taylor, too, that if there are some things that need  
12 to be discussed between the two they would be willing to do that  
13 would be my suggestion.

14 PATRICIA VOYLES: Yes.

15 JENNIFER TAYLOR: Absolutely.

16 CITY PLANNER JAMES SISK: Just for the record, I  
17 very much appreciate you coming here tonight to speak on behalf  
18 of this. But, that's pretty well what I have.

19 CHAIRMAN LONNIE TAYLOR: Okay.

20 CITY PLANNER JAMES SISK: Again this is going to  
21 be limited to ten. At no point will it ever go over that pair.

22 CHAIRMAN LONNIE TAYLOR: So we do have a motion.

23 Do we have a second?

24 RODNEY REAGAN: Second.

25 CHAIRMAN LONNIE TAYLOR: We have a second. Any

1 discussion about it then? If not we'll have a roll call.

2 SECRETARY IRENE MORSE: Rodney Reagan.

3 RODNEY REAGAN: Yes.

4 SECRETARY IRENE MORSE: Lucy Wheeler.

5 LUCY WHEELER: Yes.

6 SECRETARY IRENE MORSE: Todd Sittig.

7 TODD SITTIG: Yes.

8 SECRETARY IRENE MORSE: Richard Carr.

9 RICHARD CARR: Yes.

10 SECRETARY IRENE MORSE: Lonnie Taylor.

11 CHAIRMAN LONNIE TAYLOR: Yes.

12 SECRETARY IRENE MORSE: Motion carries.

13 CHAIRMAN LONNIE TAYLOR: So you've got your  
14 motion. As I said, if I were you I would be sure to work with  
15 the school, you all can be great neighbors, and if you have any  
16 concerns talk to each other.

17 PATRICIA VOYLES: Do you need a copy of my  
18 license or do you need a copy?

19 SECRETARY IRENE MORSE: I've got it. You're  
20 good.

21 PATRICIA VOYLES: Thank you.

22 CHAIRMAN LONNIE TAYLOR: Any other discussion  
23 from the Board that anyone has?

24 Do we have anything else for our meeting at this time?

25 TODD SITTIG: Motion to adjourn.

1                   RODNEY REAGAN:  Second.

2                   CHAIRMAN LONNIE TAYLOR:  All those in favor.

3  Aye.  We're done.

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1 STATE OF MISSOURI )  
 ) SS  
2 COUNTY OF BUTLER )

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4 I, Paula D. Hefner, CSR, CCR, RMR, CRR, a  
5 Notary Public within and for the County of Butler, State of  
6 Missouri, do hereby certify that the above and foregoing  
7 **BUILDING STANDARDS BOARD, BOARD OF ADJUSTMENT HEARING** was taken  
8 by me in Stenotype on the 20th day of APRIL, 2023, at the City  
9 Council Chambers, City Hall, 301 South 5th Street, Poplar Bluff,  
10 Missouri, and that said **BOARD OF ADJUSTMENT HEARING** was  
11 thereafter caused to be reduced to print by computer-assisted  
12 transcription as set forth in the foregoing pages.

13 IN WITNESS WHEREOF I have hereunto set my Notarial  
14 Seal and affixed my hand this 24th day of APRIL, 2023.

15 My Commission expires the 22nd day of December, 2026.

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17  
18 Paula D Hefner  
19 PAULA D. HEFNER, CSR, CCR, RMR  
20 Notary Public  
21 Commission No. 10554988  
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