

Call to Order: 8:00 p.m. by Board Chair, Janet Aldrich

**Attendance:**

**Bob Moses - Present**  
**Chair: Janet Aldrich - Present**  
**James Proffitt - Present**  
**Larry Eastley - Present**

**Brian Bush - Present**  
**Kris Walker - Present**  
**Secretary: Dennis Hisle - Present**  
**Randy Lam – Absent**

**Others present: Stacy Wolfe - Planning & Zoning Administrator, Paula Patchett - Planning & Zoning Assistant, Camille Johnson – Ray County Prosecuting Attorney, and Alan Dreves – Septic Inspector.**

**Minutes: Larry Eastley moved to approve the minutes of the August 1 meeting. Brian Bush seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.**

**1. Vesser Acres – 1 Lot Plat & Rezoning Lot 1**

**Property Owner(s):** Justin & Tabatha Vesser  
**Surveyor/Representation:** Terry McCanless (M & M Survey)  
**Location:** North side of E 200<sup>th</sup> St, approximately .90 miles east of Hwy B, Richmond, (S27-T54-R27)  
**Explanation:** Dividing 3.01 acres with an existing residence from 78-acres parcel  
**Rezoning:** Lot 1 will rezone to R-1A (low density residential)

Dennis Hisle moved to approve the plat and rezoning of Lot 1. James Proffitt seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.

**2. Norma Acres – 1 Lot Plat & Rezoning Lot 1**

**Property Owner(s):** Stacey Cox, Personal Representative  
**Surveyor/Representation:** Terry McCanless (M & M Survey)  
**Location:** On the outside corner of Hwy F, approximately 1.9 miles east of Hwy B, Richmond (S10-T52-R27)  
**Explanation:** Dividing .38 acres with an existing residence from 206-acre parcel  
**Rezoning:** Lot 1 will rezone to R-1A (low density residential)

Bob Moses moved to approve the plat and rezoning of Lot 1. Dennis Hisle seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.

**3. Richmond Metal Acres – 2 Lot Plat & Rezoning Lots 1 & 2**

**Property Owner(s):** Titus & Hannah Graber  
**Surveyor/Representation:** Terry McCanless (M & M Survey)  
**Location:** NW corner of Hwy B & E 164<sup>th</sup> Street, Richmond, (S21-T53-R27)  
**Explanation:** Dividing off 8.43 acres around the existing business from 151-acre parcel to create 2 Lots  
**Rezoning:** The corner is partially zone B-2, both Lots 1 & 2 will rezone to B-2 (General Business)

James Proffitt moved to approve the plat and rezoning of Lots 1 & 2. Brian Bush seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.

**4. Rodney Mellon – Rezoning Application**

**Property Owner(s):** Rodney & Terri Mellon  
**Surveyor:** Northland Surveying  
**Rezoning:** Request to rezone 1.84 acres of an 80-acre parcel from R-A (agricultural) to I-2 (general industrial) for placement of 30,000-gallon propane tank for bulk storage  
**Property Location:** North side of Hwy D, approximately 1.4 miles west of Hwy 13 & .10 miles east of Greenfield Rd, Polo (S28-T54-R28)

Mellon explained this will be a fill station for their propane business. Dennis Hisle moved to approve the rezoning request. Bob Moses seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.

**5. Steve Garber & Mike Garber – Rezoning Application**

**Property Owner(s):** Steve Garber & Mike Garber

**Surveyor:** N/A – Existing Parcel containing 1.28 acres

**Rezoning:** Request to rezone from S & O (Service & Office) to B-2 (General Business) for Self-Serve Storage Units

**Property Location:** South side of Bus Hwy 10, approximately .20 miles west of Valley Dr and .30 miles east of Swofford Rd, Richmond (S25-T52-R28)

Brian Bush moved to approve the rezoning request. Bob Moses seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.

**6. Henry's Homestead Replat & Partial Zoning (Approved 7-11-22)**

**Rezoning Request for remaining 2.24 acres**

**Property Owner(s):** George & Peggy Ellis

This was a land swap between adjoining property owners, the 3.57 acres to the north was approved as part of the replat and rezoned appropriately on 7-11-22. The 2.24 acres to the west, part of the original plat, should have been rezoned from R-1A back to R-A at the same time.

**Rezoning:** Request to rezone 2.24 acres from R-1A (low density residential) to R-A (agricultural).

Bob Moses moved to approve the rezoning request. Brian Bush seconded the motion. Vote 6 in favor – 0 opposed. Motion carried.

**7. Marianne D'Amato & Devin Wilmoth (Ray Rocks Off Road Resort) – Conditional Use Application**

**CUP Request:** Outdoor Recreation & Entertainment, defined by Planning & Zoning Regs as: participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities.

**Property:** Contains 455 acres, currently owned by Hunt Midwest, located on the North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville. This proposal excludes the 55 acres located in the NW corner of the property.

**Proposal:** Phased plan set out over the next 1 to 5 years. Expectations for year 1 may include walking trails, equestrian trails, motorized all-terrain vehicle trails, non-motorized watercraft activities and camping experiences.

D'Amato & Wilmoth explained to the Board and attendees that they came upon this property through conversation with friends. Their plan is to build a home on the property for themselves. They are requesting a conditional use permit as part of their year 1 plan that will allow them also to operate a business offering outdoor recreation (trails for SxS's, equestrian and walking as well as kayaking on the lake that exists on the property).

D'Amato:

- talked about her love for trail riding and explained the terrain would great for riding
- they have a Phase 1 environmental study scheduled to ensure the property is free of any harmful substances if it does not come back clean, they will not close on the property
- the trails will be controlled trails, some areas along the perimeter that would not used for trails at all
- they want the park to be family oriented with different areas for different skill levels
- there will be no alcohol allowed on the trails
- hoping for feedback from people that ride the trails to help them improve the area
- NO racing – controlled trail area
- Riders going off trail will be banned and not allowed back
- Liability waivers must be signed by riders acknowledging the rules
- Will have setbacks from property lines

**Chris Minnick:** Asked about adjoining property owners' liability

**Brian Bush-P&Z:** requested that an application be filed with MoDOT to see if a turn lane would be an option

**Kris Walker-P&Z:** Asked if there would be any restrictions on the type of exhaust allowed.

**Ferguson:** Submitted letter of concern about Hwy 10 and safety

**D'Amato:** MoDOT has approve the main entrance to the quarry

**Bob Moses-P&Z:** Is this a private or corporate business **D'Amato:** Privately owned family venture under an LLC

**Wilmoth:** stated that he has spoken with Jeremy Greer who confirmed there are no caves or caverns

**Mac Booth:** concerned about how property line boundaries will be marked, would like to see an 8 ft privacy fence

**Statement** regarding noise control – **Answer:** typically, only parks that regulate noise are national parks

**Jesse Barger:** runs cattle next to the property, concerned about what would happen if his livestock gets out onto the quarry property

**Julie Nelson:** safety concerns, asked about experience running this type of business, asked about financials

**D'Amato/Wilmoth:** are currently business partners and work together on other projects

**Brian Powell:** submitted letter of questions and concerns

**D'Amato:** Park hours – not planning to be open 7 days a week, only weekends to start out.

**Chris Clark:** Rider with public service background, visits a lot of parks, nice addition to the area

**Roger Ogg:** Concerns about what type of septic they will have with cabins, diner, etc

**Wilmoth:** has talked with health inspector, will have to have systems approved by the County

**Questions:** regarding Wilmoth background, D'Amato explained that she does believe history is important, however she has full faith in her partner, and repeated that this is a private LLC, no corporate involvement.

**Josh Wood:** explained that the number of rigs on the property would be determined by miles of trails available to ride on. Most parks have hours from 8 a.m. to dusk.

**Harold Wilson:** Concerned about reclamation, wanted to know if Conservation Department had been contacted.

**Ron White:** Does not think the opinion of the public is taken into consideration, moved to the country for the quiet

**Chris Minnick:** Asked about right-hand rule regarding fencing

**Dave Hammerle:** Questions about fencing

**Brian Powell:** Concerns about the west fork of Crooked River that runs across his property and through the quarry Believes can't be touched with out permits / DNR – illegal to ride in creeks

**Attendee:** Concerned about rattlesnake dens

**Dave Hammerle:** resident across highway, concerned about running off wildlife-likes to hunt, concerned about lights from entrance, noise

**Roger Ogg:** reclamation concerns

**Janet Aldrich-P&Z:** Believes she remembers the reclamation process taking place

**Kris Walker moved to table until 8 p.m. on October 3. Brian Bush seconded. Vote 5 in favor – 1 opposed (Larry Eastley). Motion carried.**

**Kris Walker moved to amend his motion to table until October 3 and move the meeting up to Wednesday, September 14 at 7:00 p.m. at the Ray County Library. Brian Bush seconded. Vote 6 in favor – 0 opposed. Motion carried.**

**Larry Eastley moved to adjourn at 10:10. James Proffitt seconded. Motion carried unanimously.**