

Call to Order: Janet Aldrich at 7:01 p.m.

Attendance:

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

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

Minutes: September 14, 2022 (Special Meeting) – Larry Eastley moved to approve the minutes of September 14 special meeting. James Proffitt seconded. Vote 4 in favor – 0 opposed. Motion carried.
October 3, 2022 (Regular Meeting) – Dennis Hisle moved to approve the minutes of the October 3 meeting. Bob Moses seconded. Vote 4 in favor – 0 opposed. Motion carried.

1. Temporary Conditional Use (Hardship)

Property Owner(s): Tobi Lackey

Request: To allow placement of a temporary, non-conforming structure on the same parcel with her existing residence for her son and his family.

Location: North of Hwy 10 on the north side of Fitch Road, approximately .30 miles west of Swofford, Richmond, (S35-T52-R28)

Parcel Info: Approximately 2.90 acres with an existing residence and outbuilding.

Lackey explained to the Board that she was hoping to buy a small structure or 5th wheel to put on her property for her son and family to live in temporarily so they can build their credit to purchase a home. Will talk to Alan Dreves about septic needs. P & Z had some calls regarding timeline for living arrangement, septic and setbacks. Larry Eastley moved to approve the Hardship only if the septic situation for the property is compliant. Permit will be renewable in 1 year. James Proffitt seconded. Vote 4 in favor – 0 opposed. Motion carried.

2. A & M Acres – 1 Lot Plat & Rezoning Lot 1

Property Owner(s): A J Crook Farms, Inc (

Surveyor/Representation: Terry McCanless (M & M Survey)

Location: North side of E 104th, approximately 1/2 mile east of Hwy DD, Norborne (S27-T52-R26)

Explanation: Splitting off 1.82 acres around an existing structure and septic system, from 107-acre parcel

Rezoning: Lot 1 will rezone to R-1B (residential-urban)

Variance for Lot sized approved by BZA 11-7-22. Bob Moses moved to approve the plat and rezoning for Lot 1 A & M Acres. James Proffitt seconded. Vote 4 in favor – 0 opposed. Motion carried.

3. Sweet Water Ranch – 3 Lot Plat & Rezoning Lots 2 & 3

Property Owner(s): Sweet Water Property & Equipment, LLC (Jeff Gowing)

Surveyor/Representation: Terry McCanless (M & M Survey)

Location: West side of Reynolds Rd, approximately 1.25 miles east of Hwy O, Orrick (S28-T52-R29)

Explanation: Splitting a 78-acre parcel into 3 lots: Lot 1 = 50.87 acres with an existing residence, Lot 2 = 13.52 acres vacant land & Lot 3 = 14.37 acres vacant land. All 3 lots would be served by one entrance.

Rezoning: Lots 2 & 3 will rezone to R-1 (rural residential)

Road Frontage Variance approved by BZA 11-7-22. Neighbor concerned about septic runoff. Explained that no septic effluent is allowed to leave the property it serves. If there is ever an issue the Planning & Zoning office should be contacted. Dennis Hisle moved to approve the plat of Sweet Water Ranch and Rezoning of Lots 2 & 3. James Proffitt seconded. Vote 4 in favor – 0 opposed. Motion carried.

4. Joy Acres – 2 Lot Plat & Rezoning Lot 1

Property Owner(s): Eric & Jessica Joy and David & Geraldine Truskett

Surveyor/Representation: Terry McCanless (M & M Survey)

Location: NW corner of Hwy M and Hwy OO, Lawson, (S9-T53-R27)

Explanation: Dividing 38-acre parcel into 2 lots: Lot 1 = 3.00 acres and Lot 2 = 34.47 acres

Rezoning: Lot 1 will rezone to R-1A (low density residential) / Lot 2 will keep R-A (ag) zoning

Neighbors concerned about several lot splits in the area over time; additional septic systems, farmland being decreased. Bob Moses moved to approve the plat of Joy Acres and rezoning of Lot 1. Dennis Hisle seconded. Vote 4 in favor – 0 opposed. Motion carried.

5. Old Home Place II – 5 Lot Plat & Rezoning Lots 2 & 3

Property Owner(s): Russ & Carolyn Trout

Surveyor/Representation: Terry McCanless (M & M Survey)

Location: North side of W 216th, approximately 1/4 mile east of Hwy C, Lawson (S15-T54-R29)

Explanation: Splitting 80.91 acres into 5 lots: Lots 1, 4 & 5 = 19.6 acres each, Lot 2 = 10.28 acres vacant land and Lot 3 = 9.30 acres with an existing residence

Rezoning: Lots 1, 4 & 5 will keep R-A (ag) zoning and Lots 2 & 3 will rezone to R-1 (rural residential)

Dennis Hisle moved to approve the plat of Old Home Place II and rezoning of Lots 2 & 3. Bob Moses seconded. Vote 4 in favor – 0 opposed. Motion carried.

6. Hess Minor Replat Lot 1 – 1 Lot Plat & Rezoning Lot 1

Property Owner(s): Clinton & Emilee Eppler

Surveyor/Representation: Tom Sisco (Sisco Land Surveying)

Location: West side of Triple Springs Rd, approx .35 miles south of Southpoint Dr, Camden (S17-T51-R29)

Explanation: Bring an existing parcel into compliance

Rezoning: Lot 1A = 14.51 acres with an existing residence and will rezone to R-1 (rural residential)

Bob Moses moved to approve the plat of Hess Minor Replat Lot 1 and Rezoning of Lot 1A. James Proffitt seconded. Vote 4 in favor – 0 opposed. Motion carried.

7. Dalton Acres - 2 Lot Plat & Rezoning Lot 2

Property Owner(s): Dalton Roberts

Surveyor/Representation: Mark Hawkins (Northland Surveying)

Location: North side of E 188th St, approximately .30 miles east of Dockery Rd, Richmond (S31-T54-R27)

Explanation: 37.44 acs divided into 2 lots: Lot 1 = 22.44 acs with a residence and Lot 2 = 15.00 acs vacant

Rezoning: Lot 1 will keep R-A (agricultural) zoning and Lot 2 will rezone to R-1 (rural residential)

Dennis Hisle moved to approve the plat of Dalton Acres and Rezoning of Lot 2. James Proffitt seconded. Vote 4 in favor – 0 opposed. Motion carried.

8. Furner Acres – 1 Lot Plat & Rezoning Lot 1

Property Owner(s): Russell & Elizabeth Furner and John West

Surveyor/Representation: Mark Hawkins (Northland Surveying)

Location: East side of Furner Ln, approx .10 miles south of Hwy O, Excelsior Springs (S29-T52-R29)

Explanation: Furner is combining their 10-acre parcel, with their existing residence, to the adjoining, vacant, 3.00-acre parcel to the south, to create one lot containing 12.77 acres

Rezoning: Lot 1 will rezone to R-1 (rural residential)

Bob Moses moved to approve the plat of Furner Acres and Rezoning of Lot 1. Dennis Hisle seconded. Vote 4 in favor – 0 opposed. Motion carried.

9. McBee Farms – 1 Lot Plat & Rezoning Lot 1

Property Owner(s): Judy McBee

Surveyor/Representation: Paul Maurin (Maurin & Sons Land Surveying)

Location: South side of Hwy FF, approximately .68 miles west of Hwy 13, Richmond (S35-T53-R28)

Explanation: Splitting off 5.98 acres around the existing house and outbuildings from the 79-acre parent parcel to create Lot 1

Rezoning: Lot 1 will rezone to R-1A (low density residential)

Jim McBee represented the plat and rezoning of McBee Farms. James Proffitt moved to approve the plat and rezoning of Lot 1. Bob Moses seconded. Vote 4 in favor – 0 opposed. Motion carried.

10. Hardship Renewal

Property Owner(s): Casey Prewitt

Location: West side of Davis Rd, approximately .35 miles north of W 230th St, Lawson (S3-T54-R29)

Explanation: Hardship to allow temporary residency of mobile home during construction of permanent structure

Date of Issue: 10-5-2020, requesting 2nd renewal. Prewitt has received prints for new construction.

Larry Eastley moved to approve a 1-year renewal for Prewitt. Dennis Hisle seconded. Vote 4 in favor – 0 opposed. Motion carried.

Adjourned: 7:42 p.m.