

Call to Order: 7:00 p.m. by Board Chair, Janet Aldrich

Attendance:

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

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

Minutes: November 7, 2022, Bob Moses moved to approve the minutes. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

1. Stombaugh Acres – 1 Lot Plat

Property Owner(s): Branden & Shawna Stombaugh  
Surveyor/Representation: Terry McCanless (M & M Survey)  
Location: NE corner of W 130<sup>th</sup> St & Rabbit Farm Rd, approx. 1.68 miles north of Hwy 10, Rayville (S8-T52-R28)  
Explanation: Platting existing parcel for construction of 1 new residential structure  
Rezoning: N/A

BZA Board approved frontage variance 12-5-22. An ingress/egress easement is being acquired across the SE corner of the neighboring property to the west. This will allow safer driveway access. Dennis Hisle moved to approve the plat of Stombaugh Acres. Bob Moses seconded. Vote 5 in favor – 0 opposed. Motion carried.

2. G W Acres – 1 Lot Plat & Rezoning Lot 1

Property Owner(s): Glen Waters  
Surveyor/Representation: Terry McCanless (M & M Survey)  
Location: West side of Hwy JJ, approximately .25 miles south of E 176<sup>th</sup> Street, Norborne (S13-T53-R26)  
Explanation: Splitting off 1.63 acres around an existing structure and new septic system, from an 80-acres parcel.  
Rezoning: Lot 1 will rezone to R-1B (residential-urban)  
Lot size variance approved 9-12-22

Larry Eastley moved to approve the plat of G W Acres and Rezoning of Lot 1. Dennis Hisle seconded. Vote 5 in favor – 0 opposed. Motion carried.

3. George-Evans Acres – 2 Lot Plat & Rezoning Lots 1 & 2

Property Owner(s): Clint Evans & Jeanne Yersimides  
Surveyor/Representation: Terry McCanless (M & M Survey)  
Location: East side of Daugherty Rd, approximately .35 miles north of E Main Street, Richmond (S29-T52-R27)  
Explanation: Lot 1 will equal 3.62 acres with existing home & outbuildings & Lot 2 will equal 10.90 acres vacant land  
Rezoning: Lot 1 will rezone to R-1A (low density residential) / Lot 2 will rezone to R-1 (rural residential)

Replatting Lot 1 & 2 of a minor subdivision in SW1/4 of the SE1/4 of S29-T52N-R27W. Brian Bush moved to approve the plat of George-Evans Acres and Rezoning of Lots 1 & 2. Larry Eastley seconded. Vote 5 in favor – 0 opposed. Motion carried.

4. Koontz Kounty Line Akers Replat Lots 2 & 3 – 3 Lot Plat & Rezoning Lot 3B

Property Owner(s): JC & Sue Koontz and Carl & Debbie Albrecht  
Surveyor/Representation: Terry McCanless (M & M Survey)  
Location: East side of Hwy JJ, approximately .43 miles south of Hwy K, Norborne (S12-T53-R26)  
Explanation: Replatting Lots 2 & 3 to create a 3-lot plat. This will allow an additional lot between 2 & 3 for construction of a new residence. Lot 2A = 5.12 acres (existing house & septic), Lot 3A = 14.08 acres (existing house & septic), and Lot 3B (new lot) = 3.03 acres for construction of new home and septic system  
Rezoning: Lot 2A will keep R-1A (rural residential) zoning, Lot 3B will rezone to R-1A (rural residential) and Lot 3A will keep R-1 (rural residential) zoning  
Frontage Variance approved 10-3-22

Bob Moses moved to approve Koontz Kounty Line Akers Replat Lots 1 & 2 and Rezoning of Lot 3B. Dennis Hisle seconded the motion. Vote 4 in favor – 0 opposed. Motion carried.

**5. Shamrock Ranch – Conditional Use Application – Tasting Room**

**Property Owner(s):** Shamrock Ranch (Mike & Denise Riley)

**Location:** West side of Shoemaker Rd, approximately 2.00 miles south of Hwy 10, Wood Heights (S15&16, T52, R29)

**Explanation:** Allow tasting room where visitors to the vineyard and winery will be able to sample products before purchasing. The vineyard and winery will be located on the 236-acre parcel behind the event venue.

**Riley explained it takes new vines 5 years to reach maturity. At present he is working with a facility in Clay County and plans to take on employees and production from that location. Concerns about dust control. Larry Eastley moved to approve the Conditional Use for the tasting room. Bob Moses seconded. Vote 5 in favor – 0 opposed. Motion carried.**

**6. Ray Rocks, LLC – Conditional Use Application – Park Expansion**

**Property Owner(s):** Ray Rocks, LLC (Marianne D'Amato & Devin Wilmoth)

**Location:** North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville (S18-T52-R28)

**Explanation:** Allow expansion of the climbing trails into the southern portion of the 55-acres located in the NW corner of the property. Will take in approximately 30 +/- acres

**Rezoning:** Current zoning = R-A (agricultural)

**The south part of the 55-acre parcel will become part of Ray Rocks trail area. It will be accessed from the main entrance. No motorcycles. Brian Bush moved to approve the Conditional Use Permit for Recreation and Entertainment that will allow expansion of the riding area into the south part of the 55-acre parcel located at the NW corner of the property, with the following conditions:**

- The applicants are to come before the board yearly for review for the first five years
- No racing
- Must hold all trails at least 30 feet from all surrounding property lines
- Property boundaries must be identified and clearly marked with signage
- Must apply to Missouri Department of Transportation for adding a turn lane
- Must cooperate with law enforcement if an issue arises with a patron of the park

**Dennis Hisle seconded the motion. Vote 5 in favor – 0 opposed. Motion carried.**

**7. Ray Rocks, LLC – Conditional Use Application – Rental Cabins**

**Property Owner(s):** Ray Rocks, LLC (Marianne D'Amato & Devin Wilmoth)

**Location:** North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville (S18-T52-R28)

**Explanation:** Allow rental cabins, with septic in approximately a 16.5-acre area to the west of the 5-acre lake.

**The area designated for the rental cabins is located approximately .40 miles to the north of the check-in barn on the west side of the lake. D'Amato stated they are planning to put 30 cabins within the 19 + acres designated for the Conditional Use – Cabins. Cabin rental is intended for weekends only. The cabins will either be served by individual septic or a cluster system. Larry Eastley moved to approve the Conditional Use Permit for Cabins, with the following conditions:**

- The applicants are to come before the board yearly for review for the first five years
- No racing
- Must hold all trails at least 30 feet from all surrounding property lines
- Property boundaries must be identified and clearly marked with signage
- Must apply to Missouri Department of Transportation for adding a turn lane
- Must cooperate with law enforcement if an issue arises with a patron of the park.

**Dennis Hisle seconded the motion. Vote 5 in favor – 0 opposed. Motion carried.**

**8. Ray Rocks, LLC – Conditional Use Application – Primitive Camping Area**

**Property Owner(s):** Ray Rocks, LLC (Marianne D'Amato & Devin Wilmoth)

**Location:** North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville (S18-T52-R28)

**Explanation:** Allow approximately 13 acres including the eastern portion of the 12-acre lake to be set aside as a primitive camping site for tents.

**The area designated for the primitive campground is located around the east forks of the lake to the west of the check in barn. This area contains approximately 23.5 gross acres. D'Amatto stated the area is currently served by porta potties. Planning for 15-20 tents. Rental area intended for weekends only. Brian Bush moved to approve the Conditional Use for Primitive Campground, with the following conditions:**

- The applicants are to come before the board yearly for review for the first five years
- No racing
- Must hold all trails at least 30 feet from all surrounding property lines
- Property boundaries must be identified and clearly marked with signage
- Must apply to Missouri Department of Transportation for adding a turn lane
- Must cooperate with law enforcement if an issue arises with a patron of the park.

Kris Walker seconded the motion. Vote 5 in favor – 0 opposed. Motion carried.

9. **Ray Rocks, LLC – Conditional Use Application – RV Camping Area**

**Property Owner(s):** Ray Rocks, LLC (Marianne D'Amato & Devin Wilmoth)

**Location:** North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville (S18-T52-R28)

**Explanation:** Allow approximately 10 acres to the south of the 5-acre lake to be set aside for RV camping. These sites will be self-sustained with no hook-ups.

The area designated for the RV Campground is located approximately .40 miles to the north of the check-in barn on the SE end of the lake, containing approximately 15.5 acres. D'Amato stated they are planning for approximately 30 RV sites. Rental spaces intended for weekends only. Currently no septic, water, or electric hook-ups all campers will need to be self-sufficient. At some point will be looking at electric hook-ups. Question about noise from generators.

Adjoining neighbor Mac Booth was present, he stated there was little noise outside the park, he feels they are following through with their obligations. Question about allowing campers who are not park patrons to stay in the campgrounds. D'Amato/Wilmoth said that had not given any thought to that possibility but would be looking into putting guidelines in place. Not sure about allowing non-park patrons to camp on-site. Brian Bush moved to approve the Conditional Use Permit for RV Campground, with the following conditions:

- The applicants are to come before the board yearly for review for the first five years
- No racing
- Must hold all trails at least 30 feet from all surrounding property lines
- Property boundaries must be identified and clearly marked with signage
- Must apply to Missouri Department of Transportation for adding a turn lane
- Must cooperate with law enforcement if an issue arises with a patron of the park.

Larry Eastley seconded the motion. Vote 5 in favor – 0 opposed. Motion carried.

10. **Anthony Wheatcraft – Hardship Renewal**

**Property Owner(s):** Wheatcraft

**Location:** North side of W 128<sup>th</sup>, approximately .20 miles east of Hwy O, Wood Heights (S9-T52-R29)

**Explanation:** Allow Anthony & family to live in mobile home until construction of permanent residence is complete

**Original Permit Date:** 11-6-17

P & Z had pictures and update information on Wheatcraft. Dennis Hisle moved to approve 1 year renewal. Larry Eastley seconded the motion. Vote 5 in favor – 0 opposed. Motion carried.

11. **Carol Perry & Alice Perry – Hardship Renewal**

**Property Owner:** Alice Perry

**Location:** North side of Hwy 10, approximately .87 miles east of Hwy N, Rayville (S19-T52-R28)

**Explanation:** To allow Carol and daughter Alice to live in a mobile home on non-conforming acreage

**Original Permit Date:** November 2017

No response from Perry regarding renewal notice. Brian Bush moved to table renewal until P & Z hears from Perry. Kris Walker seconded. Vote 5 in favor – 0 opposed. Motion carried.

12. **William Eberhart – Hardship Renewal**

**Property Owner(s):** William Eberhart

**Location:** South side of W 144th, approximately 1.00 miles west of Bathgate Rd, Rayville (S2-T52-R28)

**Explanation:** Allow Eberhart's father-in-law to live independently

**Original Permit Date:** November 1995

Eberhart returned renewal form. Larry Eastley moved to approve 1 year renewal. Bob Moses seconded. Vote 5 in favor – 0 opposed. Motion carried.

Adjourn: 7:52 p.m.