

Call to Order: 7:00 P.M. By Board Chair, Janet Aldrich

**Attendance:**

Bob Moses - Present  
Chair-Janet Aldrich - Present  
James Proffitt - Present  
Mary Simon - Absent

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

**Minutes:** December 5, 2022, Bob Moses moved to approve. Dennis Hisle seconded. Vote 5 in favor – 0 opposed. Motion carried.

**1. Hickory Hills Replat – 1 Lot Plat & Rezoning Lot 1A**

**Property Owner(s):** James Allen Scott  
**Surveyor/Representation:** Northland Survey (Tyler Connor)  
**Location:** East side of N Raymore Rd, approximately .25 miles north of Hwy 10, Wood Heights (S4-T52-R29)  
**Explanation:** Creating 1 – 5.00-acre lot for the construction of 1 – single family home  
**Rezoning:** Lot 1A will rezone to R-1A (low density residential)

Bob Moses moved to approve the replat of Hickory Hills and rezoning of Lot 1A. James Proffitt seconded. Vote 5 in favor – 0 opposed. Motion carried.

**2. Joyful Estates – 1 Lot Plat & Rezoning Lot 1**

**Property Owner(s):** Jeff Watkins  
**Surveyor/Representation:** Northland Survey (Tyler Connor)  
**Location:** North side of Hwy 10, approximately .25 miles east of Pettis Road, Rayville (S19-T52-R28)  
**Explanation:** Splitting off 4.95 acres around the existing house at the SW corner of Ray Rocks, LLC to create Lot 1  
**Rezoning:** Lot 1 will rezone to R-1A (low density residential)

Plat name and ownership changed from M & D Addition (Marianne D'Amato) to Joyful Estates (Jeff Watkins) prior to the meeting. Dennis Hisle moved to approve the plat of Joyful Estates and rezoning of Lot 1. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

**3. Krokstrom Acres – 1 Lot Plat & Rezoning Lot 1**

**Property Owner(s):** Duan Warren  
**Surveyor/Representation:** M & M Survey (Terry McCanless)  
**Location:** South side of E 192<sup>nd</sup> Street, approximately .50 miles east of Hwy B, Richmond (S33-T54-R27)  
**Explanation:** Splitting off 14.17 acres around the existing house and outbuildings to create Lot 1  
**Rezoning:** Lot 1 will rezone to R-1 (rural residential)

James Proffitt moved to approve the plat of Krokstrom Acres and rezoning Lot 1. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

**4. Sweet Pea's Acres – 1 Lot Plat & Rezoning Lot 1**

**Property Owner(s):** Shane & Quincy Spencer  
**Surveyor/Representation:** M & M Survey (Terry McCanless)  
**Location:** South side of W 176<sup>th</sup> Street, approximately .40 miles east of Hwy M, Lawson (S15-T53-R29)  
**Explanation:** Splitting off 5.00 acres around an existing barn to create Lot 1  
**Rezoning:** Lot 1 will rezone to R-1A (rural residential)

Dennis Hisle moved to approve the plat of Sweet Pea's Acres and rezoning of Lot 1. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

#### 5. Glenn Acres – 1 Lot Plat & Rezoning Lot 1

**Property Owner(s):** Harold & Dorthea Glenn

**Surveyor/Representation:** Northland Survey (Tyler Connor)

**Location:** East side of Hwy M, approximately 2.5 miles north of Hwy K, Richmond (S27-T54-R26)

**Explanation:** Platting and existing 2.17-acre parcel for compliance for new construction

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

Variance was granted to allow an R-1B zoning without access to central sewage system. Bob Moses moved to approve the plat Glenn Acres and rezoning of Lot 1. James Proffitt seconded. Vote 5 in favor – opposed. Motion carried.

#### 6. Rezoning Request

**Property Owner(s):** Carol Weekley

**Surveyor/Representation:**

**Location:** West side of Hwy C, approximately .25 miles north of Hwy D, Lawson (S33-T54-R29)

**Explanation/Rezoning:** Property currently zoned R-A (ag). Contract pending – South 1.00 acre with existing outbuilding – rezone to B-2 (general business) for small auto lot, North 2.31 acres with existing house – rezone to S&O (service and office), for new residential construction and small repair business. Existing house will be removed upon completion of new build.

Carol Weekley and her son expressed to the board their desire to get the property cleaned up and in compliance. They were granted a variance for the lot size on the service and office end of the property. S & O district allows residential use if the parcel contains 3.00 acres parcel. Weekley understands the possibility of an engineered septic system to serve the S & O side because of the lot size. There is an existing system that serves the outbuilding on the B-2 side and the house, it will continue to serve the outbuilding once the new house is built, and the old house is removed from the property. Northland Survey has been secured to do the plat. Bob Moses moved to approve the zoning request. Dennis Hisle seconded. Vote 5 in favor – 0 opposed. Motion carried.

#### 7. 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 Alice and daughter Carol to live in a mobile home on non-conforming acreage

**Original Permit Date:** November 2017

Notice was mailed out after the last meeting regarding the outstanding hardship balance. Kris Walker moved to send notice hardship permit will be revoked at February meeting if renewal fee is not paid. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

**Meeting Adjourned:** 7:20