

Call to Order: Meeting called to order by Board Chair, Janet Aldrich, at 7:00 p.m.

Attendance:

Bob Moses - Absent	Brian Bush - Present
Chair-Janet Aldrich - Present	Kris Walker - Present
James Proffitt - Present	Secretary-Dennis Hisle - Present
Mary Simon - Present	Randy Lam - Absent

Others in Attendance: Stacy Wolfe & Paula Patchett, Ray County Planning & Zoning

Minutes: Brian Bush moved to approve the minutes of the February 6, 2023 Ray County Planning & Zoning meeting. Seconded by Kris Walker. Vote 5 – 0. Motion carried.

1. **Sweet Minor Replat Lot 5 – Rezoning Lots 5A & 5B (Plat approved 2-6-23)**

Property Owner(s): Lester & Brenda Weston

Location: NW corner of W 206th Street & Coon Branch Road, Lawson (S26-T54-R29)

Explanation: Subdividing 10.39 acres into two lots: Lot 5A = 5.46 acres vacant land and Lot 5B = 4.93 acres with the existing residence.

Rezoning: Lots 5A & 5B will rezone to R-1A (low density residential)

Rezoning Lots 5A & 5B, Sweet Minor Replat Lot 5. James Proffitt moved to approve. Brian Bush seconded. Vote 5 – 0. Motion carried.

2. **Hall Hill – 1 Lot Plat & Rezoning Lot 1**

Property Owner(s): Brad & Terri White

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

Location: West side of Hwy E, directly west of White House Road, Hardin (S25-T53-R27)

Explanation: Dividing 7.06 acres out of an 82-acre parcel for new residential construction

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

No calls. Dennis Hisle moved to approve the plat of Hall Hill and rezoning Lot 1. Kris Walker seconded. Vote 5 – 0. Motion carried.

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

Property Owner(s): Gary & Janet Crowley, Tim & Gail Crowley & Lisa Crowley

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

Location: East side of Hwy 13, approximately .33 miles north of Hwy K, Rayville (S12-T53-R27)

Explanation: Splitting 6.01 acres surrounding the existing house, out of a 100-acre parcel

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

Stacy Wolfe with Planning & Zoning voiced concerns about a verified complaint that had been filed with the office regarding two areas on proposed Lot 1 that have been used as a dump site. William Wiest with Midwest Land Group was present, guaranteed the areas would be cleaned up. Planning & Zoning will confirm prior to April meeting. Kris Walker moved to approve the plat and rezoning Lot 1, per Wiest's guarantee. James Proffitt seconded. Vote 5 in favor – 0 opposed. Motion carried.

4. **Sherman Arnold Acres – 2 Lot Plat & Rezoning Lots 1 & 2**

Property Owner(s): James R & Lisa Sherman and Mike & Sharon Arnold

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

Location: approximately .50 miles west of Hwy H where W 76th Street dead ends, Richmond (S13-T51-R28)

Explanation: Dividing 18.06 acres into two lots, each containing 9.03 acres

Rezoning: Lots 1 & 2 will rezone to R-1A (low density residential)

Planning & Zoning request to table until April 3 meeting, Kris Walker so moved. Brian Bush seconded. Vote 5 – 0 opposed. Motion carried.

5. **Deer Ridge Estates – 2 Lot Plat & Rezoning Lot 2**

Property Owner(s): Kyle & Melissa Meyer

Surveyor/Representation: Onwiler Contracting, LLC (Caitlin J Miller)

Location: East and West sides of Rattlesnake Rd, approximately .33 miles south of E 212th, Cowgill (S26-T52-R28)

Explanation: Dividing 38-acre parcel into two lots: Lot 1 = 31.21 acres, located on the west side of road and Lot 2 = 8.39 acres located on east side of road

Rezoning: Lot 2 will rezone to R-1A (low density residential) and Lot 1 will maintain R-A (agricultural) zoning class

Kyle Meyer represented his plat and rezoning. Rattlesnake road divides the property. Dennis Hisle moved to approve the plat and rezoning Lot 2. Vote 5 in favor – 0 opposed. Motion carried.

6. **Judy Pridgen – Hardship Renewal #3**

Property Location: SW corner of Crowley Rd & W 141st, Rayville

Explanation: Allowed daughter to construct home on ½ acre parcel with only a holding tank until such time property can be combined with adjoining parcel to the south and secondary treatment installed.

Pictures of the property were presented to the Board for review. Brian Bush moved to approve 1 year renewal. James Proffitt seconded. Vote 5 in favor – 0 opposed. Motion carried.

7. **Don & Judy Litle – Hardship Renewal #17**

Property Location: 12231 Doniphan Lake Rd, Excelsior Springs

Explanation: Allow parent independence as long as possible

Pictures of the property were presented to the Board for review. Kris Walker moved to approve 1 year renewal. Dennis Hisle seconded. Vote 5 – 0. Motion carried.

8. **Bonnie Harmon – Hardship Renewal #18**

Property Location: 16632 Wildlife Road, Rayville

Explanation: Allow son who is on disability a place to live

Pictures of the property were presented to the Board for review. Consensus of the Board, pile of scrap metal needs to be hauled away before renewal will be approved. Kris Walker made a motion that a letter be sent regarding clean-up of the scrap metal. Brian Bush seconded. Vote 5 – 0. Motion carried.

9. **Adjourn: 7:18.**

Board approvals signed by board chair and secretary.