

2024 AGENDA  
Ray County Planning & Zoning Board

Monday, April 1, 2024 @ 7:00 p.m.  
Ray County Library Community Room, Richmond

Call to Order:

Attendance:

Bob Moses  
Chair-Janet Aldrich  
James Proffitt  
Mary Simon

Brian Bush  
Kris Walker  
Secretary-Dennis Hisle  
Stacey Cox

Others in Attendance:

Minute Approval: Monday, March 4, 2024

New Business:

A. Board update regarding Ray Rocks request to the Ray County Commission for 15 special events.

B. Rhonda York – Agenda Request

Ray Rocks Off Road Resort

Comparative Review of Initial CUP Terms vs. Actual Use/Activities

1. Weir Acres – 1 Lot Plat (Tabled at 3-4-24 meeting)

Property Owner(s): Caleb Weir

Surveyor/Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Hwy 13, approximately .63 miles north of Hwy HH, Rayville (S26-R54-R28)

Explanation: Combining 3.10 acres, obtained from the surrounding property owner, with his 3.00-acre parcel to create Lot 1 of Weir Acres = 6.10 acres.

Rezoning Lot 1 Weir Acres: R-1A (low density residential)

2. Vassmer Acres – 1 Lot Plat

Property Owner: Ryan & Lacy Vassmer

Surveyor/Representative: Tom Sisco, Sisco Land Surveying

Location: East side of Vassmer Rd, approx .13 miles south of E 148<sup>th</sup> St, Richmond (S35&36-T53-R27)

Explanation: Dividing 5.82 acres of vacant land out of their surrounding property for new residential construction to create Lot 1 of Vassmer Acres.

Rezoning Lot 1 Vassmer Acres: Lot 1 = R-1A (low density residential)

3. Hillegas Acres – 1 Lot Plat

Property Owner: Dale Hillegas

Surveyor/Representative: Tom Sisco, Sisco Land Surveying

Location: South side of W 108<sup>th</sup> St, just east of Pettis Road intersection, Orrick (S30-T52-R28)

Explanation: Dividing 35 acres vacant land from 109-acre parcel to create Lot 1 Hillegas Acres

Rezoning: N/A, maintaining current R-A (agricultural) zoning classification

**4. Creek Side – 2 Lot Plat****Property Owner(s):** Michael & Susan Kessler**Surveyor/Representative:** Mark Hawkins, Northland Surveying**Location:** South side of Hwy V, approximately 1.5 miles east of Hwy 13, Polo (S24-R54-R28)**Explanation:** Dividing 99-acre parcel into two lots to create Creek Side Minor Subdivision Lot 1 = 29.91 acres with an existing structure and Lot 2 = 64.22 acres vacant land.**Rezoning:** N/A, will keep R-A (agricultural) zoning classification**5. O'Dell Minor Phase 2 – 2 Lot Plat****Property Owner(s):** James & Shirley O'Dell**Surveyor/Representative:** Mark Hawkins, Northland Surveying**Location:** South side of Rock Falls Rd, approx .10 miles west of Albany Rd, Orrick (S11-R51-R29)**Explanation:** Dividing 42.52-acre parcel into two lots to create O'Dell Minor Phase 2, Lot 1 = 33.76 acres vacant land and Lot 2 = 7.00 acres with an existing structure.**Rezoning Lot 2 O'Dell Minor Phase 2:** Lot 2 = R-1A (low density residential)**6. Conditional Use Application – Hardship****Property Owner(s):** Greg & Cassey Lamp**Location:** East side of Coon Branch Rd, approx .30 miles north of W 206<sup>th</sup> St, Lawson (S24-T54-R29)**Current Zoning =** R-A (Agricultural)**CUP Request:** Allow two residential structures on a 40-acre parcel of land until construction of new residence is complete and the old structure is torn down.**7. Conditional Use Application – Hardship****Property Owner(s):** Desi Gray**Location:** South side of W 102<sup>nd</sup> Street, approximately .25 miles east of Ray County Line Road, Excelsior Springs (S31-T52-R29)**Current Zoning =** R-A (Agricultural)**CUP Request:** Allow two residential structures on a 57-acre parcel of land until construction of new residence is complete and the old structure is torn down.**8. Hardship Renewals****William Eberhart – Renewal #18 (December 2023)**

Allow a non-conforming residence for father-in-law to live in on same property as primary residence.

W 144<sup>th</sup> St, Rayville (S2-T52-R28)**Don & Judy Little – Renewal #17 (March 2024)**

Allow a non-conforming residence for mother's independence, on same property as primary residence.

East side of Doniphan Lake Rd, Excelsior Springs (S17-T52-R29)

**8. Hardship Renewals - Continued**

**Bonnie Harmon – Renewal #18 (March 2024)**

Allow mobile home as second residence on property for son.  
West side of Wildlife Rd, Rayville (S21-T53-R28)

**Judy Pridgen – Renewal #4 (March 2024)**

Allowed residence to be built on 1/2-acre parcel with only a holding tank until such time the parcel can be combined with the adjoining parcel to the south and secondary treatment installed.  
SW corner of Crowley and W 141<sup>st</sup> Street, Rayville (S2-T52-R29)

**9. Conditional Use Application – Event Venue (Tabled 3-4-24)**

**Property Owner(s):** Tim & Nellie Rash (Rose Blossom Hill)

**Location:** East side of Washington Lane, approx .50 miles north of Hwy U, Rayville (S31-R53-R28)

**Current Zoning =** R-A (Agricultural) Legal Non-Conforming Zoning

**CUP Request:** To bring existing event venue on 5.00-acre parcel into compliance

**10. Adjourn:**

