

Call to Order: By Board Chair, Janet Aldrich, at 7:01 p.m.

Attendance:

Bob Moses - Present

Chair-Janet Aldrich - Present

James Proffitt - Present

Mary Simon - Absent

Brian Bush - Absent

Kris Walker - Present

Secretary-Dennis Hisle - Present

Stacey Cox - Present

Others in Attendance: Stacy Wolfe & Paula Patchett, Planning & Zoning. Camille Johnston, Legal Counsel.

Minute Approval: June 3, 2024

Dennis Hisle moved to approve the June 3 minutes. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

1. Kuehl's- 1 Lot Plat

Property Owner(s): Bob Kuehl

Surveyor/Representative: Northland Surveying/Tyler Connor

Location: East side of Conservation Rd, approximately 1.32 miles west of Hwy E, Richmond (S27-R53-R28).

Explanation: Plat showing portion of E 165th Street that divided his property has been vacated by the Ray County Commission. This plat will combine the property into one 40.5-acre parcel.

Stacey Cox moved to approve Kuehl's plat. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

Rezoning Lot 1 Kuehl's: N/A

2. Pettiecord – 2 Lot Plat

Property Owner(s): David, Richard, James Duley and Linda Pettiecord

Surveyor/Representative: Northland Surveying/Tyler Connor

Location: West side of Trout Rd, approx. .50 miles north of W 216th St, Lawson (S10&15-T54-R29)

Explanation: Dividing 156.92 acres into 2 lots. Lot 1 = 114.65 acres & Lot 2 = 41.12 acres

Zoning class: R-A (Ag)

Unable to get paperwork submitted. Request to table until August 5 meeting. Bob Moses so moved. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried.

Rezoning: N/A

3. Hartman Acres – 2 Lot Plat

Property Owner(s): Nancy Hartman

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: East side of Strawberry Rd, and north of W 160th St, Rayville (S23-T53-R29)

Explanation: Dividing 59.60 acres into 2 lots. Lot 1 = 28.76 acres and Lot 2 = 29.08 acres

Zoning class: R-A (Ag)

Stacey Cox moved to approve the plat of Hartman Acres. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

Rezoning: N/A

4. Rock Falls 100 – 2 Lot Plat

Property Owner(s): Rick Willis

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: South side of Rock Falls Rd, approx. .30 miles west of Hwy N, Orrick (S25&26-T52-R29)

Explanation: Dividing 98.28 acres. Lot 1 = 50.48 acres and Lot 2 = 48.11 acres

Zoning class: R-A (Ag)

Dennis Hisle moved to approve the plat of Rock Falls 100. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried.

Rezoning: N/A

5. Richards Acres Replat – 2 Lot Plat

Property Owner(s): Larry & Brenda Richards

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: South side of Fredericksburg Rd, approx. .20 miles east of Orrick Rd, Ex Sp (S7-R52-R29)

Explanation: Dividing 17.5 acres into 2 lots. Lot 1A = 3.00 acres and Lot 1B = 13.96 acres

Stacey Cox moved to approve Richards Acres Replat. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

Rezoning: Richards Acres Replat, Lot 1A = R-1A (low density residential), Lot 1B will keep R-1 (rural residential) zoning classification

Bob Moses moved to approve rezoning of Lot 1A, Richards Acres Replat. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

6. Conditional Use Application – Event Venue

Property Owner(s): Art Endsley (The Home Place)

Location: North side of Hwy T, approx. 1.00 mile south of Hwy 210, Camden (S19-R51-R28)

Current Zoning = R-A (Agricultural)

CUP Request: Allow event space and parking on 3.00 +/- acres, located within approximately 190-acre parcel.

No opposition. Stacey Cox moved to approve the Conditional Use Permit for Art Endsley's Event Venue, The Home Place. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

7. Adjourn: 7:08 p.m.

Janet Aldrich, Board Chair

Date

Dennis Hisle, Secretary

Date