

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

Attendance:

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

Brian Bush - Present
Kris Walker - Present
Secretary-Dennis Hisle - Present
Stacey Cox - Present

Others in Attendance: Planning & Zoning: Stacy Wolfe & Paula Patchett, Legal Counsel: Tara Medlin, Legal Counsel: Camille Johnston, and Septic Inspector: Alan Dreves.

Minute Approval: Monday, May 6, 2024

Stacey Cox moved to approve the minutes as presented. Seconded by Dennis Hisle. Vote 6 in favor – 0 opposed. Motion carried.

1. Conditional Use Application – Hardship

Property Owner(s): Kevin Gray

Location: 40 acres on the south side of W 102nd St, approx. .25 miles east of Ray County Line Rd, Excelsior Springs (S31-T52-R29)

Current Zoning = R-A (Agricultural)

CUP Request: Allow applicants to live in the existing residence during construction of new home

Stacey Cox moved to approve, with yearly renewal. James Proffitt seconded. Vote 6 in favor – 0 opposed. Motion carried.

2. Gowing Place – 2 Lot Plat

Property Owner(s)/Representative: Jeff Gowing

Surveyor: Janes Surveying, Inc

Location: North side of Hwy 210 on the East & West sides of Hwy O, Orrick (S21 & 14-T51-R29)

Explanation: Platting 2 – 5 acre lots for business

Dennis Hisle moved to approve the 2-lot plat of Gowing Place. Brian Bush seconded. Vote 6 in favor – 0 opposed. Motion carried.

Gowing Place – Rezoning Lots 1 & 2: Proposing to rezone to I-1 (general industrial)

Dennis Hisle moved to approve the rezoning of Lots 1 & 2 Gowing Place to I-1. Stacey Cox seconded. Vote 6 in favor – 0 opposed. Motion carried.

3. Smokey Corners – 2 Lot Plat

Property Owner(s): Kathryn Baldwin & Deborah Skinner

Surveyor: Midland Surveying

Representative: Dan O'Conner, United Country Real Estate

Location: NE corner of Georgeville Road and E 212th St, Cowgill (S23-T54-R27)

Explanation: Dividing 82.45 acres off 68-acres into 2 lots. Lot 1 = 33.64 acres & Lot 2 = 46.04 acres

Zoning class: R-A (Ag)

Stacey Cox moved to approve the 2-lot plat of Smokey Corners. Brian Bush seconded. Vote 6 in favor – 0 opposed. Motion carried.

Rezoning: N/A

4. Diamond Pear Hilltop – 1 Lot Plat

Property Owner(s): Doug Carpenter

Surveyor/Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Hwy JJ, approximately .25 miles north of Hwy K, Norborne (S1-T53-R26)

Explanation: Dividing 13.14 acres off of 147-acre parcel to create a 1 lot subdivision for new construction.

James Proffitt moved to approve the 1 lot plat of Diamond Pear Hilltop. Bob Moses seconded. Vote 6 in favor – 0 opposed. Motion carried.

Rezoning: Lot 1 Diamond Pear Hilltop = 13.14 acres = R-1 (rural residential)

Brian Bush moved to approve the rezoning of Lot 1 Diamond Pear Hilltop. Stacey Cox seconded. Vote 6 in favor – 0 opposed. Motion carried.

5. Rayville Subdivision – 2 Lot Plat

Property Owner(s): Ron Campbell

Surveyor/Representative: Northland Surveying

Location: NE corner of South Street & W 140th Street Rayville (S5-R52-R28)

Explanation: Dividing 9.00 acres into 2 lots. Lot 29A = 4.92 acres and Lot 29B = 4.00 acres

Stacey Cox moved to approve the 2-lot plat of Rayville Subdivision. Bob Moses seconded. Vote 6 in favor – 0 opposed. Motion carried.

Rezoning: Rayville Subdivision Lots 1 & 2 = R-1A (low density residential)

Brian Bush moved to approve rezoning of Lots 1 & 2 Rayville Subdivision. Dennis Hisle seconded. Vote 6 in favor – 0 opposed. Motion carried.

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.

Stacey Cox moved to approve the 2-lot plat of O'Dell Minor Phase 2. James Proffitt seconded. Vote 6 in favor – 0 opposed. Motion carried.

Rezoning Lot 2 O'Dell Minor Phase 2: Lot 2 = R-1A (low density residential)

Bob Moses moved to approve rezoning of Lot 2. Brian Bush seconded. Vote 6 in favor – 0 opposed. Motion carried.

6. Kuehl's- 1 Lot Plat

Property Owner(s): Bob Kuehl

Surveyor/Representative: Mark Hawkins, Northland Surveying

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

Explanation: To show 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 acres parcel.

Request to table until July 1 meeting. Brian Bush so moved. Bob Moses seconded. Vote 6 in favor – 0 opposed. Motion carried.

Rezoning Lot 1 Kuehl's: N/A

7. Bennett Acres – 1 Lot Plat

Property Owner(s): Tyler Bennett

Surveyor/Representative: Mark Hawkins, Northland Surveying

Location: South end of W 124th Street, approximately 1.00 mile off of Orrick Rd, Ex Sp (S18&19-T52-R29).

Explanation: To combine two sections of land into one to create a 37.65 acre lot

Dennis Hisle moved to approve 1 lot plat of Bennett Acres. Brian Bush seconded. Vote 6 in favor – 0 opposed. Motion carried.

Rezoning Lot 1 Bennett Acres: N/A

8. Bub's Acres – 1 Lot Plat

Property Owner(s): Jon Dana

Surveyor/Representative: Mark Hawkins, Northland Surveying

Location: West side of Hartman Rd, approximately 1.00 mile south of Hwy FF, Richmond (S33-T53-R28).

Explanation: To split 3.43 acres off of an 80-acre parcel for new construction

Stacey Cox moved to approve the 1 lot plat of Bub's Acres. Brian Bush seconded. Vote 6 in favor – 0 opposed. Motion carried.

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

Bob Moses moved to approve rezoning of Lot 1 Bub's Acres. James Proffitt seconded. Vote 6 in favor – 0 opposed. Motion carried.

9. Conditional Use Application – Event Venue

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

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

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

CUP Request: Allow an event venue on his 5.00-acre parcel

Board Chair, Aldrich asked for a progress report from Rash or his Representation.

Camille Johnston, legal counsel for Planning & Zoning reiterated that she has recused herself from advising on this agenda item. Tara Medlin, Asst Prosecutor is representing.

Corlew, Rashes attorney, asked for vote on CUP to be tabled for one more month to allow the plumber, Jason Hamilton with Royaltee Plumbing, an opportunity to camera the system and provide a report.

Aldrich asked if there were other items that needed to be addressed.

On April 11, the County Commission directed Planning & Zoning to send a letter requesting the septic information be in the Planning & Zoning Office by May 8 in order to meet the deadline of the June P & Z agenda. Nothing submitted to date of the June meeting.

Property lines are still not marked to determine whether there is a need for a variance.

Sullivan, representative for Johnston's, feels there is adequate evidence that parts of the venue are encroaching on Johnston's property. Requesting a vote be taken opposing the CUP.

Tom Sisco, reiterated the Boards repeated request to have a current survey done in order to establish whether or not a Variance request may be necessary.

Brian Bush moved to approve the Conditional Use Application. No second to the motion. No vote. Motion died on the floor.

10. 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 144th St, Rayville (S2-T52-R28)

No longer in need of Hardship, working to get mobile home removed from the property.

Don & Judy Litle – 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)

Paid renewal fee – Inspection and pictures placed in the file.

Stacey Cox moved to approve 1 year renewal. Bob Moses seconded. Vote 6 in favor – 0 opposed. Motion carried.

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)

No changes – Paid renewal fee – Drive by inspection

Brian Bush moved to approve 1 year renewal. Kris Walker seconded. Vote 6 in favor – 0 opposed. Motion carried.

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 141st Street, Rayville (S2-T52-R29)

No renewal fee paid – Inspection and pictures placed in the file.

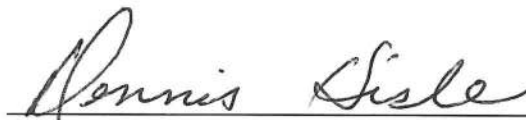
Stacey Cox moved to approve 1 year renewal. Kris Walker seconded. Vote 6 in favor – 0 opposed. Motion carried.

11. Adjourn: 7:50 p.m.



Board Chair, Janet Aldrich

Date



Board Secretary, Dennis Hisle

Date