

Call to Order: 7:00 P.M.

**Attendance:**

**Bob Moses** - Present

**Chair-Janet Aldrich** - Present

**James Proffitt** - Present

**Mary Simon** - Present

**Brian Bush** - Present

**Kris Walker** - Present

**Secretary-Dennis Hisle** - Present

**Stacey Cox** - Present

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

**Minute Approval: September 9, 2024** – Brian Bush moved to approve the minutes as presented. Stacey Cox seconded.  
Vote: 7 Yea – 0 Nay. Motion carried

1. **Rezoning Application (S & O Service & Office to ~~I-1 limited industrial~~ B-2 General Business)**

**Owner/Representative:** Jon McGee

**Location:** West side of Hwy 13, just north of the intersection of E 116<sup>th</sup> Street, Richmond (S19-R52-R27)

**Lot Size:** 3.77 acres

**Explanation:** Upgrading the zoning from S & O to I-1 will eliminate the Conditional Use required to operate a drive through window

Misprint by Planning & Zoning, The application was submitted for a B-2 zoning to eliminate the Conditional Use requirement for the drive through. Stacey Cox moved to approve the B-2 zoning request. Dennis Hisle seconded. Vote: 7 Yea – 0 Nay. Motion carried.

2. **Platte County Acres – 5 Lot Plat**

**Property Owner(s):** Brett Marshall

**Surveyor/Representative:** Sisco Land Surveying/Tom Sisco

**Location:** NE corner of Bruns Rd and Franklin Rd, approximately 2.00 miles off Hwy EE, Richmond (S30-R52-R28)

**Explanation:** Splitting 40-acre parcel into 5 lots: Lot 1 = 20.00 acres, Lots 2 & 3 = 3.33 acres and Lot 5 = 6.67 acres, all vacant buildable lots. Lot 4 = 6.67 acres with an existing residence.

Some opposition to the subdivision: concerns about too many small lots in the area, would prefer to see the 40 acres split into two, 20-acre parcels, concerns about driveways being too close to the intersection, don't want more houses in the area, and existing road conditions. Discussion among the Board. Brian Bush moved to approve the 5-lot plat of Platte County Acres. Mary Simon seconded. Vote 2 yea – 5 nay (Bob Moses, Brian Bush, Dennis Hisle, Stacey Cox and James Proffitt). Motion failed.

Wolfe asked for specific reason for minutes: Significant Adverse Impact to the area: Destroying agricultural farmland, increased road dust, and noise.

**Rezoning Lots 2-5 Platte County Acres:** Lots 2-5 are rezoning to R-1A (low density residential), Lot 4 will keep existing R-A (agricultural) zoning classification

No vote taken.

3. **Pleasant Place – 1 Lot Plat**

**Property Owner(s):** Angela Hendrix

**Surveyor/Representative:** Sisco Land Surveying/Tom Sisco

**Location:** NE corner of Albany Rd and W 73<sup>rd</sup> St, north of Hwy 10, Orrick (S13-T51-R29)

**Explanation:** Platting existing 2.2-acre parcel for compliance for construction of a single-family residence  
Brian Bush moved to approve the plat of Pleasant Place. Dennis Hisle seconded. Vote 5 Yea – 2 Nay (Mary Simon and Kris Walker). Motion carried.

**Rezoning Lot 1 Pleasant Place:** Lot 1 to R-1B (Residential Urban) zoning classification.

Variance approved allowing parcel to be created without access to central sewage. Stacey Cox moved to approve R-1B zoning. James Proffitt seconded. Vote 5 Yea – 2 Nay (Mary Simon and Kris Walker). Motion carried.

4. **Oliphant Estates – 2 Lot Plat**

**Property Owner(s):** Tyler Oliphant

**Surveyor:** Northland Surveying

**Location:** South side of Hwy FF, approximately 2.00 miles west of Hwy 13, Richmond (S27-T53-R28)

**Explanation:** Dividing 49.42 acres into 2 lots: Lot 1 = 11.42 acres with an existing residence and Lot 2 = 35.99 acres vacant land. Lot 2 will maintain R-A (agricultural) zoning classification.

Water meter approved. Dennis Hisle moved to approve the plat of Oliphant Estates. Brian Bush seconded. Vote: 7 Yea – 0 Nay. Motion carried.

**Rezoning Lot 1 Oliphant Estates:** Lot 1 rezoning to R-1 (rural residential)

Brian Bush moved to approve rezoning of Lot 1. Bob Moses seconded. Vote: 7 Yea – 0 Nay. Motion carried.

5. **High Point Hills – 3 Lot Plat**

**Property Owner(s):** Tammy Martinez

**Surveyor/Representative:** Northland

**Location:** East side of Hwy O, just south of Closson Rd, Orrick (S28-R52-R29)

**Explanation:** Dividing 39.7 acres into 3 parcels: Lot 1 = 3.00 acres with existing residence, Lot 2 = 14.65 acres vacant land and Lot 3 = 23.09 acres vacant land.

**Rezoning Lots 1 & 2 High Point Hills:** Lot 1 rezoning to R-1A (low density residential) and Lot 2 rezoning to R-1 (rural residential)

Motion by Brian Bush to table plat and rezoning of High Point Hill until November 4 meeting at 7 p.m. Stacey Cox seconded. Vote: 7 Yea – 0 Nay. Motion carried.

6. **Adjourn – 7:58 p.m.**