

Call to Order: 7:03 P.M. By Board Chair, Janet Aldrich.

Attendance:

Bob Moses - Present

Chair-Janet Aldrich - Present

James Proffitt - Absent

Mary Simon - Present

Brian Bush - Present

Kris Walker - Absent

Secretary-Dennis Hisle - Present

Stacey Cox - Present

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

Minute Approval: Aug 5, 2024, Brian Bush moved to approve the minutes as presented. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

1. Ray Rock – 2nd Annual Conditional Use Review

- **BP 24-61 > 5 – under 800 sq ft - Studio Apt Style Cabins**
- **BP 24-62 > 1 – 16 x 40 Shower House**

Building permits have been issued for 5 cabins and a shower house. Wilmoth stated that they have received the engineered drawings for the septic system. Majority meeting feedback in favor of Ray Rocks. Concerns – York regarding after hour noise and Ogg encroachment of 30-foot setback.

Brian Bush moved to approve the 2nd annual review, keeping the existing conditions set on March 13, 2024 by Ray County Commission, and adding 2 new conditions: signage to be posted designating service roads from trails and phone numbers posted and available so people can contact owners at the time of a noise issue for investigation. Dennis Hisle seconded the motion. Vote 4 in favor – 1 opposed (Bob Moses). Motion carried.

2. Shawncrest Replat Lots 2-4 – 2 Lot Final Plat (Preliminary Plat approved 8-5-24)

Property Owner(s): Lena Lopez (Trust) and Connie & Chris Brown

Surveyor/Representative: Northland Surveying/

Location: East side of Hwy T, on Shawn Crest Lane, Richmond (S1-R51-R28)

Explanation: Combining lots 2 & 3 to create Lot 2A (Brown) = .56 acres. The Lena Lopez (Trust) is requesting the line between proposed Lots 4A (Lopez) and 2A (Brown) be redrawn so that an existing garage that was built for Lot 2A (Brown) will be 100% on Lot 2A (Brown). An easement has been put in place to ensure (Lopez) access to a garage entrance on the east side of the residence.

Stacey Cox moved to approve the final plat of Shawncrest Replat Lots 2-4. Dennis Hisle seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning: N/A – Existing R-1 (single family) zoning in place.

3. Samantha Farms – 1 Lot Plat

Property Owner(s): Donna Williams

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: SW corner of Hwy D & Bolling Rd, Lawson (S35-T54-R29)

Explanation: Dividing 40 acres off 142-acre parcel to create Lot 1 of Samantha Farms

Driveway entrance located on Bolling Rd, Sarah Dunn will be required to sign a distance waiver in order to get her driveway permit. Brian Bush moved to approve the one lot plat of Samantha Farms. Mary Simon seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Lot 1 Samantha Farms: N/A – Existing R-A (agricultural) zoning in place

3. Franken Acres – 1 Lot Plat

Property Owner(s): Shaun & Jennifer Franken

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: W of Hwy 13 on the W side of Mayes Rd, approx. .50 miles S of Hwy D, Rayville (S28-T54-R28)

Explanation: Platting existing 19.88-acre parcel for compliance for new construction

Dennis Hisle moved to approve the one lot plat of Franken Acres. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning: N/A – Existing R-A (agricultural) zoning classification.

4. Nave Acres – 2 Lot Plat

Property Owner(s): Mike & Tina Nave

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: South side of W 206th, approx. .33 miles west of Coon Branch Rd, Lawson (S26-T54-R29)

Explanation: Dividing 19.90 acres into 2 lots, Lot 1 = 3.00 acs with existing residence and Lot 2 = 16.24 acres vacant land

Stacey Cox moved to approve the two-lot plat of Nave Acres. Dennis Hisle seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Lots 1 & 2 Nave Acres: Lot 1 = 3.00 acres, rezoning to R-1A (low density residential) and Lot 2 = 16.24 acres, rezoning to R-1 (rural residential)

Brian Bush moved to approve, Nave Acres, rezoning of Lot 1 to R-1A and Lot 2 to R-1. Mary Simon seconded. Vote 5 in favor – 0 opposed. Motion carried.

5. Sweet Water Ranch Replat Lot 1 – 3 Lot Plat

Property Owner(s): Sweet Water Property, LLC (Jeff Gowing)

Surveyor: Sisco Land Surveying/Tom Sisco

Representative: Jeff Gowing

Location: West side of Reynolds Rd, approx. 1.3 miles east of Hwy O, Orrick (S28-T52-R29)

Explanation: Dividing 50.87 acres into 3 parcels – Lot 1A = 24 acres vacant land, Lot 1B = 14.36 acres with existing residence and Lot 1C = 12.44 acres vacant land

Reinert had questions regarding Closson Road being opened back up as a public road. Planning & Zoning to email Reinert documentation that has been placed on file. Brian Bush moved to approve the 3-lot plat of Sweet Water Ranch Replat Lots 1-3. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Lots 1B & 1C Sweet Water Ranch Replat Lot 1: Lots 1B & 1C rezoning to R-1 (rural residential)

Stacey Cox moved to approve rezoning of Lots 1B & 1C Sweet Water Ranch replat Lot 1 to R-1. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

6. Sissy's Lake – 1 Lot Plat

Property Owner(s): Jennifer Hufft - (Phillip Riley, Trustee)

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: North side of W 220th, approx. .50 miles west of Hwy 13, Polo (S16-R54-R28)

Explanation: Platting for compliance for 1 single family residence

Dennis Hisle moved to approve one lot plat of Sissy's Lake. Mary Simon seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Sissy's Lake Lot 1: Lot 1 rezoning to R-1 (rural residential)

Mary Simon moved to approve rezoning of Sissy's Lake, Lot 1 to R-1. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

7. The White House – 1 Lot Plat**Property Owner(s):** Ron & Melinda White**Surveyor/Representative:** Sisco Land Surveying/Tom Sisco**Location:** West side of Glenn Rd, just south of Hwy U, Rayville (S6-R52-R28)**Explanation:** Dividing 4 acres off of the 118-acre parcel to create The White House Plat Lot 1

Stacey Cox moved to approve the one lot plat of The White House. Dennis Hisle seconded the motion. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Lot 1 The White House: Lot 1 rezoning to R-1A (low density residential)

Mary Simon moved to approve rezoning of The White House Lot 1 to R-1A. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

8. Blake Acres – 2 Lot Plat**Property Owner(s):** Blake O'Dell**Surveyor/Representative:** Sisco Land Surveying/Tom Sisco**Location:** NE corner of W 120th and Shoemaker Rd, Excelsior Springs (S15-R52-R29)**Explanation:** Dividing his 33-acre parcel into 2 lots, to create Lot 1 = 3.50 acres and Lot 2 = 31.35 acres

Stacey Cox moved to approve the 2-lot plat of Blake Acres. Brian Bush seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Lot 1 Blake Acres: Lot 1 rezoning to R-1A (low density residential)

Bob Moses moved to approve rezoning of Blake Acres Lot 1 to R-1A. Dennis Hisle seconded. Vote 5 in favor – 0 opposed. Motion carried.

9. Annie Acres – 4 Lot Plat**Property Owner(s):** John McConnell**Surveyor/Representative:** Sisco Land Surveying/Tom Sisco**Location:** East side of Perry Rd, approx. .25 miles south of Hwy O, Orrick (S29-R52-R29)**Explanation:** Splitting 40-acre parcel into 4 lots: Lots 1, 2 & 3 = 3.00 acres each and Lot 4 = 30.82 acres

Mary Simon moved to approve 4 lot plat of Annie Acres. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

Rezoning Lots 1-3 Annie Acres: Lots 1-3 rezoning to R-1A (low density residential)

Brian Bush moved to approve rezoning of Lots 1-3 Annie Acres to R-1A. Bob Moses seconded. Vote 5 in favor – 0 opposed. Motion carried.

10. 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.

Concerns about location of driveway entrances. Brian Bush moved to table plat and rezoning until October 7 meeting at 7:00 p.m. to allow Marshall to get information regarding water availability and driveway entrances. Stacey Cox seconded. Vote 5 in favor – 0 opposed. Motion carried.

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

