

Call to Order: 7:01 P.M. by Board Chair, Janet Aldrich

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: Stacy Wolfe & Paula Patchett, Planning & Zoning

Minute Approval: October 7, 2024

Stacey Cox moved to approve the minutes as presented. Dennis Hisle seconded. Vote: 6 Yea – 0 Nay. Motion carried.

1. Conditional Use Application – Clay Target Shooting & Training Facility

Owner/Representative: David Miller

Location: North side of W 220th Street, approximately .75 miles west of Hwy 13, Polo (S16-T54-R28)

Request: Condition Use Permit for Target Shooting Range and Training Facility, located on 42-acre parcel

Miller explained he has owned the property for 20-22 years, plans to build and live on the property at some point. He is a highly trained instructor, and travels around teaching courses. The facility is not open to the public and only by appointment for clients. Estimates 10-15 client events per year. Only shot guns allow, only allowed to put two shells in gun at a time, only allowed to have target load, will only have 2-3 shooting at a time with an instructor at each shot station. Biodegradable targets, all stays on property. Will provide hold harmless agreement, carries twice the amount of insurance typically required.

Concerns from opposition:

- Will affect deer hunting / cattle will get used to it
- Live on Hwy 13 & 220th, can hear shooting from inside house
- Concerns about proximity to church and cemetery
- Decrease land value and increase liability insurance
- Family with autistic child to the north of facility, concerns about noise affecting their child

Miller agreed he would work with the church/cemetery and will schedule around services/funerals. Will exchange information with neighbors to the north and notify of any events that will take place outside of school hours.

Brian Bush moved to approve the Conditional Use for Shooting Range with the following conditions applicable to paying clients:

- No shooting during church/funeral services
- Notify neighbor (Withers) of shooting events that will take place outside of school hours.

Dennis Hisle seconded the motion. Vote: 6 Yea – 0 Nay. Motion carried.

2. Rezoning Application – R-A (Agriculture) to B-2 (General Business)

Owner/Representative: Jeremy Miller (Show Me Construction)

Location: East side of Hwy 13, approximately .40 miles north of 188th Street, and approximately .65 miles south of Knoxville, Rayville (S2-R53-R28)

Lot Size: 6.84 acres

Explanation: Construction of a shop building for storage/parking/office space of work equipment and vehicles Board as well as neighbors have concerns about B-2 zoning for a structure that will be used for indoor storage. **Brian Bush moved to table for legal consultation to see if zoning change is necessary. Kris Walker seconded. Vote: 6 Yea – 0 Nay. Motion carried.**

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3. Conditional Use Application - Hardship

Property Owner(s): Adriana & Billy Gorham

Location: North side of W 194th St, approximately .33 miles west of Grove Rd, Polo (S32-T52-R28)

Explanation: Requesting a hardship to allow them to live in their existing residence during construction of a new home

Bob Moses moved to approve the Hardship CUP, renewable yearly. Dennis Hisle seconded. Vote: 6 Yea – 0 Nay. Motion carried.

4. Rose Valley View Replat – 2 Lot Plat

Property Owner(s): Kevin Rose

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: South end of Taylor Rd, approximately .50 miles south of Knutter Rd, Lawson (S13-T54-R29)

Explanation: Dividing 28.94-acre parcel into two lots, Lot 1A = 7.27 acres and Lot 1B = 21.68 acres

Lot 1A will be for new construction, lot 1B is a house under construction. Dennis Hisle moved to approve Rose Valley View Replat. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.

- **Rezoning:** Rose Valley View Replat Lot 1A to R-1A (Low Density Residential)

Brian Bush moved to approve rezoning Lot 1A Rose Valley View Replat to R-1A. Dennis Hisle seconded. Vote: 6 Yea – 0 Nay. Motion carried.

5. Meierer Farms – 1 Lot Plat

Property Owner(s): Steve & Cheryl Meierer

Surveyor: Sisco Land Surveying/Tom Sisco

Location: North side of 88th St, approximately .18 miles west of W New Hope Rd, Richmond (S9-T51-R28)

Explanation: Dividing 5.00 acres off 49.5-acre parcel to create a one lot plat.

Stacey Cox moved to approve the plat of Meierer Farms. Brian Bush seconded. Vote: 6 Yea – 0 Nay. Motion carried.

- **Rezoning:** Meierer Farms Lot 1 to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lot 1 Meierer Farms. Brian Bush seconded. Vote: 6 Yea – 0 Nay. Motion

6. KW Farms Replat – 2 Lot Plat

Property Owner(s): Kurtis & Katy Willimetz

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: South side of Fishing River Rd, approximately 1.1 miles south of W 160th St, Lawson (S28-R53-R29)

Explanation: Splitting 17.87-acre lot into 2 lots. Lot 1A = 14.87 acres existing residence and Lot 1B 3.00 acres vacant land for new residential construction.

Brian Bush moved to approve KW Farms Replat. Stacey Cox seconded. Vote: 6 Yea – 0 Nay. Motion carried.

- **Rezoning:** KW Farms Replat Lot 1B to R-1A (low density residential) and Lot 1A will keep existing R-1 (rural residential) classification.

Stacey Cox moved to approve rezoning of KW Farms Replat, Lot 1B to R-1A. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.

7. Dixon Acres – 2 Lot Plat

Property Owner(s): Jeff & Patty Dixon

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: SE corner of E Price Dr and Rains Rd, Polo (S1-R54-R28)

Explanation: Splitting 36-acre parcel into 2 equal lots.

Dennis Hisle moved to approve plat of Dixon Acres. James Proffitt seconded. Vote: 2 Yea – 0 Nay. Motion carried.

- **Rezoning:** Lots 1 & 2 Dixon Acres to R-1 (rural residential).

Brian Bush moved to approve rezoning of Lots 1 & 2 Dixon Acres. Stacey Cox seconded. Vote: 6 Yea – 0 Nay. Motion carried.

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8. Platte County Acres – 4 Lot Plat

Property Owner(s): Brett Marshall

Surveyor/Representative: Sisco Land Surveying/Tom Sisco

Location: NE corner of Bruns and Franklin Rds, approximately 2.00 miles off Hwy EE, Richmond (S30-T52-R28).

Explanation: Plat resubmitted to reduce the number of vacant lots from 4 to 3. Lot 1 = 20.00 acres vacant land, Lot 2 = 6.66 acres vacant land, Lot 3 = 5.52 acres with an existing residence and Lot 4 = 6.54 acres vacant land.

Brett Marshall combined lots 2 & 3 as a compromise recommended by the County Commission on October 9. This reduced the number of lots from 5 to 4. Board listened to opposition still present.

Brian Bush moved to approve the resubmitted plat of Platte County Acres. Dennis Hisle seconded. Vote: 3 Yea – 3 Nay (Stacey Cox, James Proffitt, Bob Moses). Board Chair, Janet Aldrich broke the tie by casting a Nay vote. Motion failed.

- **Rezoning:** Lots 2, 3 & 4 of Platte County Acres to R-1A (low density residential)

9. Hampshire – 2 Lot Plat

Property Owner(s): Christie Hampshire

Surveyor/Representative: Northland Surveying

Location: South side of E Price Dr, approximately .30 miles east of Rains Rd, Polo (S1-T54-R28).

Explanation: Dividing 39-acre parcel into two lots: Lot 1 = 7.85 acres with an existing residence and Lot 2 = 30.00 acres vacant land.

Stacey Cox moved to approve the plat of Hampshire. Brian Bush seconded. Vote: 6 Yea – 0 Nay. Motion carried.

- **Rezoning:** Lot 1 of Hampshire to R-1A (low density residential)

Kris Walker moved to approve rezoning of Lot 1 Hampshire to R-1A. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.

10. High Point Hills – 3 Lot Plat

Property Owner(s): Vinson & Tammy Martinez

Surveyor/Representative: Northland Surveying

Location: East side of Hwy O, just south of Closson Rd, Orrick (S28-T52-R29).

Explanation: Dividing 39.7-acre parcel into three lots: Lot 1 = 3.00 acres with an existing residence, Lot 2 = 14.65 acres and Lot 3 = 23.09 acres, both lots 2 and 3 are vacant land.

Kris Walker moved to approve plat of High Point Hills. Dennis Hisle seconded. Vote: 6 Yea – 0 Nay. Motion carried.

- **Rezoning:** Lot 1 of High Point Hills to R-1A (low density residential) and Lot 2 to R-1 (rural residential).
Stacey Cox moved to approve rezoning of Lots 1 & 2 High Point Hills. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.

11. Adjourn – 8:46 p.m.

Board Chair, Janet Aldrich

Date

Witness

Date

DRAFT