

Call to Order: 6:03 P.M. by Board Chair, Janet Aldrich.

Attendance:

Bob Moses - Present

Chair-Janet Aldrich - Present

James Proffitt - Absent

Mary Simon - Present

Brian Bush - Absent

Kris Walker - Present

Secretary-Dennis Hisle - Present

Stacey Cox - Present

Others in Attendance: Stacy Wolfe, Planning & Zoning

1. Conditional Use Application – Group Home, Class I (General)

Representative: Pat Coppinger

Founder of Valor Ranch: Debbie Childress

Property: Lot 1, Bartram Acres (Approved 3-4-24)

Property is zoned R-1 (rural residential)

Contains 13.62 acres

Located at the north end of Grant Lane, approximately .50 miles north of E 206th Street, Rayville (S23-T54-R28)

Explanation: Requesting a Conditional Use Permit for a Group Home, Class I (General), the uses allowed under this definition most closely resemble the proposed scenario presented by Valor Ranch for a Veteran's Transition Home.

Childress spoke first, giving her background and a summary of the proposal, explaining that this would become her primary residence, Valor Ranch is 501 c.3 non-profit organization, she has been caring for veterans in her home for the last 6-8 years with no incident. The plan is to start with 4 veterans in a 12–24-month program tailored for each individual to help them reach their goals of successfully transitioning back into civilian life. Safety is number one priority, applicants go through a vetting process to ensure their readiness for the program. The facility has house rules: drug use or violence immediately ends participation in program. Everyone that lives at the facility will be certified in first aid. Will be operating like a family unit. Host 5 fundraisers per year, off-site and pursue grants.

Nine residents spoke in opposition. Main concerns:

- Safety services (fire, ambulance, sheriff) to far away
- Traffic increase in fairly isolated area
- Decrease property values
- Concerns of personal safety
- Theft

Support - Planning & Zoning received over 60 emails in support as well as several individuals in attendance:

- Support helping veterans get back on feet / need tranquility of country
- Childress stated: Will have paid security on site, never had issues with violence or theft or things disappearing
- Believe in vetting process, meant to protect veterans as well as people living around
Have to give opportunity to make mistakes but also to make the right choices in order to succeed
- Board member: Stated Childress has a degree in criminal justice and comes from a law enforcement family
Veterans that will be helped are very select group that want to be helped, not all have substance abuse issues, or PTSD, will never accept registered sex offenders

Questions/Comments

- Hisle: How many residents any one time? Only 7 bedrooms, 1 for homeowner, will never have more than one per bedroom for privacy. Will only be starting with 4 residents.
- Question about expansion: At this time only want to work with what is available, non-profit, can only do what have funding for, do not ever intend to explore tiny homes, want veterans to have individual bedrooms but communal space for living/eating
- Hisle: Time frame to complete program? 12-24 months
Workshops are on site, counselling is usually done at VA. Transportation provided if needed.

- Residents are not allowed to have friends coming and going.
- Board member statement: Valor Ranch has been looking for a peaceful property since founding. The residents want to be part of the neighborhood, get to know neighbors, looking for security as well.

Board/General Discussion

- Walker: Emergency services? Fire – Polo and Ambulance – Ray County
- Moses: How many facilities managed? Currently housing veterans in private residence
Applicants are evaluated. Trades people offer job skills/apprenticeships. Possibility of horse/dog therapy
- Area resident: Stated never had issue getting emergency services, sometimes comes from Polo, sometimes from Richmond
- Wolfe asked about key cards for security. Childress currently only uses keypad lock system that allows individual codes.
Stated would completely be comfortable implementing key card system.
- Area resident: Who is responsible if someone is harmed. Childress – Valor Ranch, carries insurance policy.

Kris Walker moved to approve the Conditional Use Permit for Valor Ranch for Group Home, Class I (General)
Bob Moses seconded the vote. Yea – 5, Nay – 0. Motion carried.

2. Adjourn: 7:25 p.m.

Board Chair, Janet Aldrich

Date

Submitted By, Stacy Wolfe

Date

DRAFT