

2025 MINUTES
Ray County Planning & Zoning Board

Monday, March 3 @ 7:00 p.m.
Ray County Library Community Room, Richmond

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 - Present

Brian Bush - Present

Kris Walker - Absent

Secretary-Dennis Hisle - Present

Stacey Cox - Present

Others in Attendance: Stacy Wolfe, Planning & Zoning Administrator

Minute Approval: Regular Meeting – February 3, 2025

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

1. R & R Farms Replat Lot 4 & Part Lot 3 – 2 Lots

Property Owner(s) / Representative: Jeraldine Sales

Surveyor: Michael Nelson, Nelson Land Surveying

Location: North side of W 216th St, approximately .50 miles west of Hwy C, Lawson (S16-T54-R29)

Explanation: Redrawing the line between two lots she owns in order to even out the number of acres in each one.

This creates Lot 4B = 10.49 acres and Lot 3B = 10.10 acres.

Bob Moses moved to approve. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

• R & R Farms Replat Lot 4 & Part Lot 3 – Rezoning N/A

Existing zoning = R-1 (rural residential)

2. Gorham Estates – 1 Lot compliance plat

Property Owner(s): Adrianna & Billy Gorham

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: North side of W 194th St, approximately .33 miles west of Grove Rd, Polo (S32-T54-R28)

Explanation: Platting 24.84-acre parcel for construction of new residence

Stacey Cox moved to approve. Bob Moses seconded. Vote 6 Yea – 0 Nay. Motion carried.

• Gorham Estates – Rezoning N/A

Existing zoning = R-A (agricultural)

3. Herring Hills – 1 Lot plat

Property Owner(s): Terry & Nancy Herring

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: South side of E 128th St, west of Mount Pleasant Rd intersection, Norborne (S13-T52-R26)

Explanation: Dividing 5.00 acres vacant land off 59-acre parcel to create 1 buildable lot.

• Herring Hills – Rezoning Lot 1

Lot 1 = 5.00 acres – Rezone from R-A (agricultural) to R-1A (low density residential)

Brian Bush moved to table Herring Hills Plat and Rezoning request until 4-7-25 meeting. Bob Moses seconded. Vote 6 Yea – 0 Nay. Motion carried.

4. Dehn Acres – 1 Lot plat

Property Owner(s): Farmland Reserve Applicant: Terry Dehn
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: North side of E 118th St, approximately .25 miles west of Daugherty Rd, Richmond (S20-T52-R27)
Explanation: Adding 1.35 acres to an existing 2.65-acre parcel to create Lot 1 = 4.00 acres

• Dehn Acres – Rezoning Lot 1

Lot 1 = 4.00 acres – Rezone from R-A (agricultural) to R-1A (low density residential)

Brian Bush moved to table Dehn Acres Plat and Rezoning request until 4-7-25 meeting.
Bob Moses seconded. Vote 6 Yea – 0 Nay. Motion carried.

5. Undertree Estates – 1 Lot plat

Property Owner(s): Peter & Kimberly Freund
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: West side of Hwy B, approximately .33 miles north of E 192nd St, Richmond (S33-T54-R27)
Explanation: Dividing 4.00 acres vacant land off 107.8-acre parcel to create 1 buildable lot.
Brian Bush moved to approve. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

• Undertree Estates – Rezoning Lot 1

Lot 1 = 4.00 acres – Rezone from R-A (agricultural) to R-1A (low density residential)
Stacey Cox moved to approve. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

6. Doss Heritage Farms – 2 Lot plat

Property Owner(s): Jim Ed & Crystal Doss
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: East side of Maddux Rd, approximately 1.00 miles south of W 176th St, Rayville (S15-T53-R28)
Explanation: Dividing 40-acre parcel into two vacant lots: Lot 1 = 10.00 acres and Lot 2 = 28.59 acres
Bob Moses moved to approve. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

• Doss Heritage Farms – Lot 1 Rezoning

Lot 1 = 10.00 acres – Rezone from R-A (agricultural) to R-1 (rural residential)
Stacey Cox moved to approve. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

7. Raasch Family Cattle – 1 Lot plat

Property Owner(s): Errie & Carolyn Raasch
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: East side of Derstler Rd, approximately .60 miles south of Hwy B/Hwy F intersection, Richmond (S8-T52-R27)
Explanation: Taking 1.6 acres from their surrounding acreage to increase the size of an existing 30-acre parcel to 31.6 acres to create Lot 1
Dennis Hisle moved to approve. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

• Raasch Family Cattle – N/A

Existing zoning = R-A (agricultural)

8. Adjourn: 7:06 p.m.


Board Chair, Janet Aldrich

04/07/2025
Date


Planning & Zoning Admin, Stacy Wolfe 4/7/25
Date
 4/9/25