

Call to Order: at 7:00 p.m. by Board Chair, Janet Aldrich.

Attendance:

Jim Pierce - 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: Stacy Wolfe, Planning & Zoning Administrator and Camille Johnston, Legal Counsel

Minute Approval: Regular Meeting – May 5, 2025

Stacey Cox moved to approve minutes as presented. Mary Simon seconded. Vote 7 Yea – 0 Nay. Motion carried.

1. Cazzell Farm – 1 Lot plat (Compliance)

Property Owner(s): Joshua & Victoria Cazzell

Surveyor: Mike Nelson, Nelson Land Surveying

Location: West side of Crowley Rd, approximately .10 miles south of W 141st and .10 miles north of Beamer Rd, Rayville (S2-T52-R29)

Explanation: Platting existing parcel for compliance to obtain a residential building permit, Lot 1 = 4.73 acres Purchased and cleaned up land to put a home on. Dennis Hisle moved to approve Cazzell Farm Plat. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

1A. Cazzell Farm – Rezoning Lot 1

Lot 1 = 4.73 acres – Rezone from R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lot 1 Cazzell Farm. Brian Bush seconded. Vote 7 Yea – 0 May. Motion carried.

2. 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.

Stacey Cox moved to approve plat of Herring Hills. Dennis Hisle seconded. Vote 7 Yea – 0 Nay. Motion carried.

2A. 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 approve rezoning of Lot 1 Herring Hills. Mary Simon seconded. Vote 7 Yea – 0 Nay. Motion carried.

3. 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

Stacey Cox moved to approve the plat of Dehn Acres. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

3A. Dehn Acres – Rezoning Lot 1

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

Dennis Hulse moved to approve rezoning of Lot 1 Dehn Acres. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

4. Melhorn Acres – 1 Lot plat (Compliance)

Property Owner(s): Derek Melhorn

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Hwy B, approximately 3.5 miles east of Hwy 13, Richmond (S33-T53-R27)

Explanation: Platting existing 31.74-acre parcel to create Lot 1 for compliance in order to build a new residence
Stacey Cox moved to approve plat of Melhorn Acres. Mary Simon seconded. Vote 7 Yea – 0 Nay. Motion carried.

5. Manning Acres – 1 Lot plat

Property Owner(s): Amy Burnine, Successor Trustee

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Hwy B, approximately .60 miles south of E 156th St, Richmond (S33-T53-R27)

Explanation: Dividing off 8.12 acres with an existing house from the surrounding acreage.

Stacey Cox moved to approve plat of Manning Acres. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

5A. Manning Acres – Lot 1 Rezoning

Lot 1 = 8.12 acres – Rezone from R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lot 1 Manning Acres. Mary Simon seconded. Vote 7 Yea – 0 Nay. Motion carried.

6. Dooley Acres – 1 Lot Plat (Compliance)

Property Owner(s): Steven & Jennifer Dooley

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: South side of Hwy O, approximately .10 miles east of Perry Road, Orrick (S29-T52-R29)

Explanation: Platting existing parcel for compliance to obtain a residential building permit, Lot 1 = 9.59 acres
Mary Simon moved to approve plat of Dooley Acres. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

6A. Dooley Acres – Rezoning Lot 1

Lot 1 = 9.59 acres – Rezone from R-A (agricultural) to R-1 (rural residential)

Brian Bush moved to approve rezoning of Lot 1 Dooley Acres. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.

7. Peterson Compound – 2 Lot plat

Property Owner(s): Jacqueline Peterson

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Shoemaker Rds, approximately .17 miles south of W 133rd, Ex Sp (S10-T52-R29)

Explanation: Dividing parcel into two lots: Lot 1 = 3.00 acres with existing residence and Lot 2 = 18.66 acres vacant land

Dennis Hulse moved to approve 2 lot plat of Peterson Compound. James Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.

7A. Peterson Compound – Rezoning Lot 1

Lot 1 = 3.00 acres – Rezone from R-1 (rural residential) to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lot 1 Peterson Compound. Dennis Hulse seconded. Vote 7 Yea – 0 Nay. Motion carried.

8. Broken Farm – 2 Lot plat

Property Owner(s): Wade & Kristen Sullivan

Surveyor / Representative: Zach Brinker, Snyder & Associates

Location: South side of Hwy U, approximately .45 miles east of Hwy M, Rayville (S34-T53-R29)

Explanation: Dividing parcel into two lots: Lot 1 = 24.60 acres with existing residence and Lot 2 = 5.00 acres vacant land

8A. Broken Farm – Rezoning Lot 2

Lot 2 = 5.00 acres – Rezone from R-1 (rural residential) to R-1A (low density residential)

Request to table Broken Farm Plat and Rezoning Lot 2 until July 7 meeting. Brian Bush moved to approve tabling plat and rezoning. James Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.

9. Smithey's Vista, Replat Lots 1 & 2 – 2 Lot plat

Property Owner(s): Vernon & Melinda Smithey and Reece Milligan

Surveyor / Representative: Mark Hawkins, Northland Surveying

Location: West side of Smithey Rd, approximately .20 miles north of Hwy T, Camden (S28-T51-R28)

Explanation: Lot 1 equaling 3.41 acres becomes Lot 1A = 5.58 acres and Lot 2 equaling 27.04 acres becomes Lot 2A = 24.87 acres.

Stacey Cox moved to approve the plat of Smithey's Vista, Replat Lots 1 & 2. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

Smithey's Vista, Replat Lots 1 & 2 – Rezoning Lots 1A & 2A

July 7 Agenda Item

10. Adjourn: 7:10 p.m.

 7-7-25

Janet Aldrich, Board Chair Date

 7-7-25

Stacy Wolfe, Planning & Zoning Admin Date