

Call to Order: 7:00 P.M. by Board Chair, Janet Aldrich

**Attendance:**

Jim Pierce - Present  
Chair-Janet Aldrich - Present  
James Proffitt - Absent  
Mary Simon - Present

Brian Bush - Present  
Kris Walker - Present  
Secretary-Dennis Hisle - Present  
Stacey Cox - Present

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

**Minute Approval: Regular Meeting – June 2, 2025**

Stacey Cox moved to approve the June 2 minutes as presented. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**1. Conditional Use Application - Hardship**

**Property Owner(s):** Kathy Winburn

**Location:** SE corner of Adams Rd & W 141<sup>st</sup> St, approximately .35 miles east of Hwy M, Rayville (S3-T52-R29)

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

Homeowners expect around 9 months to complete new construction. Brian Bush moved to approve Hardship, would go back before the board in a year if construction not complete. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

**2. Rezoning Lots 1A & 2A - Smithey's Vista, Replat Lots 1 & 2**

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

**Smithey's Vista, Replat Lots 1 & 2:** Approved 6-2-25

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

**Explanation:** Lot 1A = 5.58 acres, rezoning to R-1A and Lot 2A = 24.87 acres, rezoning to R-A

Dennis Hisle moved to approve rezoning of Lots 1A & 2A Smithey's Vista, Replat Lots 1 & 2. Mary Simon seconded. Vote 6 Yea – 0 Nay. Motion carried.

**3. Dreves Acres – 1 Lot plat**

**Property Owner(s):** Alan & Deborah Dreves

**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying

**Location:** North side of Hwy K, between Bucksnot and Horn Hill Roads, Richmond (S10-T53-R27)

**Explanation:** Dividing off 9.86 acres around the existing residence

Stacey Cox moved to approve 1 Lot plat of Dreves Acres. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

**3A. Dreves Acres – Rezoning Lot 1**

Lot 1 = 9.86 acres – Rezone to R-1 (rural residential)

Brian Bush moved to approve rezoning Lot 1, Dreves Acres. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

**4. Bosley Ridge – 3 Lot plat**

**Property Owner(s):** Charles & Evelyn Lindsey & Sea Star Trust

**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying

**Location:** SE corner of W 124<sup>th</sup> St and Orrick Rd, Excelsior Springs (S18-T52-R29)

**Explanation:** Dividing 39 acres into 3 lots: Lot 1=10 acs w/residence, Lot 2=10 acres vacant, Lot 3=18.44 vacant

Mary Simon moved to approve 3 lot plat of Bosley Ridge. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

**4A. Bosley Ridge – Rezoning Lots 1 – 3**

Lot 1=10 acres w/residence, Lot 2=10 acres vacant, Lot 3=18.44 acres vacant

Rezone from R-A (agricultural) to R-1 (rural residential)

Brian Bush moved to approve rezoning Lots 1-3 Bosley Ridge. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

**5. Shepard Acres Green Acres – 1 Lot plat**

**Property Owner(s):** Michael & Linda Shepard

**Surveyor / Representative:** Northland Survey ~~Tom Sisco, Sisco Land Surveying~~

**Location:** South side of Hwy V, approximately 1.95 miles east of Hwy 13, Polo (S24-T54-R28)

**Explanation:** Dividing off 7.80 acres around existing house and outbuildings from 59-acre parcel

Plat name Green Acres was already taken, plat renamed after agenda was mailed out.

Stacey Cox moved to approve 1 lot plat of Shepard Acres. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

**5A. Shepard Acres Green Acres – Lot 1 Rezoning**

Lot 1 = 7.80 acres – Rezone from R-A (agricultural) to R-1A (low density residential)

Brian Bush moved to approve rezoning of lot 1, Shepard Acres. Mary Simon seconded. Vote 6 Yea – 0 Nay. Motion carried.

**6. Anderson Acres – 1 Lot Plat**

**Property Owner(s):** Dorothy Anderson

**Surveyor / Representative:** Northland Surveying

**Location:** South side of E 132<sup>nd</sup> St, approximately .67 miles west of Hwy F, Richmond (S10-T52-R27)

**Explanation:** Dividing off 5.00 acres from 124-acre parcel

Stacey Cox moved to approve 1 lot plat Anderson Acres. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**6A. Anderson Acres – Rezoning Lot 1**

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

Stacey Cox moved to approve rezoning of Lot 1 Anderson Acres. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**7. Wilson Acres – 2 Lot plat**

**Property Owner(s):** Jeff & Janell Wilson

**Surveyor / Representative:** Northland Surveying

**Location:** West side of Triple Springs Rd, approximately .50 miles south of Southpoint Dr, Camden (S17-T51-R28)

**Explanation:** Relocating line between 2 parcels to create 2 lots: Lot 1=15.00 acres vacant and Lot 2 = 27.84 acres

Dennis Hisle moved to approve 2 lot plat of Wilson Acres. Mary Simon seconded. Vote 6 Yea – 0 Nay. Motion carried.

**7A. Wilson Acres – Rezoning Lot 1**

Lot 1 = 15.00 acres – Rezone from R-A (agricultural) to R-1 (rural residential)

Stacey Cox moved to approve rezoning of lot 1 Wilson Acres. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**8. Abel Acres – 1 Lot plat**

**Property Owner(s):** Landon & Tosha Phillips

**Surveyor / Representative:** Northland Surveying

**Location:** North side of W 180<sup>th</sup> St, on the NE side of the curve on Hwy C, Lawson (S12-T53-R29)

**Explanation:** Dividing off 12.00 acres with the existing residence, from 56-acre parcel

Mary Simon moved to approve 1 lot plat of Abel Acres. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

**8A. Abel Acres – Rezoning Lot 1**

Lot 1 = 12.00 acres – Rezone to R-1 (rural residential)

Stacey Cox moved to approve rezoning of Lot 1 Abel Acres. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**9. 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

Brian Bush moved to approve 2-lot plat of Broken Farm. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

**9A. Broken Farm – Rezoning Lot 2**

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

Stacey Cox moved to approve rezoning of Lot 2 Broken Farm. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**10. Diebold Farm – 2 Lot plat**

**Property Owner(s):** Keith & Amanda Diebold

**Surveyor / Representative:** Zach Brinker, Snyder & Associates

**Location:** East side of Shoemaker Rd, approximately 1.6 miles south of Hwy 10, Excelsior Springs (S15-T52-R29)

**Explanation:** Dividing 20 acres parcel into 2 lots: Lot 1=3.00 acres and Lot 2 = 16.51 acres

Stacey Cox moved to approve 2 lot plat of Diebold Farm. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**10A. Diebold Farm – Rezoning Lots 1 & 2**

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

Lot 2 = 16.51 acres – Rezone to R-1 (rural residential)

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

**11. Adjourn: 7: 24 p.m.**

 8-4-25  
Janet Aldrich, Board Chair Date

 8-4-25  
Stacy Wolfe, Planning & Zoning Admin Date

