

Call to Order: 7:03 p.m.

Attendance:

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

Brian Bush - Present
Kris Walker - Present by Phone at Roll Call (Excused After #1)
Secretary - Dennis Hisle - Present
Stacey Cox - Absent at Roll Call (Present Before Vote on #2)

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

Minute Approval: Regular Meeting – July 7

Brian Bush moved to approve the minutes as presented. Dennis Hisle seconded. Vote 4 Yea – 0 Nay. Motion carried.

Stacy Wolfe announced that anything requiring a vote by Planning & Zoning at this meeting will go before the Ray County Commission on Thursday, August 7.

1. Conditional Use Application – Event Venue (Crooked River Farm Weddings, LLC)

Property Owner(s): Jerry & Susan Hanson

Location: East side of Hwy C, approximately 1.1 miles north of W 2216th St, Lawson (S9-T54-R29)

Parcel Size: 5.86 acres

Explanation: Bring into compliance for an event venue space

No opposition. Approved septic system. Dennis Hisle moved to approve the Conditional Use Permit for Crooked River Farm Weddings, LLC. Brian Bush seconded. Vote 4 Yea – 0 Nay. Motion carried.

2. Rock Falls Hills – 2 Lot plat

Property Owner(s): Ashley & Michael Fuglestad and Deanne & Kendall Branham

Surveyor / Representative: Northland Surveying

Location: West side of Rock Falls Rd, just east of Blain Hill Rd intersection, Orrick (S35-T52-R29)

Explanation: Splitting parcel into two lots: Lot 1 = 23.11 acres and Lot 2 = 23.17 acres, both lots keep R-A (agricultural) zoning classification

Stacey Cox moved to approve the 2-lot plat of Rock Falls Hills. Brian Bush seconded. Vote 4 Yea – 0 Nay. Motion carried.

3. Seventh Year Addition – 1 Lot plat

Property Owner(s): Ray Rocks, LLC

Surveyor / Representative: Zach Brinker, Snyder & Associates

Location: NW corner of the park accessed off Norris Rd, Rayville (S18-T52-R28)

Explanation: Dividing 24.57 acres vacant land off the surrounding acreage. Will keep R-A (agricultural) zoning classification

Question regarding CUP status of 24.57 acres when it sells – When the property sells it will separate from Ray Rocks Off Road Resort. Question regarding access from Norris Rd to Lot 1 – Entrance will not be used as an entrance to Ray Rocks Off Road Resort. Brian Bush moved to approve the 1-lot plat of Seventh Year Addition. Jim Pierce seconded. Vote 4 Yea – 0 Nay. Motion carried.

4. Marquart Acres – 1 Lot plat

Property Owner(s): Matt & Katherine Marquart

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: North side of W 144th St, approximately 1.5 miles east of Hwy C, Rayville (S33-T53-R28)

Explanation: Platting 29.70 acres vacant land for compliance with new construction

Jim Pierce moved to approve the 1-lot plat of Marquart Acres. Brian Bush seconded. Vote 4 Yea – 0 Nay. Motion carried.

5. 216TH Acres – 2 Lot plat

Property Owner(s): Dave & Bailey Calton

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: NE corner of Tri County Line Rd & W 216th St, Lawson (S18-T54-R29)

Explanation: Lot 1 = 3.00 acres around existing house, Lot 2 = 16.24 acres vacant land

Brian Bush moved to approve 2-lot plat of 216TH Acres. Jim Pierce seconded. Vote 4 Yea – 0 Nay. Motion carried.

5A. 216TH Acres – Lots 1 & 2 Rezoning

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

Lot 2 = 16.24 acres – Rezone to R-1 (rural residential)

Stacey Cox moved to approve rezoning of Lot 1 to R-1A and Lot 2 to R-1. Brian Bush seconded. Vote 4 Yea – 0 Nay. Motion carried.

6. Green Vale One – Vacate Park & Playground Designation

Property Owner(s): Russel & Dawn Harris

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: South end of Koala Circle, Excelsior Springs (S10-T52-R29)

Explanation: Request to vacate Park & Playground Designation assigned to a lot situated in Green Vale One Subdivision

County Surveyor Tom Sisco explained by vacating Park & Playground Designation that this lot is being vacated from Green Vale One Subdivision and returning to a metes and bounds legal description. Brian Bush moved to approve the lot designation vacate. Jim Pierce seconded. Vote 4 Yea – 0 Nay. Motion carried.

7. Hardship Renewal – Hazel Little (2024 & 2025)

Property Owner(s): Don & Judy Little

Location: Doniphan Lake Rd, Excelsior Springs (S17-T52-R29)

Original Permit Date: March 2006

Reason: Allow Hazel independent living

Brian Bush moved to approve the 24 & 25 Hardship Renewal for Don & Judy Little. Stacey Cox seconded. Vote 4 Yea – 0 Nay. Motion carried.

8. Hardship Renewal – Casey Prewitt (2023 & 2024)

Property Owner(s): Casey Prewitt

Location: Davis Rd, Lawson (S3-T54-R29)

Original Permit Date: 10-5-2020

Reason: Live in mobile home during construction of permanent residence

Prewitt is getting close to completing his permanent residence. Stacey Cox moved to approve 23 & 24 Renewals, return in October for 2025 renewal if project is not completed. Jim Pierce seconded. Vote 4 Yea – 0 Nay. Motion carried.

9. Hardship Renewal – Greg & Johanna Davis (May 2025 – April 2026)

Property Owner(s): Greg & Johanna Davis

Location: Hwy JJ, Norborne (S36-T53-R26)

Original Permit Date: 5-6-24

Reason: Live in camper during construction of permanent residence

Davis has not actually occupied the property to date because their home has not sold. Asking for 1 year renewal. Brian Bush moved to approve renewal. Stacey Cox seconded. Vote 4 Yea – 0 Nay. Motion carried.

10. Hardship Renewal – Carol Perry (Nov 23, Nov 24, Nov 25)

Property Owner(s): Alice Perry (Deceased)

Location: North side of Hwy 10, Rayville (S19-T52-R28)

Original Permit Date: November 2017

Reason: Allowed mobile to be set on 1.12 acres for Alice & Carol to live in.

Advised Board original permit was for Alice, she is now deceased, have had trouble contacting Carol.

Brian Bush moved to allow Hardship Renewals. Jim Pierce seconded. Vote 0 Yea – 4 Nay. Motion denied.

Board wants letter sent advising of renewal status and meeting set up to discuss compliance options within 30 days.

11. Hardship Renewal – Jolene Taranto (Nov 23, Nov 24, Nov 25)

Property Owner(s): Judy Pridgen

Location: SW corner of W 141st & Crowley Rd, Rayville (S2-T52-R29)

Original Permit Date: 3-2-2020


Reason: Allowed new construction on ½ acre with holding tank until can be combined with adjoining property to the south and secondary treatment can be installed.

Advised Board last date renewal was paid in 2023. Have spoken with Pridgen a couple of times, no luck getting in touch with Taranto. Brian Bush moved to allow Hardship Renewals. Stacey Cox seconded. Vote 0 Yea – 4 Nay. Motion denied. Board wants letter sent advising of status that Hardship must be reapplied for, secondary treatment must be installed or the residence must be vacated.

12. Adjourn: 7:42 p.m.


Janet Aldrich, Board Chair

Date


Stacy Wolfe, Planning & Zoning

9-8-25
Date

