

Call to Order: 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.

Wolfe announced that any items voted on at this meeting would go before the County Commission on Wednesday, Oct 8, approximately 9:15.

Minute Approval: Regular Meeting – September 8, 2025

Stacey Cox moved to approve the minutes as presented. James Proffitt seconded. Vote: 7 Yea – 0 Nay. Motion carried.

1. Lisa's Place 2nd Plat – 1 Lot Plat

Property Owner(s): Lisa Reed

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Hill School Rd, approximately .50 miles south of Old Hwy 10, Richmond, (S34-T52-R27)

Explanation: Platting 15.12-acre parcel for compliance to create Lot 1

James Proffitt moved to approve Lisa's Place 2nd Plat (1 Lot). Dennis Hisle seconded. Vote: 7 Yea – 0 Nay. Motion carried.

1A. Rezoning: Lisa's Place 2nd Plat – Lot 1

R-A (Agricultural) to R-1 (Rural Residential)

Brian Bush moved to approve rezoning of Lot 1, Lisa's Place 2nd Plat. Jim Pierce seconded. Vote: 7 Yea – 0 Nay. Motion carried.

2. Valley View Subdivision – 3 Lot Plat

Property Owner(s): Art & Christie Endsley

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: East side of Albany Rd, just north of Burlington Northern Railroad, Orrick (S11, 12, 13, 14-T51-R29)

Explanation: Splitting 45.54 acres into 3 lots: Lot 1 = 14.11, Lot 2 = 15.00, & Lot 3 = 15.00

Dennis Hisle moved to approve the plat of Valley View Subdivision (3 Lots). James Proffitt seconded. Vote: 7 Yea – 0 Nay. Motion carried.

2A. Rezoning: Valley View Subdivision – Lots 1-3

R-A (Agricultural) to R-1 (Rural Residential)

Stacey Cox moved to approve rezoning of Lots 1-3, Valley View Subdivision. Brian Bush seconded. Vote: 7 Yea – 0 Nay. Motion carried.

3. Sweet Acres Amended Plat, Replat Lots 3 & 4 – 2 Lot Plat

Property Owner(s): Roberta McKay & Sarah Alley

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Moss Rd, approximately .25 miles south of Hwy V, Polo (S19-T54-R27)

Explanation: Redrawing interior line between lots 3 & 4, to create Lot 3A = 9.25 acres & Lot 4A = 14.84 acres

Mary Simon moved to approve the Replat of Lots 3 & 4, Sweet Acres Amended Plat. Stacey Cox seconded.

Vote: 7 Yea – 0 Nay. Motion carried.

3A. Rezoning: Sweet Acres Amended Plat, Replat Lots 3 & 4 – Lots 3A & 4A

R-A (Agricultural) to R-1 (Rural Residential)

Brian Bush moved to approve rezoning of Lots 3A & 4A, Replat of Lots 3 & 4, Sweet Acres Amended Plat. James

Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.

4. Seward Place – 1 Lot Plat

Property Owner(s): Perry & Karen Vandiver

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: west side of Hwy T, approximately .15 miles north of W 88th St, Richmond (S1-T51-R28)

Explanation: Dividing off 3.00 acres with an existing house from a 76-acre parcel, to create Lot 1

Stacey Cox moved to approve Seward Place plat (1 Lot). James Proffitt seconded. Vote: 7 Yea – 0 Nay. Motion carried.

4A. Rezoning: Seward Place – Lot 1

R-A (Agricultural) to R-1A (Low Density Residential)

Brian Bush moved to approve rezoning of Lot 1, Seward Place. Dennis Hisle seconded. Vote: 7 Yea – 0 Nay.

Motion carried.

5. Dearborn Properties – 2 Lot Plat

Property Owner(s): Brett Marshall, Registered Agent (Ray County Properties, LLC)

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: NE corner of Bruns Rd and Franklin Rd, approximately 2.00 miles off Hwy EE, Richmond (S30-T52-R28)

Explanation: Dividing 40-acre parcel into 2 lots: Lot 1 = 20.13 acres vacant land and Lot 2 = 19.87 acres with an existing residence

Mary Simon moved to approve the plat of Dearborn Properties (2 Lots). Brian Bush seconded. Vote: 7 Yea – 0 Nay. Motion carried.

6. Rock Falls 100, Replat – 2 Lot Plat

Property Owner(s): Rick & Gena Willis and Adam Christianson

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: South side of Rock Falls Rd, approximately .30 miles west of Hwy N, Orrick (S25 & 26-T52-R28)

Explanation: Adjusting the interior line between Lots 1 & 2 near the frontage to create Lot 1A & 2A

Jim Pierce moved to approve the Replat of Rock Falls 100. Brian Bush seconded. Vote: 7 Yea – 0 Nay. Motion carried.

7. Jake & Maddy's Homeplace – 1 Lot Plat

Property Owner(s): Jake Moyer-Gray

Surveyor / Representative: Bob Parks, Weiskirch & Parks Engineers, Inc.

Location: south side of W 56th St, at the south intersection of Egypt Rd and W 56th, Orrick (S33-T51-R29)

Explanation: Dividing off 3.00 acres with an existing house from a 55-acre parcel, to create Lot 1

Mary Simon moved to approve the one lot plat of Jake & Maddy's Homeplace. Stacey Cox second. Vote: 7 Yea – 0 Nay. Motion carried.

7A. Rezoning: Jake & Maddy's Homeplace – Lot 1

R-A (Agricultural) to R-1A (Low Density Residential)

Stacey Cox moved to approve rezoning of Lot 1, Jake & Maddy's Homeplace. Dennis Hisle seconded. Vote: 7 Yea – 0 Nay. Motion carried.

8. D.W.A. Acres (Correct Duplicated Plat Title)

Property Owner(s): Dorothy Anderson

Surveyor / Representative: Mark Hawkins, Northland Surveying

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

Explanation: D.W.A. Acres has been submitted to correct the duplicated plat title **Anderson Acres, recorded on July 17, 2025, Plat Book D, Page 1673 (Approved by P & Z 7-7-25)**

Stacey Cox moved to approve the plat of D.W.A. Acres to correct the duplicated title. James Proffitt seconded. Vote: 7 Yea – 0 Nay. Motion carried.

9. Gingerich Acres – 1 Lot Plat

Property Owner(s): Daniel & Rebecca Gingerich

Surveyor / Representative: Mark Hawkins, Northland Surveying

Location: South side of E 192nd St, approximately 1.7 miles west of Hwy E, Richmond (S6-T53-R26)

Explanation: Bring a 23.12-acre parcel that was split off larger tract into compliance

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

10. Rittmiller & Clark – 3 Lot Plat

Property Owner(s): Tammy Clark & Lisa Rittmiller

Surveyor / Representative: Mark Hawkins, Northland Surveying

Location: North side of E 116th St, between Hwy 13 and Wood Oak Avenue, Richmond (S19-T52-R27)

Explanation: Dividing 18.64 acres into 3 lots: Lot 1=3.00 acs w/existing residence, Lot 2=7.24 acs, Lot 3=7.15 acs

Stacey Cox moved to approve the plat of Rittmiller & Clark (3 Lots). James Proffitt seconded. Vote: 7 Yea – 0 Nay. Motion carried.

10A. Rezoning: Rittmiller & Clark – Lots 1-3

R-A (Agricultural) to R-1A (Low Density Residential)

Dennis Hisle moved to approve rezoning of Lots 1-3, Rittmiller & Clark plat. Brian Bush seconded. Vote: 7 Yea – 0 Nay. Motion carried.

11. Rezoning: Wyse Arse Farm – Lot 1 (Wyse Arse Farms plat approved 9-8-25)

Property Owner(s): Lisa & Larry Wyse

Representative / Surveyor: Zachary Brinker, Snyder & Associates

Location: West side of Hwy 13, approximately 1.00 mile north of Hwy B, Richmond (S36-T53-R28)

Explanation: R-A (ag) to R-1 (rural residential)

Mary Simon moved to approve rezoning Lot 1, Wyse Arse Farms. Brian Bush seconded. Vote: 7 Yea – 0 Nay.
Motion carried.

12. Matthew's Place (Peanut Minor Replat Lot 1) – 2 Lot Plat

Property Owner(s): Cris Shafer

Surveyor / Representative: Zachary Brinker, Snyder & Associates

Location: SE corner of Silvey Rd and W 174th St, Lawson (S18-T53-R29)

Explanation: Dividing 10-acre parcel into two lots: Lot 1A =3.00 acs vacant land and Lot 1B =6.09 acs with a residence

Jim Pierce moved to approve 2 lot plat of Matthew's Place (Peanut Minor Replat Lot 1). Brian Bush seconded. Vote: 7 Yea – 0 Nay. Motion carried.

12A. Rezoning: Matthew's Place – Lots 1 & 2

R-A (Agricultural) to R-1A (Low Density Residential)

Stacey Cox moved to approve rezoning Lots 1 & 2, Matthew's Place. James Proffitt seconded. Vote: 7 Yea – 0 Nay.
Motion carried.

13. Adjourn: Motion by Stacey Cox to adjourn at 7:17 p.m.

Janet Aldrich, Board Chair

Date

Stacy Wolfe, Planning & Zoning

Date