

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

Attendance:

Jim Pierce - Absent

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

Minute Approval: Regular Meeting – August 4, 2025

Stacey Cox moved to approve the minutes as presented. Brian Bush seconded. Vote: 5 Yea – 0 Nay. Motion carried.

1. Conditional Use Permit Review – Outdoor Recreation & Entertainment

Property Owner(s): Ray Rocks, LLC

Location: North side of Hwy 10 (S17,18,19,20 -T52 - R28)

Parcel Size: 460 +/- acres

Explanation: 3rd annual review

Brian Bush moved to forward review of Outdoor Recreation & Entertainment with no updates or changes to Ray County Commission. Seconded by Dennis Hisle. Vote: 5 Yea – 0 Nay. Motion carried.

2. Conditional Use Permit Review – Campgrounds: RV, Primitive & Cabins

Property Owner(s): Ray Rocks, LLC

Location: North side of Hwy 10 (S18,19 -T52 - R28)

Parcel Size: 460 +/- acres

Explanation: 3rd annual review

Septic system falls under DNR jurisdiction.

Brian Bush moved to forward review of Campgrounds: RV, Primitive & Cabins with no updates or changes to Ray County Commission. Seconded by Mary Simon. Vote: 5 Yea – 0 Nay. Motion carried.

3. Hardship Renewal – Greg & Casey Lamp (2025)

Property Owner(s): Self

Location: Coon Branch Rd, Lawson (S24-T54-R29)

Original Permit Date: 4-1-24

Reason: Allow occupants to stay in existing home on property during construction of new residence.

New construction is nearing completion. Stacey Cox moved to approve 1 year renewal. Dennis Hisle seconded. Vote: 5 Yea – 0 Nay. Motion carried.

4. Hardship Applicant – Colby Lewis (2025) (4/12 Roof pitch variance approved 8-15-25)

Property Owner(s): Same as applicant

Location: Lot 2 – Sweet Water Ranch consisting of 13.52 acres on the west side of Reynolds Rd, approximately 1.2 miles east of Hwy O, Orrick (S28-T52-R29)

Reason: Allow applicants to live in campers during conversion of 60 x 60 building to residential use

Already started to finish out livable space, does not expect to need 12 months. Dennis Hisle moved to approve hardship permit for 1 year with renewal. James Proffitt seconded. Vote: 5 Yea – 0 Nay. Motion carried.

5. Hardship Applicant – James & Kendra Ivie

Property Owner(s): Same as applicant

Location: East side of Hwy BB, approximately .42 miles north of Hwy D, Polo (S20-T54-R28)

Reason: Allow applicants to stay in existing home on property during construction of new residence.

Anticipated time frame for construction: 1 – 1 1/2 years. Stacey Cox moved to approve 1 year permit with renewal. Brian Bush seconded. Vote: 5 Yea – 0 Nay. Motion carried.

6. Hardship Applicant – Kurtis & Katie Willimetz

Property Owner(s): Same as applicant

Location: Lot 1A – KW Farms Replat consisting of 14.87 acres on the south side of Fishing River Rd, approximately 1.1 miles south of W 160th St, Excelsior Springs (S28-T53-R29)

Reason: Allow applicants to continue living in existing home on property during construction of new residence.

Mary Simon moved to approve 1 year permit with renewal. Stacey Cox seconded. Vote: 5 Yea – 0 Nay. Motion carried.

7. Hardship Applicant – Landon Phillips

Property Owner(s): Same as applicant

Location: 44.00 acres on the north side of Hwy C, .16 miles west of W 180th St, Lawson (S12-T53-R29)

Reason: Allow applicants to have an Accessory Dwelling Unit prior to the primary residence and occupy it during construction of their new home.

Brian Bush moved to approve 1 year permit with renewal. James Proffitt seconded. Vote: 5 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.**

Request to table until October 6 meeting at 7 p.m. Brian Bush so moved. Stacey Cox seconded. Vote: 5 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

Request to table until October 6 meeting at 7 p.m. Brian Bush so moved. Stacey Cox seconded. Vote: 5 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

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

Property Owner(s): Tammy Clark & Lisa Rittmiller

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

Rezoning: Lots 1 through 3 to R-1A (low density residential)

Request to table Plat and 3 lot rezoning request until October 6 meeting at 7 p.m. Brian Bush so moved. Stacey Cox seconded. Vote: 5 Yea – 0 Nay. Motion carried.

11. Wyse Arse Acres – 1 Lot Plat (Rezoning of Lot 1 will be on 10-6-25 P & Z agenda)

Property Owner(s): Lisa & Larry Wyse

Surveyor / Representative: Zachary Brinker, Snyder & Associates

Location: West side of Hwy 13, approximately 1.0 mile north of Hwy B, Richmond (S36-T53-R28)

Explanation: Platting 17.01 acres for compliance for new residential construction

Mary Simon moved to approve the one lot plat. Dennis Hisle seconded. Vote: 5 Yea – 0 Nay. Motion carried.

12. Layman Acres – 1 Lot Plat

Property Owner(s): Kenny & Debbie Layman

Surveyor / Representative: Zachary Brinker, Snyder & Associates

Location: North side of E 164th St, approximately .33 miles east of Early Rd, Norborne (S23-T53-R26)

Explanation: Dividing 3.00 acres off larger parcel to create Lot 1 Layman Acres

Stacey Cox moved to approve the one lot plat. Brian Bush seconded. Vote: 5 Yea – 0 Nay. Motion carried

12A. Layman Acres – Rezoning Lot 1

Property Owner(s): Kenny & Debbie Layman

Location: North side of E 164th St, approximately .33 miles east of Early Rd, Norborne (S23-T53-R26)

Explanation: Lot 1 to R-1A (low density residential)

Brian Bush moved to approve zoning change Lot 1 Layman Acres. Dennis Hisle seconded. Vote: 5 Yea – 0 Nay. Motion carried.

13. Ross Homestead – 2 Lot Plat

Property Owner(s): Francis & Lori Ross

Surveyor / Representative: Zachary Brinker, Snyder & Associates

Location: South side of W 102nd St, at the south end of Ray County Line Rd, Excelsior Springs (S31-T52-R29)

Explanation: Dividing 22-acre parcel into two lots: Lot 1=3.03 acs for new construction and Lot 2=16.31 acs vacant

Brian Bush moved to approve 2 lot plat of Ross Homestead. Stacey Cox seconded. Vote: 5 Yea – 0 Nay. Motion carried.

13A. Ross Homestead – Rezoning Lots 1 & 2

Property Owner(s): Francis & Lori Ross

Location: South side of W 102nd St, at the south end of Ray County Line Rd, Excelsior Springs (S31-T52-R29)

Explanation: Lot 1 to R-1A (low density residential) and Lot 2 to R-1 (rural residential)

Brian Bush moved to approve zoning change for Lot 1 & Lot 2 Ross Homestead. Stacey Cox seconded. Vote: 5 Yea – 0 Nay. Motion carried.

14. Schaefer Place – 1 Lot Plat

Property Owner(s): Ryan & Alyssa Schaefer

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: West side of Bright Lane, approximately .40 miles north of W 208th St, Lawson (S19-T54-R29)

Explanation: Platting 20.00 acres for compliance for new residential construction

Brian Bush moved to approve one lot plat. Dennis Hisle seconded. Vote: 5 Yea – 0 Nay. Motion carried.

15. Adjourn: 7:25 p.m.

X Janet Aldrich 10-6-25
Board Chair, Janet Aldrich Date

Stacy Wolfe 10-6-25
Planning & Zoning, Stacy Wolfe Date