

**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 2<sup>nd</sup> 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 2<sup>nd</sup> Plat (1 Lot). Dennis Hisle seconded. Vote: 7 Yea – 0 Nay. Motion carried.

**1A. Rezoning: Lisa's Place 2<sup>nd</sup> Plat – Lot 1**

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

Brian Bush moved to approve rezoning of Lot 1, Lisa's Place 2<sup>nd</sup> 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 88<sup>th</sup> 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 56<sup>th</sup> St, at the south intersection of Egypt Rd and W 56<sup>th</sup>, 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 132<sup>nd</sup> 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 192<sup>nd</sup> 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 116<sup>th</sup> 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 174<sup>th</sup> 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.

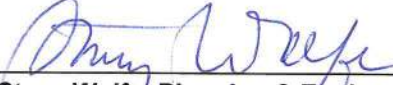
**12A. Rezoning: Matthew's Place – Lots 1 & 2**

**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.

 11/3/25  
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Janet Aldrich, Board Chair Date

 11-3-25  
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Stacy Wolfe, Planning & Zoning Date