

Call to Order: 7:02 by Board Chair, Janet Aldrich.

Attendance:

Jim Pierce - Present
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 & Paula Patchett, Ray County Planning & Zoning

Minute Approval: Regular Meeting – December 1, 2025

Brian Bush moved to approve the minutes as presented. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

1. Bowser Acres – 2 Lot Plat

Property Owner(s): Peter & Corrie Bowser

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: South side of W 108th, approximately .37 miles east of Reynolds Rd, Orrick (S27-T52-R29)

Explanation: Dividing 28-acre parcel into 2 lots: Lot 1 = 9.74 acres and Lot 2 = 17.02 acres

Stacy Cox moved to approve the 2 Lot Plat of Bowser Acres. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

1.A. Bowser Acres – Rezoning Lots 1 & 2

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

Brian Bush moved to approve rezoning of Lots 1 & 2, Bowser Acres. James Proffitt seconded. Vote 6 Yea – 0 Nay. Motion carried.

2. Barger Farm – 1 Lot Plat

Property Owner(s): Brenda Barger

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: East side of Little Farm Rd, approximately .25 miles north of Hwy 10, Excelsior Springs (S11-T52-R29)

Explanation: Dividing 6.74 acres off a larger parcel to create one lot

Dennis Hisle moved to approve the 1 Lot Plat of Barger Farm. Mary Simon seconded. Vote 6 Yea – 0 Nay. Motion carried.

2.A. Barger Farm – Rezoning Lot 1

Rezoning from R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lot 1, Barger Farm. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

3. Heathman Acres Replat Lots 13 & 14

Property Owner(s): Juan Padilla

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: North side of Hwy 10, approximately .50 miles east of Hwy M, Wood Heights (S3&10-T52-R29)

Explanation: Combining lots 13 & 14 to create Lot 13A = 1.19 acres with an existing residence

Stacey Cox moved to approve the 1 Lot Plat of Heathman Acres Replat Lots 13 & 14. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

4. Josephine Acres – 1 Lot Plat

Property Owner(s): Jeff Gowing

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: North side of Hwy O, approximately .20 miles west of Blain Hill Rd, Orrick (S3-T51-R29)

Explanation: Platting 5 acres for new construction

4.A. Josephine Acres – Rezoning Lot 1

Rezoning from R-A (agricultural) to R-1A (low density residential)

Request to table Josephine Acres and rezoning of Lot 1 until the March 2 meeting at 7:00 p.m. Brian Bush moved to approve the request. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

5. McCoy's Vista View Replat – 2 Lot Plat

Property Owner(s): Chondra Bethards

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: East side of Atkins Rd between W 190th and W 188th Streets, Lawson, (S2-T53-R29)

Explanation: Reworking interior lines of a 40-acre parcel that had previously been divided into 7 lots

Lot 1 is redrawn to create Lot 1A = 10.69 acres with a residence and Lots 2-7 are being combined to create Lot 2A = 30.00 acres vacant land.

Stacey Cox moved to approve the 2 Lot Plat of McCoy's Vista View Replat. Mary Simon seconded. Vote 6 Yea – 0 Nay. Motion carried.

5.A. McCoy's Vista View Replat – Rezoning Lot 1A

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

Brian Bush moved to approve rezoning of Lot 1A, McCoy's Vista View Replat. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

6. Smith Acres Replat – 3 Lot Plat

Property Owner(s): Larry & Mary Smith

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: East side of Bobwhite Rd, approximately .40 miles north of Hwy BB, Lawson, (S7-T54-R28)

Explanation: Reconfiguring 2 lots into 3 lots: Lot 1C = 9.79 acres with house, Lot 2C = 4.79 acres vacant land for new construction and Lot 3C = 4.90 acres with a residence

Stacey Cox moved to approve the 3 Lot Plat of Smith Acres Replat. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

6.A. Smith Acres Replat – Rezoning Lots 2C & 3C

R-1 (rural residential) to R-1A (low density residential)

Brian Bush moved to approve rezoning of Lots 2C & 3C Smith Acres Replat. Mary Simon seconded. Vote 6 Yea – 0 Nay. Motion carried.

7. Ivy's Corner – 1 Lot Plat

Property Owner(s): Joseph, III & Lindsey DeAngelo

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: North side of E 164th, approximately .75 miles west of Hwy B, Richmond, (S20&21-T53-R27)

Explanation: Dividing off a 3-acre parcel for new construction

Dennis Hisle moved to approve the 1 Lot Plat of Ivy's Corner. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

7A. Ivy's Corner – Rezoning Lot 1 (Agenda Item 2-2-26)

R-A (agricultural) to R-1A (low density residential)

8. Valley Estates, Replat Lot 15 and Vacate Portion of Platted ROW

Property Owner(s): Blake Caruthers

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

Location: West side of Iris Avenue, just before Rose Lane, Excelsior Springs (S9-T52-R29)

Explanation: Vacating the unimproved portion of Iris Avenue cul-de-sac located at the NE corner of Lot 15. The vacated ROW equaling .10 acres will be incorporated into Lot 15 to create Lot 15A now containing 1.83 acres.

Jim Pierce moved to approve the 1 Lot Plat of Valley Estates Replat Lot 15. Mary Simon seconded. Vote 6 in Yea – 0 Nay. Motion carried.

9. Ray Rock Off-Road Resort – Rezoning

Property Owner(s): Devin Wilmoth and Marianne DeAmato

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

Location: North side of Hwy 10, approximately 1.00 mile west of Rabbit Farm Rd, Richmond (S17,18,19-T52-R28)

Explanation: Request to rezone from R-A (ag) to B-2 (general business)

This would allow them to construct covered / uncovered vehicle storage throughout different parts of the zoned area

Rezoning Request is for 226.2 acres located on the south side of the park where the beaches, camping areas fishing/swimming ponds, and parking areas are located. A very small portion located on the SE corner of this area containing 12.84 acres was inadvertently left off when the description was submitted from the survey office to Planning & Zoning for publication. Rezoning request for the 12.84 acres will be on the February agenda, making the total area to be rezoned 239.04 acres.

A few individuals spoke in opposition. An individual requested a definition check (Recreational Equipment Storage).

Planning & Zoning stated they would speak to the attorney for clarification, Board discussion led to the consensus that definition regards a sole commercial use, RR is considering storage as an accessory to their existing primary use.

B-2 zoning will eliminate the need for the Conditional Use permits required for the camping areas and potentially allow the construction of covered / uncovered storage so people utilizing the park can store campers and rigs on site. The overall Conditional Use Permit for Outdoor, Recreation and Entertainment will stay in place.

Jim Pierce moved to approve rezoning of 226.2 acres per the submitted rezoning description to B-2 (general business).

Brian Bush seconded. Vote 4 Yea – 2 Nay (Stacey Cox & James Proffitt). Motion carried.

10. Adjourn: 8:01 p.m.

Board Chair, Janet Aldrich

Date

Planning & Zoning, Stacy Wolfe

Date