

Call to Order:

Attendance:

Jim Pierce
Chair-Janet Aldrich
James Proffitt
Mary Simon

Brian Bush
Kris Walker
Secretary-Dennis Hisle
Stacey Cox

Others in Attendance:

Minute Approval: Regular Meeting – January 5, 2026

1. Conditional Use (Hardship Request)

Property Owner(s): Brooke Hyatt

Representative: Lloyd Skiffington

Location: North side of Magnolia Lane, approximately 300 feet west of Hwy O, Excelsior Springs, Lot 29 of Valley Estates (S9-T52-R29)

Request: To allow a camper on site for temporary residency, during removal of existing mobile home and construction of new residence.

2. Ivy's Corner Lot 1 – Rezoning Only (Ivy's Corner Plat approved 1-5-26)

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

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

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

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

3. 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

3.A. Josephine Acres – Rezoning Lot 1

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

4. Proffitt Farm – 1 Lot Plat

Property Owner(s): James Proffitt & Mac Proffitt

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: North side of Friendship Rd, approximately 850 ft east of Vandiver Rd, Richmond (S15-T51-R28)

Explanation: Platting a 5.85-acre parcel with an existing house

4.A. Proffitt Farm – Rezoning Lot 1

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

5. Seifner Acres Second Plat – 2 Lot Plat

Property Owner(s): Stuart & Amy Olinger and Allan Simpson

Surveyor / Representative: Zachary Brinker, Snyder & Associates

Location: East side of Hwy C, approximately .75 miles north of W 216th St, Lawson (S15-T54-R29)

Explanation: Redrawing interior lot line between property owners

Olinger Lot 1A increases from 20.04 acs to 25.52 acs, Simpson Lot 2A decreases from 30.00 acs to 24.52 acs

6. Ray Rock Off-Road Resort – B-2 Rezoning Request - 12.84 acres (226.2 acres approved 1-5-26)

Property Owner(s): Devin Wilmoth and Marianne DeAmato

Surveyor: Zach Brinker, Snyder & Associates, LLC

Location: North side of Hwy 10, approximately 1.00 mile west of Rabbit Farm Rd, Richmond (S19&20-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

Definition Check requested at January 5 meeting: (Recreational Equipment Storage 60.2R) Refers to a stand-alone commercial business, this circumstance would be considered an accessory to the primary permitted use of the rezoned area.

7. 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

This plat was approved at the January meeting, when presented to Ray County Commission it was realized the signature line had not been notarized. Plat is being resubmitted for Board signatures.

8. Adjourn: