

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 - Present

Secretary-Dennis Hisle - Present

Stacey Cox - Present

Others in Attendance: Stacy Wolfe & Paula Patchett, Ray County Planning & Zoning

Minute Approval: Regular Meeting – January 5, 2026

Stacey Cox moved to approve the January 5 minutes as present. Dennis Hisle seconded. Vote 7 Yea – 0 Nay. Motion carried.

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.

Jim Pierce moved to approve the hardship request with a 1-year renewal. Dennis Hisle seconded.

Vote 7 Yea – 0 Nay. Motion carried.

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)

Stacey Cox moved to approve rezoning of Lot 1, Ivy's Corner. Jim Pierce seconded. Vote 7 Yea – 0 Nay.

Motion carried.

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

Lot 1, Josephine Acres has an existing entrance off Hwy O. Stacey Cox moved to approve the plat. James Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.

Motion carried.

3.A. **Josephine Acres – Rezoning Lot 1**

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

Dennis Hisle moved to approve rezoning of Lot 1, Josephine Acres. Jim Pierce seconded. Vote 7 Yea – 0

Nay. Motion carried.

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

Stacey Cox moved to approve the one lot plat of Proffitt Farm. Brian Bush seconded. Vote 6 Yea – 0 Nay – 1 Abstain (James Proffitt). Motion carried.

4.A. Proffitt Farm – Rezoning Lot 1

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

Mary Simon moved to approve rezoning, Lot 1 Proffitt Farm. Dennis Hisle seconded. Vote 6 Yea – 0 Nay – 1 Abstain (James Proffitt). Motion carried.

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

James Proffitt moved to approve the two-lot plat of Seifner Acres Second Plat. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.

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.

Mary Simon moved to approve the rezoning request for 12.84 acres by Ray Rocks. Jim Pierce seconded. Vote 6 Yea – 1 Nay. Motion carried.

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.

No vote required.

8. Adjourn: 7:14 p.m.