

**Ray County BZA – Minutes 2026**  
**Monday, March 2 @ 6:30 p.m.**

**Ray County Library**  
**Community Room**  
**215 E Lexington St, Richmond**

**Call to Order:** By Kyle Foster at 6:32 p.m. in place of Board Chair, Jeff Nail.

**Board Attendance:**

**Jeff Nail – Board Chair - Absent**  
**Bill Robinson - Present**  
**Jerry McLaughlin - Present**

**Kyle Foster - Present**  
**Grenda Lewis - Present**

**Others Attending:** Stacy Wolfe, Ray County Planning & Zoning

**Approval of Minutes: 1-5-2026**

Bill Robinson moved to approve the minutes as presented. Jerry McLaughlin seconded. Vote 3 Yea – 0 Nay. Motion carried.

**1. Variance Request of:**

**Sub-Article 70.1 Density & Dimension Standards**

Lots with an area of 3 to 4 acres located on interior subdivision streets shall be subject to a minimum lot width of 200 feet at the building line. **All other lots shall be subject to a minimum lot width of 300 feet.**

**Surveyor:** Mark Hawkins, Surveyor

**Applicant/Property Owner:** Steve & Lisa Rittmiller

**Location:** North side of E 116<sup>th</sup> St, just east of Hwy 13, Richmond (S19-T52-R27)

**Request:** Frontage Variance

Allow a recently platted compliant lot with 345.7 feet of frontage to be divided into two lots, each lot requiring a variance of the 300 feet frontage minimum, creating a 4.24-acre lot with 195.70 feet of frontage and a 3.00-acre lot with 150.00 feet of frontage.

Jerry McLaughlin moved to approve the variance for the frontage on proposed Lots 2A & 2B of the Replat of Lot 2 Rittmiller & Clark Subdivision plat provided the driveway's share the interior lot line, pending approval of Richmond Special Road District. Grenda Lewis seconded. Vote 3 Yea – 0 Nay. Motion carried.

**2. Adjourn: 6:40**

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**Board Chair, Jeff Nail**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Planning & Zoning, Stacy Wolfe**

\_\_\_\_\_  
**Date**