

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

**Attendance:**

Jim Pierce - Present

Chair-Janet Aldrich - Present

James Proffitt - Present

Mary Simon - Absent

Brian Bush - Present

Kris Walker - Present

Secretary-Dennis Hisle - Present

Stacey Cox - Present

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

**Minute Approval: Regular Meeting – February 2, 2026**

Stacey Cox moved to approved February 2 minutes as presented. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**1. Putts Ranch – 1 Lot Plat**

**Property Owner(s):** Thomas Putts

**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying

**Location:** East side of Southpoint Dr, approximately 1.35 miles north of Hwy T, Camden (S18-T51-R28)

**Explanation:** Platting 8.78 acre for compliance

Stacey Cox moved to approve the 1 lot plat. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

**1.A. Putts Ranch – Rezoning Lot 1**

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

Brian Bush moved to approve rezoning of Lot 1 Putts Ranch to R-1A. James Proffitt seconded. Vote 6 Yea – 0 Nay. Motion carried.

**2. Katherine's Estates – 3 Lot Plat**

**Property Owner(s):** Kathy Lee Cox and Andy & Cindy Cox

**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying

**Location:** West side of Atkins Rd (Private), approximately .25 miles south of Hwy C, Lawson (S10-T53-R29)

**Explanation:** Combining two parcels, redrawing interior lines to create 3 lots.

Lot 1 = 40.96 acres with an existing residence, Lot 2 = 32.64 acres vacant land and Lot 3 = 5.38 acres with existing residence.

Stacey Cox moved to approve the 3-lot plat. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**2.A. Katherine's Estates – Rezoning Lot 3**

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

Dennis Hisle moved to approve rezoning of Lot 3 Katherine's Estates to R-1A. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

**3. Coyote Ridge Replat – 1 Lot Plat**

**Property Owner(s):** Richard & Leslie O'Jeda

**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying

**Location:** West side of Bollinger Rd, approximately .33 miles south of Hwy V, Polo (S20-T54-R27)

**Explanation:** Combining existing Lots 1-3 of Coyote Ridge and Lot 1 of Sweet Hills to create Lot 1A = 66.15 acres

Jim Pierce moved to approve the 1 lot plat of Coyote Ridge Replat. James Proffitt seconded. Vote 6 Yea – 0 Nay. motion carried.

**3.A. Coyote Ridge Replat – Rezoning Lot 1A  
Rezoning from R-1 (rural residential) to R-A (agricultural)**

Stacey Cox moved to approve rezoning of Lot 1A Coyote Ridge Replat. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**4. The Oaks Replat Lots 13 & 14 – 1 Lot Plat**

**Property Owner(s):** Robert & Erin Hewlett

**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying

**Location:** East side of Oak Ln, at the south end of the road, approximately .35 miles south of Old Hwy 10, Richmond (S34-T52-R27)

**Explanation:** Combining existing Lots 13 & 14 of The Oaks to create Lot 13A = 6.05 acres.

Dennis Hisle moved to approve the 1 lot plat of The Oaks Replat Lots 13 & 14. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**5. C Hill Acres – 1 Lot Plat**

**Property Owner(s):** Mark & Myra Hill

**Surveyor / Representative:** Mark Hawkins, Northland Surveying

**Location:** North side of Hwy U, approximately .75 miles east of Hwy M, Rayville (S35-T53-R29)

**Explanation:** Splitting off 3.28 acres with an existing house and outbuilding from a larger parcel

Jim Pierce moved to approve 1 lot plat of C Hill Acres. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**5.A. C Hill Acres – Rezoning Lot 1 (Agenda – April 6, 2026)**

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

**6. Rittmiller & Clark Replat Lot 2 – 2 Lot Plat**

**(Pending Variance Request of 300 ft Minimum Road Frontage Requirement)**

**Property Owner(s):** Steve & Lisa Rittmiller

**Surveyor / Representative:** Mark Hawkins, Northland Surveying

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

**Explanation:** Divide 7.24 acres into 2 lots; Lot 2A = 4.24 acres and Lot 2B = 3.00 acres

Frontage variance approved 3-2-26. Stacey Cox moved to approve 2 lot plat of Rittmiller & Clark Replat. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

**7. Sundance Ranch – 2 Lot Plat**

**Property Owner(s):** Melissa Claridge and Ron & Savannah Goodwin

**Surveyor:** J & J Survey, LLC

**Location:** East side of Hwy O, approximately 1.75 miles south of Hwy 10, Wood Heights (S16-T52-R29)

**Explanation:** Dividing 170-acre parcel into 2 lots: ~~Lot 1~~ Lot 2 = 19.00 ac vacant land and ~~Lot 2~~ Lot 1 = 152.07 acs

Correction noted in explanation. Brian Bush moved to approve 2 lot plat of Sundance Ranch. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

**8. Adjourn: 7:22 p.m.**

  
Board Chair, Janet Aldrich 4-6-26  
Date

  
Planning & Zoning, Stacy Wolfe 4-6-26  
Date