

Call to Order: 7:00 p.m. 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 and Paula Patchett with Ray County Planning & Zoning.

Minute Approval: Regular Meeting – March 2, 2026

Stacey Cox moved to approve the March minutes as presented. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

Brian Bush moved to correct the acres of Lot 2 in Item #2 Hamelin Reserve from 493.67 acres to 49.67 acres and moved to add Item 4A. Mc6 Cattle Co rezoning of Lot 2, legal notice was posted and mailers went out. Stacey Cox moved to second the agenda corrections. Vote 7 Yea – 0 Nay. Motion carried.

Stacy Wolfe noted that all agenda items voted on except for Item #10 will go before the County Commission on 4-8-26 at 9:30 p.m. Item #10 will go before the County Commission on 4-22-26 @ 9:30 p.m.

1. Richmond Country Estates Replat of Lots 1, 2, 3, & 4 – Lot 1A Rezoning Only

Property Owner(s): Adam & Jill Courter

Representative: Adam & Jill Courter

Location: SW corner of Airfield Lane and Old Hwy 10, Richmond (S33-T52-R27)

Explanation: Rezoning a lot within an approved subdivision, with an existing residence from S & O (Service & Office) to R-1A (Low Density Residential)

Stacey Cox moved to approve the zoning application. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

2. Hamelin Reserve – 2 Lot Plat

Property Owner(s): Catherine Hamelin

Representative: Catherine Hamelin

Location: North side of W 174th St, approximately .50 miles east of Sivley Rd, Lawson (S7 & S18-T53-R29)

Explanation: Dividing 62 acres into two lots: Lot 1 = 12.37 acres and Lot 2 = ~~493.67~~ 49.67 acres

Mary Simon moved to approve the 2-lot plat of Hamelin Reserve. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

2.A. Hamelin Reserve – Rezoning Lot 1 (Agenda – May 4, 2026)

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

3. C Hill Acres – Rezoning Lot 1 (Plat approved April 6, 2026)

Mark & Myra Hill

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

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

Stacey Cox moved to approve the zoning application of C Hill Acres, Lot 1. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

4. Mc6 Cattle Co – 2 Lot Plat**Property Owner(s):** Dewayne & Rebecca McGinnis**Surveyor / Representative:** Mark Hawkins, Northland Surveying**Location:** NE corner of Palmer Rd & W 216th St, Polo (S17-T54-R28)**Explanation:** Dividing 37-acres parcel into two lots: Lot 1 = 16.81 acres with existing residence & Lot 2 = 20.00 acres vacant land.

Discussion with Board regarding a complaint that had been received about a used car business operating on the property. Brian Bush moved to table the plat and following zoning request to allow time for investigation. Dennis Hisle seconded. Vote 7 Yea – 0 Nay. Motion carried.

4A. Mc6 Cattle Co – Rezoning Lot 1**Rezoning from R-A (agricultural) to R-1 (rural residential)**

Tabled per Item # 4 motion.

5. Lloyd's Lake 2nd Plat – 1 Lot Plat**Property Owner(s):** Lloyd Stilfield Trust**Surveyor / Representative:** Zachary Brinker, Snyder & Associates**Location:** SW corner of Hwy 13 & W 224th Street, Polo (S 15-T54-R28)**Explanation:** Splitting 17.11 acres vacant land off 91.21 acres

MoDOT has approved an entrance location off Hwy 13, pending assignment of a parcel identification number for the new parcel. Brian Bush moved to approve the 1 lot plat of Lloyd's Lake 2nd Plat. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.

5.A. Lloyd's Lake 2nd Plat – Rezoning Lot 1

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

Brian Bush moved to approve zoning for Lot 1, Lloyd's Lake 2nd Plat. Dennis Hisle seconded. Vote 7 Yea – 0 Nay. Motion carried.

6. Green Vale SW Replat – 1 Lot Plat and Vacates**Property Owner(s):** Chandler Baker**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying**Location:** South end of Koala Circle & W 133rd St, Excelsior Springs (S10-T52-R29)**Explanation:** Vacating unimproved areas of walkway and unimproved portions of roadway shown as Future Street and W 133rd (also known as Kerry Circle). The half of these vacated areas lying on Baker's side will be merged with Lots 10-12 and vacated playground Lot of Green Vale No 2 and lot 4 of Green Vale No 1 to create Lot 1 of Green Vale Southwest Replat, containing 10.41 acres.

Mary Simon moved to approve the plat of Green Vale SW Replat. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.

7. New Garden School Replat – 2 Lot Plat**Property Owner(s):** Adam & Shino Meyer**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying**Location:** East side of S New Garden Rd, approximately 1.00 mile south of Hwy 10, Ex Sp (S8-T52-R29)**Explanation:** Combining Lots 2 & 3 to create Lot 2A containing 22.39 acres, Lot 1 will rename to Lot 1A, the lot size remains the same (33.81 acres).

Dennis Hisle moved to approve the 2-lot plat of New Garden School Replat. James Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.

- 7A. New Garden School Replat – Rezoning Lot 2A**
 Rezoning from R-1 (rural residential) to R-A (agricultural)
 Brian Bush moved to approve the rezoning of Lot 2A. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 8. Shake N Bake Acres – 1 Lot Plat**
Property Owner(s): Gary Baker
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: North side of E 201st Street, approximately 1.33 miles east of Hwy E, Richmond (S30-T54-R26)
Explanation: Dividing 7.00 acres from 109-acre parcel to create Lot 1
 Stacey Cox moved to approve the 1 lot plat of Shake N Bake Acres. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 8A. Shake N Bake Acres – Rezoning Lot 1**
 Rezoning from R-A (agricultural) to R-1A (low density residential)
 Brian Bush moved to approve rezoning of Shake N Bake Acre, Lot 1. Dennis Hisle seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 9. Veverka Sunset Hills – 1 Lot Plat**
Property Owner(s): Laura Veverka
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: West side of N Raum, approximately .88 miles north of Hwy D, Lawson (S31-T54-R29)
Explanation: Combining 2 parcels to create Lot 1 containing 11.55 acres
 Brian Bush moved to approve 1 lot plat of Veverka Sunset Hills. Jim Pierce seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 9A. Veverka Sunset Hills – Rezoning Lot 1**
 Rezoning from R-A (agricultural) to R-1 (rural residential)
 Mary Simon moved to approve rezoning of Lot 1, Veverka Sunset Hills. Brian Bush seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 10. Tucker Acres – 1 Lot Plat**
Property Owner(s): Ted & Sheila Tracy
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: East side of Daugherty Rd, just south of E 112th Street, Richmond (S28 & S29-T52-R27)
Explanation: Dividing 3.50 acres from a larger parcel of land to create Lot 1
 Dennis Hisle moved to approve 1 lot plat of Tucker Acres. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 10A. Tucker Acres – Rezoning Lot 1** *Motion rescinded @ 5-4-26 mtg*
 Rezoning from R-A (agricultural) to R-1A (low density residential) *Notice not posted in time.*
 Brian Bush moved to approve rezoning of Lot 1, Tucker Acres. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.
Brian rescind - Stacy 2nd 6 Yea - 0 Nay 5-4-26

11. **Berry Ranch – 2 Lot Plat**
Property Owner(s): Michael Berry
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: SE corner of Bobwhite Rd and W Price Dr, Lawson (S6-T54-R28)
Explanation: Dividing 38-acre parcel into 2 lots: Lot 1 = 18.56 acres and Lot 2 = 18.51 acres
Stacey Cox moved to approve the 2-lot plat of Berry Ranch. James Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.
- 11A. **Berry Ranch – Rezoning Lot 1**
Rezoning from R-A (agricultural) to R-1 (rural residential)
Brian Bush moved to approve Lot 1, Berry Ranch. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.
12. **Adjourn:** 7:30 p.m.

X Janet Aldrich 5-4-26
Janet Aldrich, Board Chair Date

Stacy Wolfe 5-4-26
Stacy Wolfe, Planning & Zoning Date