

Call to Order: 7:00 P.M. By Board Chair, Janet Aldrich.

Attendance:

Jim Pierce - Absent

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, Planning & Zoning.

Minute Approval: Regular Meeting – April 6, 2026

Request to amend April 6 minutes; Item 10A. Tucker Acres Rezoning, Lot 1.

Published notice and mailers placed the item on the agenda for 5-4-26 meeting.

Requesting Brian Bush to rescind motion to approve rezoning of Lot 1, Tucker Acres.

**Brian Bush so moved. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.**

1. **Conditional Use (Hardship Request)**

**Property Owner(s):** Tyler Bennett

**Representative:** Tyler Bennett

**Location:** South end of W 124<sup>th</sup> St, approximately 1.00 mile of Orrick Rd, Excelsior Springs (S18&19-T52-R29)

**Request:** Allow Bennett's to live in existing residence on 37.65 acres during construction of new home.

**Bennet expects to have the existing structure removed by April 2027.**

**Brian Bush moved to approve. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.**

2. **Conditional Use – Mobile Home Article 40.3**

**Property Owner(s):** Chloe & Joe DeAngelo

**Representative:** Chloe & Joe DeAngelo

**Location:** South side of E 164<sup>th</sup> St, approximately .42 miles east of Waller Rd, Richmond (S20-T53-R27)

**Request:** Allow DeAngelo's to place a mobile home as their primary residence on their 109-acre parcel

**Chloe stated the mobile home is a 1991, but in excellent condition.**

**Stacey Cox moved to approve the conditional use. Mary Simon seconded. Vote: 6 Yea – 0 Nay. Motion carried.**

3. **Hamelin Reserve – Rezoning Lot 1 (Plat approved 4-6-26)**

**Location:** North side of W 174<sup>th</sup>, approximately .50 miles east of Silvey Rd, Lawson (S18-T53-R29)

**Rezoning:** From R-A (agricultural) to R-1 (rural residential)

**Brian Bush moved to approve rezoning of Lot 1 Hamelin Reserve. Stacey Cox seconded. Vote: 6 Yea – 0 Nay. Motion carried.**

4. **Tucker Acres – Rezoning Lot 1 (Plat approved 4-6-26)**

**Location:** East side of Daugherty Rd, just south of E 112<sup>th</sup> St, Richmond (S28&29-T52-R27)

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

**Brian Bush moved to approve rezoning of Lot 1 Tucker Acres. Stacey Cox seconded. Vote: 6 Yea – 0 Nay. Motion carried.**

5. **Mc6 Cattle Co – 4 Lot Plat**  
**Property Owner(s):** Dewayne & Rebekah McGinnis  
**Surveyor / Representative:** Mark Hawkins, Northland Surveying / Justin Snyder  
**Location:** NE corner of Palmer Rd & W 216<sup>th</sup> St, Polo (S17-T54-R28)  
**Explanation:** Dividing 37-acre parcel into four lots:  
Lot 1 = 9.95 acres with existing residence, Lot 2 = 20.00 acres vacant land, Lot 3 = 5.82 acres vacant land, and Lot 4 = .85 acres with auto sales building  
**Concerns brought up about the car lot. Mary Simon moved to table Mc6 Cattle Co plat until June 1 meeting. Brian Bush seconded. Vote: 6 Yea – 0 Nay. motion carried.**
- 5.A. **Mc6 Cattle Co – Rezoning Lot 4**  
Lot 4 - Rezoning from R-A (agricultural) to B-2 (general business)  
to accommodate existing used car sales lot and building  
**Concerns about what else could take place in B-2 zone. Kris Walker moved to approve rezoning of proposed Lot 4 Mc6 Cattle Co plat to B-2 to accommodate existing used car sales lot and building. Brian Bush seconded. Vote: 0 Yea – 6 Nay (Proffitt, Simon, Bush, Walker, Hisle & Cox).**
6. **Stoney Bluff Replat Lots 3-6**  
**Property Owner(s):** Cecil & Robin Denham, Justin Jones, II, Justin & Meredith Jones  
**Surveyor / Representative:** Northland Surveying / Justin & Meredith Jones  
**Location:** West side of Hirling Dr, approx .22 miles south of Fredericksburg Rd, Excelsior Springs (S7-T52-R29)  
**Explanation:** Redrawing the interior lines between Lots 3 & 4, 4 & 5, 5 & 6 to create Lots 3A, 4A, 5A & 6A so the structures that have already been built on Lots 4 & 5 will be located within the appropriate lot lines.  
**Stacey Cox moved to approve the Replat. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
7. **Gant Acres – 2 Lot Plat**  
**Property Owner(s):** Jesse & Amy Gant  
**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying  
**Location:** North side of Hwy FF, approximately 2.00 miles west of Hwy 13, Richmond (S26-T53-R28)  
**Explanation:** Dividing 40 acres into two lots, each containing 19.28 acres.  
**Stacey Cox moved to approve. Dennis Hisle seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
8. **Scott Acres – 1 Lot Plat**  
**Property Owner(s):** Neil Scott & Shawn Scott  
**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying  
**Location:** West side of Hwy N, approximately 2.7 miles south of Hwy 10, Orrick (S36-T52-R29)  
**Explanation:** Separating 7.42 acres from a 69-acre parcel, vacant land  
**Brian Bush moved to approve Scott Acres, 1 Lot Plat. Mary Simon seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
- 8.A. **Scott Acres – Rezoning Lot 1**  
Rezoning from R-A (agricultural) to R-1A (low density residential)  
**Stacey Cox moved to approve rezoning Lot 1, Scott Acres. Brian Bush seconded. Vote: 6 Yea – 0 Nay. Motion carried**

9. **Klatt Addition, Replat Lots 34 & 35 – 1 Lot Plat**  
**Property Owner(s):** Brandon Owens  
**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying  
**Location:** West side of Klatt Rd, approximately .17 miles south of W 128<sup>th</sup> St, Excelsior Springs (S15&16-T52-R29)  
**Explanation:** Combining Lots 34 & 35 to create Lot 34A = 5.71 acres  
**Request to table for June 1 agenda. Brian Bush so moved. Mary Simon seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
10. **Burk Acres – 1 Lot Plat**  
**Property Owner(s):** Jason Burk  
**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying  
**Location:** West side of Curtis Rd, approximately .25 miles south of Hwy F, Richmond (S9-T52-R27)  
**Explanation:** Dividing 3.00 acres from a 75-acre parcel to create Lot 1  
**Stacey Cox moved to approve 1 lot plat of Burk Acres. Brian Bush seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
- 10A. **Burk Acres – Rezoning Lot 1**  
Rezoning from R-A (agricultural) to R-1A (low density residential)  
**Brian Bush moved to approve rezoning Lot 1, Burk Acres. Stacey Cox seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
11. **Morrow's Subdivision Replat Lots 6 & 9 – 2 Lot Plat**  
**Property Owner(s):** Shayne & Alicia Billings  
**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying  
**Location:** NE corner of Morrow Rd and W 216<sup>th</sup>, Lawson (S16-T54-R29)  
**Explanation:** Reconfiguring 20 +/- acres: Lot 6 = 10 acres with an existing home, it will become Lot 6A = 16.34 acres, Lot 9 = 10 acres vacant land, it will become Lot 9A = 3.00 acres.  
**Neighbors have concerns about lot size, septic and drainage in the area. Mary Simon moved to approve 2 lot plat of Morrow's Subdivision Replat Lots 6 & 9. Dennis Hisle seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
- 11A. **Morrow's Subdivision Replat Lots 6 & 9 – Rezoning Lot 9A (Agenda 6-1-26)**  
Rezoning from R-1 (rural residential) to R-1A (low density residential)
12. **Creel Hill Homestead – 2 Lot Plat**  
**Property Owner(s):** Leonard & Karen Creel  
**Surveyor / Representative:** Tom Sisco, Sisco Land Surveying  
**Location:** East side of Ray County Line Rd, approx .63 miles south of Fredericksburg Rd, Ex Sp (S31-T53-R29)  
**Explanation:** Dividing 20-acre parcel into two lots: Lot 1 = 6.96 acres vacant land and Lot 2 = 12.63 acres with existing residence  
**Stacey Cox moved to approve 2 lot plat of Creel Homestead. James Proffitt seconded. Vote: 6 Yea – 0 Nay. Motion carried.**
- 12A. **Creel Hill Homestead – Rezoning Lots 1 & 2 (Agenda 6-1-26)**

Lot 1 – Rezone from R-A (agricultural) to R-1A (low density residential)  
Lot 2 – Rezone from R-A (agricultural) to R-1 (rural residential)

**13. River View Acres Replat**

**Property Owner(s):** Mike & Tammy Williams

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

**Location:** South side of E 92<sup>nd</sup> St, approximately .41 miles east of Meadow Lane Rd, Richmond (S4-T51-R27)

**Explanation:** Redrawing the interior lines between two parcels of land to increase the acreage the venue sits on from 20.72 acres to 43.38 acres to create Lot 1A, the remaining 20 acres, vacant land, will create Lot 2.

**Dennis Hisle moved to approve River View Acres Replat. Mary Simon seconded. Vote: 6 Yea – 0 Nay.**

**Motion carried.**

**13A. River View Acres Replat – Rezoning Lot 1A (Agenda 6-1-26)**

Lot 1A – Rezone from R-A (agricultural)/B-2 (general business) to B-2 (general business)

**14. Bowen’s Hollow – 1 Lot Plat**

**Property Owner(s):** Matthew & Lisa Bowen

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

**Location:** North side of Hwy H, approximately .40 miles east of Hwy T, Richmond (S24-T51-R28)

**Explanation:** Platting 1.1-acre parcel for compliance.

**Brian Bush moved to approve 1 lot plat of Bowen’s Hollow. James Proffitt seconded. Vote: 6 Yea – 0 Nay.**

**Motion carried.**

**Concerned citizen discussed on going complaint regarding Kelly Johnson that has been before Planning & Zoning for some time.**

**15. Adjourn: 7:52 p.m.**

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Board Chair, Janet Aldrich

Date

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Planning & Zoning

Date