

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

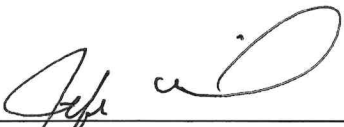
Location: North side of E 116th St, just east of Hwy 13, Richmond (S19-T52-R27)

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



Board Chair, Jeff Nail

7-6-26

Date



Planning & Zoning, Stacy Wolfe

7-6-26

Date