

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 - Absent

Others in Attendance: Stacy Wolfe, Planning & Zoning

Minute Approval: Regular Meeting – May 4, 2026

James Proffitt moved to approve of the minutes as presented. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

1. **Morrow's Subdivision Replat Lots 6 & 9 – Rezoning Lot 9A (Plat approved 5-4-26)**
Location: NE corner of Morrow Rd and W 216th, Lawson (S16-T54-R29)
Rezoning from R-1 (rural residential) to R-1A (low density residential)
Lot 9A = 3.00 acres
Dennis Hisle moved to approve rezoning Lot 9A to R-1A. Brian Bush seconded. Vote 5 Yea – 0 Nay. Motion carried.
2. **River View Acres Replat – Rezoning Lot 1A (Plat approved 5-4-26)**
Location: South side of E 92nd St, approximately .41 miles east of Meadow Lane Rd, Richmond (S4-T51-R27)
Lot 1 initially contained 20.72 acres, replatted to 43.38 acres on 5-4-26.
Additional 22.66 acres rezoning from R-A (agricultural) to B-2 (general business) to match current existing zoning.
Mary Simon moved to approve rezoning of the additional 22.66 acres to B-2. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.
3. **Creel Hill Homestead – Rezoning Lots 1 & 2 (Plat approved 5-4-26)**
Location: East side of Ray County Line Rd, approx .63 miles south of Fredericksburg Rd, Ex Sp (S31-T53-R29)
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)
Brian Bush moved to approve rezoning of Lot 1 to R-1A and Lot 2 to R-1. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.
4. **Daviel Gingerich – Rezoning to I-1 (Light Industrial)**
Owner / Representative: Daniel Gingerich
Location: South side of E 192nd, approximately 1.7 miles east of Hwy E and 2.00 miles west of Hwy A, Richmond (S6-T53-R26).
Rezoning Request: Rezone 2.00 acres off Lot 1 Gingerich Acres (23.12 acres) for a family operated butcher shop.
Brian Bush moved to table the rezoning request so Planning & Zoning could reach out to the attorney to ask if a single specific use can be tied to a zoning change. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

5. 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 128th St, Excelsior Springs (S15&16-T52-R29)

Explanation: Combining Lots 34 & 35 to create Lot 34A = 5.71 acres

Request to table until July 6 meeting. Brian Bush so moved. Mary Simon seconded. Vote 5 Yea – 0 Nay. Motion carried.

6. R & M Acres – 2 Lot Plat

Property Owner(s): Susan Gervy

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: West side of Bollinger Rd, approximately 1.00 miles south of Hwy V, Polo (S20-T54-R27)

Explanation: Dividing 30-acre parcel into 2 lots. Lot 1 = 4.00 acres vacant land for new construction and Lot 2 = 27.17 acres with existing home.

Brian Bush moved to approve plat of R & M Acres. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

6.A. R & M Acres – Rezoning Lot 1

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

Mary Simon moved to approve rezoning of Lot 1, R & M Acres. Brian Bush seconded. Vote 5 Yea – 0 Nay. Motion carried.

7. T & D Acres – 1 Lot Plat

Property Owner(s): Terry & Debora Milligan

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: SE corner of Hwy W and Cowsert Dr, Braymer (S26-T54-R26)

Explanation: Dividing 9.5 acres with the house and barn from their 78-acre parcel.

Dennis Hisle moved to approve the T & D Acres plat. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

7.A. T & D Acres – Rezoning Lot 1

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

Mary Simon moved to approve rezoning of Lot 1, T & D Acres. Brian Bush seconded. Vote 5 Yea – 0 Nay. Motion carried.

8. Pierson Place – 2 Lot Plat

Property Owner(s): Eric Pierson, Patrick Pierson, and Jill Courter

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: West side of Wood Oak Avenue at the corner of E 120th Street, Richmond (S19-T52-R27)

Explanation: Dividing 30-acre parcel into 2 lots: Lot 1 = 4.00 acres with existing residence and Lot 2 = 24.77 acres pasture.

Brian Bush moved to approve plat of Pierson Place. Mary Simon seconded. Vote 5 Yea – 0 Nay. Motion carried.

8.A. Pierson Place – Rezoning Lot 1

Lot 1 - Rezoning from R-A (agricultural) to R-1A (low density residential) **Dennis Hisle moved to approve rezoning Lot 1, Pierson Place. Brian Bush seconded. Vote 5 Yea – 0 Nay. Motion carried.**

9. **Maxwell and Sons Farm – 2 Lot Plat**
Property Owner(s): Wesley & Shannan Maxwell
Surveyor / Representative: Tom Sisco / Sisco Land Surveying
Location: North side of W 140th St, approximately .63 miles west of Hwy C, Rayville (S5-T52-R28)
Explanation: Redividing the interior lines between their two existing parcels. Both parcels have existing homes. The 3-acre parcel will become Lot 2 = 35.49 acres and the 36-acre parcel will become Lot 1 = 3.00 acres.
Brian Bush moved to approve the plat of Maxwell and Sons Farm. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.
- 9.A. **Maxwell and Sons Farm – Rezoning Lot 1**
Lot 1 - Rezoning from R-A (agricultural) to R-1A (low density residential)
Mary Simon moved to approve rezoning of Lot 1, Maxwell and Sons Farm. Brian Bush seconded. Vote 5 Yea – 0 Nay. Motion carried.
10. **Hamelin Heights – 1 Lot Plat**
Property Owner(s): Catherin Hamelin
Surveyor / Representative: Tom Sisco, Sisco Land Surveying
Location: South side of W 174th St, approximately .25 miles east of Silvey Rd, Lawson (S18-T53-R29)
Explanation: Dividing 3.00 acres vacant land from her 212-acre parcel.
Dennis Hisle moved to approve plat of Hamelin Heights. Mary Simon seconded. Vote 5 Yea – 0 Nay. Motion carried.
- 10A. **Hamelin Heights – Rezoning Lot 1**
Rezoning from R-A (agricultural) to R-1A (low density residential)
Mary Simon moved to approve rezoning Lot 1, Hamelin Heights. Brian Bush seconded. Vote 5 Yea – 0 Nay. Motion carried.
11. **Jeis Acres – 3 Lot Plat**
Property Owner(s): Jeis Properties, LLC
Surveyor / Representative: Jim Higby, Cornerstone Surveying
Location: East side of Murray Rd, approximately .25 miles south of Hwy D, Polo (S29, S30, S32-T54-R28).
Explanation: Dividing 99.59 acres into 3 lots
Mary Simon moved to approve the plat of Jeis Acres. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.
12. **Mc6 Cattle Co – 4 Lot Plat (Tabled at 5-4-26 P & Z meeting)**
Property Owner(s): Dewayne & Rebekah McGinnis
Surveyor / Representative: Mark Hawkins, Northland Surveying
Location: NE corner of Palmer Rd & W 216th 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
See item 13.

12.A. Mc6 Cattle Co – Rezoning Lot 4

(Remanded back to Planning & Zoning for further review and discussion regarding B-2 zoning with property owners present)

Lot 4 - Rezoning from R-A (agricultural) to B-2 (general business)
to accommodate existing used car sales lot and building

Brian Bush moved to table the B-2 zoning request and plat of Mc6 Cattle Co (Item 12) so Planning & Zoning could reach out to the attorney to ask if a single specific use can be tied to a zoning change. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

15. Adjourn: 7:24 p.m.

Jim Higby with Cornerstone Surveying spoke briefly with the board about concerns regarding ROW designation.

 7-6-24
Janet Aldrich, Board Chair Date

 7-6-24
Stacy Wolfe, Planning & Zoning Date