

Call to Order:

Attendance:

Jim Pierce
Chair-Janet Aldrich
James Proffitt
Mary Simon

Brian Bush
Kris Walker
Secretary-Dennis Hisle
Stacey Cox

Others in Attendance:

Minute Approval: Regular Meeting – June 1, 2026

1. **Conditional Use (Hardship Request)**
Property Owner(s): CPJM, LLC
Representative: Michael & Brittanie DeAngelo
Location: South side of E 188th St, approximately .32 miles east of Dockery Rd, Richmond (S6-T53-R27)
Request: Allow DeAngelo's the purchasers under contract, to live in a camper on 157-acre parcel for approximately 12 months during construction of their new home.

2. **Conditional Use (Hardship Request)**
Property Owner(s): Jim & Sarah Pierce
Representative: Jim & Sarah Pierce
Location: South side of W 176th St, approximately .95 miles west of Fields Rd, Rayville (S15-T53-R28)
Request: Allow Pierce's to live in a 4-season 5th wheel on their 10-acres adjoining his parents property.

3. **Conditional Use – Expand limitations**
Property Owner(s): Mike & Cheryl Vassmer
Representative: Mike Vassmer
Location: South side of W 112th St, approximately .28 miles east of Ray County Line Rd, Ex Sp (S30-T52-R29)
Request: Vassmer is asking to expand on the limitations of his request for a shooting range from April 3, 2023

	Current	Proposed
Days of operation:	Sat & Sun	7 days a week
Hours of operation:	Noon to Dusk	8 am - 9 pm
Shotguns:	12 & 20 gauge & 410's	All
Shot size	7, 7 1/2 & 8	7 1/2 & 8
Pistols:	Not allowed under current CUP	Target type to be defined by Board
Rifles:	Not allowed under current CUP	Target type to be defined by Board
Overhead Lights:	Not discussed under current CUP	Requesting

4. Dolt Minor Replat Lot 1 – 1 Lot Plat**Property Owner(s):** Austin & Jenna Storts and Patrick & Norma Lane**Surveyor / Representative:** Onwiler Contracting, LLC / Austin Storts**Location:** East side of King Rd, approximately .25 miles north of W 168th St, Lawson (S17-T53-R29)**Explanation:** Storts is purchasing 9.69 acres from Lane to increase his lot size to 14.69 acres.

This will Lot 1A of Dolt Minor Subdivision Replat Lot 1.

4.A. Dolt Minor Replat Lot 1 – Rezoning Lot 1A

Lot 1A = 14.69 acres Rezoning from R-A (agricultural) to R-1 (rural residential)

5. Mc6 Cattle Co – 3 Lot Plat (4 Lot plat has been resubmitted as 3)**Property Owner(s):** Dewayne & Rebekah McGinnis**Surveyor / Representative:** Mark Hawkins, Northland Surveying / Dewayne & Rebekah McGinnis**Location:** NE corner of Palmer Rd & W 216th St, Polo (S17-T54-R28)**Explanation:** Dividing 37-acre parcel into three lots:

Lot 1 = 10.81 acres with existing residence, Lot 2 = 20.00 acres vacant land, Lot 3 = 5.82 acres vacant land

❖ Mc6 Cattle Co – Rezoning Lots 1 & 3 (August 3 Agenda)

Lot 1 = 10.81 acres Rezoning from R-A (agricultural) to R-1 (rural residential)

Lot 3 = 5.82 acres Rezoning from R-A (agricultural) to R-1A (low density residential)

Board Note: 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 P & Z Board tabled June 1 for P & Z to reach out to legal counsel; counsel confirmed that when zoning is changed, any use allowable under that zoning becomes permissible if they are according to P & Z Regulations 2005. (Lot 4 has been removed from the plat submitted for July 6 agenda)

6. 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. Tabled June 1 for legal counsel regarding zoning change. Counsel confirmed that when zoning is changed, any use allowable under that zoning becomes permissible if they are according to P & Z Regulations 2005.

7. **Creed Casa – 1 Lot Plat**
Property Owner(s): Nathan & Haley creed
Surveyor / Representative: Northland Surveying / Mark Hawkins – Justin Snyder
Location: East side of Conservation Rd, approximately 1.5 miles west of Hwy E, Richmond (S23-T53-R27)
Explanation: Platting existing 9.92-acre parcel for compliance
- 7.A. **Creed Casa – Rezoning Lot 1**
Lot 1 = 9.92 acres Rezoning from R-A (agricultural) to R-1 (rural residential)
8. **Little Bird Meadows – 1 Lot Plat**
Property Owner(s): Greg & Johanna Davis
Surveyor / Representative: Northland Surveying / Mark Hawkins – Justin Snyder
Location: West side of Hwy J, approximately .35 miles north of Hwy AA, Norborne (S36-T53-R26)
Explanation: Platting existing 10.00-acre parcel for compliance
- 8.A. **Little Bird Meadows – Rezoning Lot 1**
Lot 1 = 10.00 acres Rezoning from R-A (agricultural) to R-1 (rural residential)
9. **Johnson Farm – Vacate Plat**
Property Owner(s): Ian Wright & Pettus, LLC (Craig Pettus)
Surveyor / Representative: Northland Surveying / Mark Hawkins – Justin Snyder
Location: SE corner of W 108th St and Hwy N, Orrick (S25-T52-R29)
Explanation: Request to vacate the plat of Johnson Farm. This will return the lots to their original metes and bounds description
10. **Doyle Farms – 1 Lot Plat**
Property Owner(s): Chris & Dianne McGuire and Marty McGurie
Surveyor / Representative: Cornerstone Surveying / Jim Higby
Location: South side of E 132nd St approximately .62 miles east of McGuire Rd, Hardin (S10-T52-R26)
Explanation: McGuires have divided 25.42 acres from their properties to create Lot 1 of Doyle Farms. Vacant land.
11. **Elkhorn Acres Replat Lot 1 – 2 Lot Plat**
Property Owner(s): William & Pam Jordan
Surveyor / Representative: Cornerstone Surveying / Jim Higby
Location: West side of Elkhorn Rd, approximately .39 miles north of Hwy 10, Rayville (S13-T52-R29)
Explanation: Replatting Lot 1 into two lots: Lot 1A = 19.46 acres vacant land and Lot 1B = 10.00 acres with an existing residence

❖ **Elkhorn Acres Replat Lot 1 – Rezoning Lot 1B (August 3 Agenda)**

Lot 1B = 10.00 acres Rezoning from R-A (agricultural) to R-1 (rural residential)

12. 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

13. Pickering Farm – 2 Lot Plat

Property Owner(s): Bill & Shirley Bisbee

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: SW corner of Hwy A & E 208th St, Richmond (S28-T54-R26)

Explanation: Divide 35-acre parcel into 2 lots; Lot 1 = 5.00 acres with the existing residence & Lot 2 = 29.74 acres vacant land

13.A. Pickering Farm – Rezoning Lot 1

Lot 1 = 5.00 acres Rezoning from R-A (agricultural) to R-1A (low density residential)

14. Bush Acres – 2 Lot Plat

Property Owner(s): Jason Bush

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: South side of W 76th St, approximately .21 miles east of Hwy T, Richmond (S13-T51-R28)

Explanation: Dividing 19.67 acres into two lots; Lot 1 = 3.29 acres with existing residence & Lot 2 = 16.37 acres vacant land for new construction

❖ **Bush Acres – Rezoning Lots 1 & 2 (August 3 Agenda)**

Lot 1 = 3.29 acres Rezoning from R-A (agricultural) to R-1A (low density residential)

Lot 2 = 16.37 acres Rezoning from R-A (agricultural) to R-1 (rural residential)

15. JD Ridge – 1 Lot Plat

Property Owner(s): Jenny Ragland & Dan Luethje

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: East side of Shach Creek Rd, approx .62 miles south of Siegel Cemetery Rd, Ex Sp (S29-T52-R29)

Explanation: Platting existing 13.48-acre parcel for compliance

15.A. JD Ridge – Rezoning Lot 1

Lot 1 = 13.48 acres Rezoning from R-A (agricultural) to R-1 (rural residential)

16. L & B Acres Preliminary Plat – 6 Lot Plat

Property Owner(s): Lloyd Spry

Surveyor / Representative: Tom Sisco / Sisco Land Surveying

Location: SE corner of Hwy V and Spry Rd, Polo (S19-T54-R27)

Explanation: Divide 83.5 acres into 6 lots: Lots 1, 2, & 3 lay east and west and range in size from 14.00 acres to 20.00 acres, Lots 4, 5, & 6 lay north and south and all consist of 10.6 acres

17. Richmond Country Estates Phase 7 Preliminary Plat – 13 Lot Plat

Property Owner(s): WLS Properties

Surveyor / Representative: Tom Sisco / Sisco Land Surveying – John Letzig

Location: South of Hwy 10. Will be an extension of Grumman Dr, west of Airfield Ln, Richmond (S33-T52-R27)

Explanation: Divide 80 acres vacant land into 13 lots ranging is size from 3.00 acres up to 5.73 acres

18. Adjourn: