

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 - Absent

Brian Bush - Present
Kris Walker - Present
Secretary-Dennis Hisle - Present
Stacey Cox - Present

Others in Attendance: Stacy Wolfe, Planning & Zoning Administrator

Minute Approval: Regular Meeting – June 1, 2026 Brian Bush moved to approve the minutes as presented. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

Wolfe announced the meeting was being recorded and that agenda items required to go before County Commission will do so on Thursday, July 9 at 9:00 a.m.

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.

Stacey Cox moved to approve Hardship application for DeAngelo, with a one-year renewal. James Proffitt seconded. Vote 6 Yea – 0 Nay. Motion carried.

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.

Pierce excused himself from the table to present his request. Asking to live in a camper on their property next to his mother for a year to allow time to figure out whether going to build or do something else. Inquired about process: receive notice of renewal 1 month prior to expiration. If not compliant, what is the process: board can start a revocation process of the CUP. If there is no compliance upon revocation: begin probable cause process. Stacey Cox moved to approve. Dennis Hisle seconded. Vote 5 Yea – 0 Nay – 1 Recused (Pierce). Motion carried.

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

A few neighbors voiced concerns regarding noise and distance higher caliber shots will travel.

Several spoke in favor of the shooting range.

Board discussion.

Existing conditions set on 4-3-23:

- Provide "Hold Harmless" agreement
- Natural timber barrier stays in place
- "No alcohol allowed" sign postings
- No deliveries will be made to the property
- Patrons to bring own ammunition/shells and remove dead plastic from site
- Porta Potties available on-site
- No concession stands on-site

Brian Bush moved to approve the CUP expansion with the following additions/amendments:

- Days of Operation: Wed through Sun, no shooting on Mon & Tue
- Hours of Operation: 10 a.m. to 9 p.m.
- No unsupervised shooting
- Shotguns: All sizes
- Shot Size: 7 1/2 & 8
- Pistols & Rifles allowed for **sighting in only**.
- 300 yard maximum for rifles
- NRA berm must be constructed and inspected by Sherrif Blackwell for proper design prior to pistols and rifles being allowed
- Lighting allowed during hours of operation
- Must come back before the board for proposed changes.

Dennis Hisle seconded. Vote 5 Yea – 1 Nay (Jim Pierce). Motion carried.

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 create Lot 1A of Dolt Minor Subdivision Replat Lot 1.

Stacey Cox moved to approve Dolt Minor Replat Lot 1. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

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)

Brian Bush moved to approve rezoning Lot 1A Dolt Minor Replat Lot 1. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

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

Brian Bush moved to approve 3 lot plat of Mc6 Cattle Co. James Proffitt seconded. Vote 6 Yea – 0 Nay. Motion carried.

❖ **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. Daniel 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.

Gingerich proposes a custom exempt butcher shop on approximately 2.00 acres of his land that will be platted off if zoning change is approved. Wolfe passed out a letter and list of I-1 uses to the Board that was submitted to P & Z by KRS law firm on behalf of a neighboring landowner. Aldrich asked Gingerich if he would like to read the letter. Mr. Gingerich gave the letter back to the Board and said scrap it. Wolfe confirmed with Gingerich that he was withdrawing his zoning request. Gingerich confirmed, he does not want upset neighbors.

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

Stacey Cox moved to approve 1 lot plat of Creed Casa. James Proffitt seconded. Vote 6 Yea – 0 Nay. Motion carried.

7.A. Creed Casa – Rezoning Lot 1

Lot 1 = 9.92 acres Rezoning from R-A (agricultural) to R-1 (rural residential)

Brian Bush moved to approve rezoning of Lot 1, Creed Casa. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

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 JJ, approximately .35 miles north of Hwy AA, Norborne (S36-T53-R26)

Explanation: Platting existing 10.00-acre parcel for compliance

Dennis Hisle moved to approve 1 lot plat of Little Bird Meadows. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

8.A. Little Bird Meadows – Rezoning Lot 1

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

Stacey Cox moved to approve rezoning of Lot 1, Little Bird Meadows. Brian bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

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

Issues with title insurance requirements caused the need for the plat to be vacated. Unplatted sections of land can transfer between adjoining property owners without being platted. Brian Bush moved to approve the vacation of Johnson Farm plat. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

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.

Chris & Dianne McGuire represented the 1 lot plat of Doyle Farms. Dennis Hisle moved to approve. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

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

Surveyor not in attendance for representation. Brian Bush moved to table for August 3 meeting at 7 p.m. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

❖ **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

Applicant request to table plat for August 3 meeting at 7:00 p.m. Brian Bush so moved. Jim Pierce seconded. Vote 6 Yea – 0 Nay. Motion carried.

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

Stacey Cox moved to approve 2 lot plat of Pickering Farm. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

13.A. Pickering Farm – Rezoning Lot 1

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

Brian Bush moved to approve rezoning of Lot 1 Pickering Farm. James Proffitt seconded. Vote 6 Yea – 0 Nay. Motion carried.

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

Brian Bush recused himself. Dennis Hisle moved to approve 2 lot plat of Bush Acres. Stacey Cox seconded. Vote 5 Yea – 0 Nay – 1 Recused (Bush). Motion carried.

❖ **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

Brian Bush moved to approve 1 lot plat of JD Ridge. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

15.A. JD Ridge – Rezoning Lot 1

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

Stacey Cox moved to approve rezoning Lot 1 JD Ridge. Brian Bush seconded. Vote 6 Yea – 0 Nay. Motion carried.

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

PWSD #3 – service available to 1 & 6, can be provided to other lots with main extension and engineering study.

Electricity – Available

Rd District – Entrances should be no problem

Brian Bush moved to approve the 6-lot preliminary plat of L & B Acres. Dennis Hisle seconded. Vote 6 Yea – 0 Nay. Motion carried.

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 in size from 3.00 acres up to 5.73 acres

Wolfe reach out to John Letzig, he has been in touch with PWSD #2, they approved 12 meters and Everyg is good. Brian Bush moved to approve the 13-lot preliminary plat of Richmond Country Estates Phase 7. Stacey Cox seconded. Vote 6 Yea – 0 Nay. Motion carried.

18. Adjourn: 8:16 p.m.

X Janet Aldrich 08/03/2026
Janet Aldrich, Board Chair Date

Stacy Wolfe 8-3-26
Stacy Wolfe, Planning & Zoning Date