

Call to Order: By Board Chair, Janet Aldrich, at 7:00 p.m.

Attendance:

Jim Pierce - Present

Chair-Janet Aldrich - Present

James Proffitt - Present

Mary Simon - Absent

Brian Bush - Absent

Kris Walker - Present

Secretary-Dennis Hisle - Present

Stacey Cox - Present

Others in Attendance: Stacy Wolfe, Planning & Zoning

Minute Approval: Regular Meeting – July 6, 2026

Stacey Cox moved to approve the July 6 meeting minutes as presented. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

1. Conditional Use (Hardship Request)

Property Owner(s): Travis & Laura Veverka

Representative: Same

Location: West side of Raum Rd, approximately .88 miles north of Hwy D, Lawson (S31-T54-R29)

Request: Veverka's just platted their two parcels of land together, giving them 11.55 acres. They are requesting a hardship to live in their existing residence during construction of their new home, upon completion the old residence will be removed from the property.

Building behind the existing residence will tear it down after getting moved into new home. Estimated date for occupancy is Jan/Feb 2027. Will come back before the board in one year if renewal is needed. Vote 5 Yea – 0 Nay. Motion carried.

2. Mc6 Cattle Co – Rezoning Lots 1 & 3 (Plat approved 7-6-26)

Property Owner(s): Dewayne & Rebekah McGinnis

Location: NE corner of Palmer Rd & W 216th St, Polo (S17-T54-R28)

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)

Dennis Hisle moved to approve rezoning for Lots 1 & 3 of Mc6 Cattle Co Plat that was approved on 7-6-26. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

3. Elkhorn Acres Replat Lot 1 – 2 Lot Plat

Property Owner(s): William & Pam Jordan

Surveyor: 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

Wolfe explained to the Board and meeting attendees that Ray County Road & Bridge has approved only one entrance to Lot 1A. If at some point, there is a request to further subdivide Lot 1A it would have to come back before the Board and there would have to be an interior road to serve additional lots. Jim Pierce moved to approve the 2-lot plat of Elkhorn Acres Replat Lot 1. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

3.A. Elkhorn Acres Replat Lot 1 – Rezoning Lot 1B

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

Jim Pierce moved to approve rezoning of Lot 1B, Elkhorn Acres Replat Lot 1. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried

4. J & C Trout Farm – 1 Lot Plat

Property Owner(s): Joel & Chelsea Trout

Surveyor / Representative: Sisco Land Surveying / Tom Sisco

Location: East side of Hickory Grove Rd, approximately .62 miles south of E 128th St, Richmond (S14-T52-R27)

Explanation: Platting existing parcel for compliance (31.89 acres)

Stacey Cox moved to approve the 1 lot plat of J & C Trout Farm. Jim Pierce seconded. Vote 5 Yea – 0 Nay. Motion carried.

5. Danny F Taylor Acres – 1 Lot Plat

Property Owner(s): Karla Easley

Surveyor / Representative: Sisco Land Surveying / Tom Sisco

Location: NE corner of Hwy KK and W 206th St, Lawson (S29-T54-R29)

Explanation: Platting off 3 acres of land with an existing residence

Stacey Cox moved to approve the 1 lot plat of Danny F Taylor Acres. Jim Pierce seconded. Vote 5 Yea – 0 Nay. Motion carried.

5.A. Danny F Taylor Acres – 1 Lot Plat

Lot 1 = 3.00 acres, Rezoning from R-A (agricultural) to R-1A (low density residential)

Dennis Hisle moved to approve rezoning of Lot 1, Danny F Taylor Acres. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

6. Hamelin Acres Replat – 2 Lot Plat

Property Owner(s): Catherine Hameline

Surveyor / Representative: Sisco Land Surveying – Tom Sisco

Location: North side of W 174th St, approximately .31 miles east of Silvey Rd, Lawson (S18-T53-R29)

Explanation: Subdividing Lot 1 (23.18 acres) into two lots, each 11.53 acres, to create Lots 1A & 1B

Kris Walker moved to approve 2 lot plat of Hamelin Acres Replat. Jim Pierce seconded. Vote 5 Yea – 0 Nay. Motion carried.

6.A. Hamelin Acres Replat – Rezoning Lots 1A & 1B

Lots 1A & 1B Each = 11.53 acres, Rezoning from R-A (agricultural) to R-1 (rural residential)

Kris Walker moved to approve rezoning of Lots 1A & 1B, Hamelin Acres Replat. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

7. Raasch Family Cattle Replat – 2 Lot Plat

Property Owner(s): BCR Holdings – Errie & Carolyn Raasch

Surveyor / Representative: Sisco Land Surveying – Tom Sisco

Location: East side of Derstler Rd, approx .60 miles south of Hwy B/Hwy F intersection, Richmond (S35-T53-R29)

Explanation: Dividing off 3.00 acres with the house to create 2 lots: Lot 1A = 3.00 acres & Lot 1B = 28.6 acres

Kris Walker moved to approve 2 lot plat of Raasch Family Cattle Replat. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried.

7.A. Raasch Family Cattle Replat – Rezoning Lot 1A

Lot 1A = 3.00 acres, Rezoning from R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lot 1A, Raasch Family Cattle Replat. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

8. Register Acres – 1 Lot Plat

Property Owner(s): Floyd & Carolyn Barrett

Surveyor / Representative: Sisco Land Surveying / Tom Sisco

Location: West side of Dockery Rd at the intersection of E 162nd st, Richmond (S24-T53-R28)

Explanation: Dividing 4.40 acres from 113-acre parcel to create Lot 1

Stacey Cox moved to approve the 1 lot plat of Register Acres. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

8.A. Register Acres – Rezoning Lot 1

Lot 1 = 4.40 acres, Rezoning from R-A (agricultural) to R-1A (low density residential)

Jim Pierce moved to approve rezoning of Lot 1, Register Acres. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

9. Bonnie's Grove – 2 Lot Plat

Property Owner(s): Ben & Olivia Hockemeier

Surveyor / Representative: Sisco Land Surveying / Tom Sisco

Location: East side of Hwy F, lying just north of the BN RR Tracks, Richmond (S11-T52-R27)

Explanation: Dividing off a 3.00-acre lot and a 7.45-acre lot, both with existing houses, from a 57-acre parcel to create Lots 1 & 2

Stacey Cox moved to approve the 2-lot plat of Bonnie's Grove. James Proffitt seconded. Vote 5 Yea – 0 Nay. Motion carried.

9.A. Bonnie's Grove – Rezoning Lots 1 & 2

Lot 1 = 3.00 acres & Lot 2 = 7.45 acres, Rezoning from R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning of Lots 1 & 2, Bonnie's Grove. Dennis Hisle seconded. Vote 5 Yea – 0 Nay. Motion carried.

10. 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 September 14 meeting. Stacey Cox so moved. Jim Pierce seconded. Vote 5 Yea – 0 Nay. Motion carried.

11. Bush Acres – Rezoning Lots 1 & 2 (Plat approved 7-6-26)

Property Owner(s): Jason Bush

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

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)

Dennis Hisle moved to approve rezoning of Lots 1 & 2, Bush Acres. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried.

12. L & B Acres Final 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

Lot 1 = 20.00 acres with existing residence, Lot 2 = 20.00 acres vacant land, Lot 3 = 14.00 acres vacant land and Lots 4 -5 = 10.61 acres each, vacant land.

Kris Walker moved to approve the 6-lot final plat of L & B Acres. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried.

❖ **L & B Acres – Rezoning Lots 3-6 (September 14 Agenda)**

Property Owner(s): Lloyd Spry

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

Explanation: Lot 3 = 14.00 acres and Lots 4-6 = 10.61 acres, Rezoning from R-A (agricultural) to R-1 (rural residential)

13. Richmond Country Estates Phase 7, Final 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

Lots 44-55 range in size from 3.00 acres up to 5.73 acres and Lot 56 = 30.61 acres

Dennis Hisle moved to approve 13 lot final plat of Richmond Country Estates, Phase 7. Stacey Cox seconded. Vote 5 Yea – 0 Nay. Motion carried.

❖ **Richmond Country Estates Phase 7 – Rezoning Lots 44-55 (September 14 Agenda)**

Property Owner(s): WLS Properties

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

Explanation: Lots 44-55 = 3.00 acres up to 5.73 acres, Rezoning from R-A (agricultural) to R-1A (low density residential)

14. Adjourn: Motion made at 7:29 p.m.

Board Chair, Janet Aldrich

Date

Stacy Wolfe, Planning & Zoning

Date