

Call to Order by Secretary, Dennis Hisle:

Attendance:

Jim Pierce
Chair- Vacant
James Proffitt
Mary Simon

Brian Bush
Kris Walker
Secretary-Dennis Hisle
Stacey Cox

Others in Attendance:

Board Secretary, Dennis Hisle: Announce chair vacancy and open the floor for nominations.

Minute Approval: Regular Meeting – August 3, 2026

1. **Coon Branch Addition – 2 Lot Plat & Rezoning Lot 1**
Property Owner(s): Tim Hubbard
Surveyor: Cornerstone Surveying / Jim Higby
Location: SW corner of W 204th & Wilderness Camp Rd, approx .75 miles north of Hwy D, Lawson (S26-T54-R29)
Explanation: Dividing 38.10 acres into two lots: Lot 1 = 3.35 acres with an existing residence and Lot 2 = 34.75 acres vacant land.
 - 1.A. **Coon Branch Addition – Rezoning Lot 1**
Lot 1 = 3.35 acres, R-A (agricultural) to R-1A (low density residential)
2. **Smith-Orrick Acres – 2 Lot Plat & Rezoning Lot 1**
Property Owner(s): Kirby & Alice Smith
Surveyor: Cornerstone Surveying / Jim Higby
Location: East side of Rock Falls Rd, approx. .90 miles south of Blain Hill Rd, Orrick (S2-T51-R29)
Explanation: Dividing 40.35 acres into two lots: Lot 1 = 8.79 acres with an existing residence and Lot 2 = 30.58 acres vacant land.
 - 2.A. **Smith-Orrick Acres – Rezoning Lot 1**
Lot 1 = 8.79 acres, R-A (agricultural) to R-1A (low density residential)

3. **Anderson Farm – 1 Lot Plat**
Property Owner(s): Larry & Cheryl Anderson
Surveyor: Cornerstone Surveying / Jim Higby
Location: South side of E 132nd, approx. .90 miles west of Hwy F, Richmond (S10-T52-R27)
Explanation: Dividing 28.18 acres with an existing residence and buildings from 32.38 acres to create Lot 1. The remaining 2.31 acres unplatted land in the SE corner will be combined with the adjoining farm.

4. **Alspaugh Acres – 2 Lot Plat & Rezoning Lot 1**
Property Owner(s): Wally & Tammy Alspaugh
Surveyor: Snyder Land Surveying / Zach Brinker
Location: West side of Hwy 13, south of W 224th St, Polo (S15-T54-R28)
Explanation: Dividing 17.10 acres into two lots: Lot 1 = 6.93 acres for new construction and Lot 2 = 10.17 acres vacant land.

- 4.A. **Alspaugh Acres – Rezoning Lot 1**
Lot 2 = 10.17 acres, R-1 (rural residential) to R-1A (low density residential)

5. **Griffith Subdivision – 1 Lot Plat & Rezoning Lot 1**
Property Owner(s): Megan & Shane Pendleton
Surveyor: Northland Surveying / Justin Snyder
Location: East side of Bohrer Lane, approximately .15 mile south of W 140th, Rayville (S5-T52-R28)
Explanation: Platting 4.76 acres for compliance for construction of one single family residence

- 5.A. **Griffith Subdivision – Rezoning Lot 1**
Lot 1 = 4.76 acres, R-A (agricultural) to R-1A (low density residential)

6. **L & B Acres – Rezoning Lots 3-6 (Final Plat approved 8-3-26)**
Property Owner(s): Lloyd Spry
Location: SE corner of Hwy V and Spry Rd, Polo (S19-T54-R27)
Lots 3-6 Rezone from R-A (agricultural) to R-1 (rural residential)
Lot 3 = 14.00 acres and Lots 4-6 = 10.61 acres: Lots 3-6

7. **Richmond Country Estates Phase 7 – Rezoning Lots 44-55 (Final Plat approved 8-3-26)**
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)
Lots 44-55 Rezone from R-A (agricultural) to R-1A (low density residential)
Lots 44-55 = 3.00 acres up to 5.73 acres

8. 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

9. Stevens Acres – 1 Lot Plat & Rezoning
Property Owner(s): Kyle & Emilee Stevens
Surveyor / Representative: Sisco Land Surveying / Tom Sisco
Location: East side of Hwy E, approximately .18 miles north of E 164th St, Hardin (S19-T53-R26)
Explanation: Splitting 12.02 acres off a larger parcel of land to create Lot 1 for construction of a single family residence

9.A. Stevens Acres – Rezoning Lot 1
 Lot 1 = 12.02 acres, R-A (agricultural) to R-1 (rural residential)

10. Rowdy Acres – 2 Lot Plat & Rezoning Lot 1
Property Owner(s): Lowell & Shanen Lacy
Surveyor: Sisco Land Surveying – Tom Sisco
Location: West side of Southpoint Dr, approximately .50 miles south of Hwy 210, Richmond (S8-T51-R28)
Explanation: Dividing 37.99 acres into two lots: Lot 1 = 6.80 acres and Lot 2 = 31.19 acres, all vacant land.

10.A. Rowdy Acres – Rezoning Lot 1
 Lot 1 = 6.80 acres, R-A (agricultural) to R-1A (low density residential)

11. Morris Minor Replat – 1 Lot Plat & Rezoning Lot 1A
Property Owner(s): Walt & Elaine Morris
Surveyor: Sisco Land Surveying – Tom Sisco
Location: North side of Hwy F, approximately 1.00 miles east of Hwy B, Richmond (S4-T52-R27)
Explanation: Dividing off 8.14 acres with an existing residence from a larger parcel of land.

11.A. Morris Minor Replat – Rezoning Lot 1A
 Lot 1A = 8.14 acres, R-A (agricultural) to R-1A (low density residential)

12. Adjourn: