

Call to Order by Board Chair, Brian Bush:

Attendance:

Knoxville Twp: Jim Pierce
Richmond Twp: Brian Bush, Chair
Camden Twp: James Proffitt
Crooked River: Mary Simon

Grape Grove: Stacey Cox
Polk Twp: Kris Walker
Orrick Twp: Dennis Hisle, Sec
Fishing River: David Cooper

Others in Attendance:

Approval of Minutes: Regular Meeting – October 5, 2026

1. B-2 General Business Zoning Application

Property Owner(s) / Representative: Debra Cline

Location: West side of Hwy A, approximately .20 miles north of Hwy 10, Hardin (S32-T52-R26)

Rezoning Request: Rezone 1.9 acres west of residence from R-A (ag) to B-2 (general business), this will allow but not limit the use of the parcel construction of self-serve storage units.

2. I-1 Limited Industrial Zoning Application

Property Owner(s) / Representative: Tyler Oliphant

Location: North side of E Main St, approximately 340 feet east of Daugherty Rd, Richmond (S29-T52-R27)

Rezoning Request: Rezone 1.21 acres where existing business was located to I-1 (limited industrial) to accommodate commercial retail / light industrial, (i.e. cabinet making).

3. Hardship (Conditional Use) – Article 100.2 Development Standards

Property Owner(s): Jeromie & Khanhlee McFee

Location: East side of Bobwhite Rd, approximately .50 miles north of Knutter Rd, Lawson (S7-T54-R28)

Explanation: Allow McFee's to live in existing residence during construction of new home on same parcel. Article 100.2 only allows one residence per parcel of land. Old residence will be removed upon completion of new construction.

4. Hardship (Conditional Use) – Article 60.3 Accessory Uses

Property Owner(s): Stephen Nicholas

Location: North side of Hwy HH, approximately 1.00 miles east of Hwy 13, Rayville (S36-T54-R28)

Explanation: Allow Nicholas to have an RV on his property for temporary living space for a grandchild while they are going through the process of platting and new residential construction.

5. **Conditional Use: Single Wide Mobile Home Placement**
Article 40.3 R-A Agricultural Zoning District / Article 40.9 D. 6. Mobile Home Placement
Property Owner(s) / Representative: Lester Pulliam / Melissa Pulliam
Location: West side of Rattlesnake Rd, just north of E 200th St intersection, Richmond (S28-T54-R27)
Explanation: Allow placement of a single wide mobile home on a 22-acre parcel.
Conditional Use permits are non-transferable and site specific.

6. **M & T Acres – 1 Lot Plat**
Property Owner(s): Mark Lee O'Dell
Surveyor: Sisco Land Surveying / Tom Sisco
Location: South side of Rock Falls Rd, approximately .50 miles west of Albany Rd, Orrick (S11-T51-R29)
Explanation: Platting 33.41 acres for new construction

7. **Furnell Minor Replat Lots 3 & 4 – 2 Lot Plat & Rezoning Lot 3A**
Property Owner(s): Keith & Deborah Garber
Surveyor: Sisco Land Surveying / Tom Sisco
Location: South side of Hwy K, approximately .25 miles east of Hwy 13, Richmond (S13-T53-R28)
Explanation: Combining lots 3 & 4 (17.42 & 17.55 acres) and redividing them to create lots 3A & 4A (5.70 & 29.26 acres). Both lots are already occupied by homes.

- 7.A. **Furnell Minor Replat Lots 3 & 4 – Rezoning Lot 3A**
Lot 3A = 5.70 acres, R-A (agricultural) to R-1A (low density residential)

8. **Sharon Kay Acres – 1 Lot Plat & Rezoning Lot 1**
Property Owner(s): Mark Ragar
Surveyor: Sisco Land Surveying / Tom Sisco
Location: West side of Fire Branch Rd, approximately 1.00 miles south of W 196th St, Rayville (S3-T53-R28)
Explanation: Dividing 8.32 acres off a larger parcel to create Lot 1.

- 8.A. **Sharon Kay Acres – Rezoning Lot 1**
Lot 1 = 8.32 acres, R-A (agricultural) to R-1A (low density residential)

9. **Adjourn:**