

Call to Order by Board Secretary, Dennis Hisle: 7:00 P.M.

Attendance:

Jim Pierce, Knoxville – Present
Chair- Vacant
James Proffitt, Camden – Present
Mary Simon, Crooked River – Present
David Cooper, Fishing River - Present

Brian Bush, Richmond – Present
Kris Walker, Polk – Present
Secretary-Dennis Hisle, Orrick – Present
Stacey Cox, Grape Grove – Present

Others in Attendance: Stacy Wolfe, Planning & Zoning

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

James Proffitt nominated Dennis Hisle.

Kris Walker nominated Brian Bush. Mary Simon seconded the nomination. Vote 6 Yea – 0 Nay – 1 Abstained, Brian Bush.
The meeting was turned over to Brian Bush as the elected Board Chair.

Wolfe announced any items going before the commission for signature would do so at 9:30 a.m. on Wednesday, September 16.

Minute Approval: Regular Meeting – August 3, 2026

Stacey Cox moves to approve the minutes as presented. James Proffitt seconds. Vote 7 Yea – 0 Nay. Motion carried.

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.

Mary Simon moved to approve the 2-lot plat of Coon Branch Addition. Stacey Cox seconds. Vote 7 Yea – 0 Nay. Motion carried.

1.A. Coon Branch Addition – Rezoning Lot 1

Lot 1 = 3.35 acres, R-A (agricultural) to R-1A (low density residential)

Dennis Hisle moved to approve rezoning Lot 1, Coon Branch Addition to R-1A. Mary Simon seconds. Vote 7 Yea – 0 Nay. Motion carried.

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.

Stacey Cox moved to approve the 2-lot plat of Smith-Orrick Acres. Dennis Hisle seconds. Vote 7 Yea – 0 Nay. Motion carried.

2.A. Smith-Orrick Acres – Rezoning Lot 1

Lot 1 = 8.79 acres, R-A (agricultural) to R-1A (low density residential)

Mary Simon moved to approve rezoning Lot 1 Smith-Orrick Acres to R-1A. James Proffitt seconds. Vote 7 Yea – 0 Nay. Motion carried.

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.

Stacey Cox moved to approve the 1-lot plat of Anderson Farm. Jim Pierce seconded. Vote 7 Yea – 0 Nay. Motion carried.

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.

James Proffitt moved to approve the 2-lot plat of Alspaugh Acres. Stacey Cox seconds. Vote 7 Yea – 0 Nay. Motion carried.

4.A. Alspaugh Acres – Rezoning Lot 1

Lot 2 = 10.17 acres Lot 1 = 6.93 acres, R-1 (rural residential) to R-1A (low density residential)

Stacey Cox moved to approve rezoning Lot 1, Alspaugh Acres to R-1A. Mary Simon seconds. Vote 7 Yea – 0 Nay. Motion carried.

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

Dennis Hisle moved to approve the 1 lot plat of Griffith Subdivision. Jim Pierce seconded. Vote 7 Yea – 0 Nay. Motion carried.

5.A. Griffith Subdivision – Rezoning Lot 1

Lot 1 = 4.76 acres, R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning Lot 1 Griffith Subdivision. Mary Simon second. Vote 7 Yea – 0 Nay. Motion carried.

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

Stacey Cox moved to approve rezoning Lots 3-6 L & B Acres to R-1. James Proffitt seconded. Vote 7 Yea – 0 Nay. Motion carried.

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

Jim Pierce moved to approve rezoning, Lots 44-55 Richmond Country Estates, Phase 7, to R-1A. Stacey Cox seconded. Vote 7 Yea – 0 Nay. Motion carried.

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

Mary Simon moved to approve the 1-lot plat of Klatt Addition, Replat Lots 34 & 35. Dennis Hisle seconds. Vote 7 Yea – 0 Nay. Motion carried.

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

Stacey Cox moves to approve 1-lot plat of Steven Acres. James Proffitt seconds. Vote 7 Yea – 0 Nay. Motion carried.

9.A. Stevens Acres – Rezoning Lot 1

Lot 1 = 12.02 acres, R-A (agricultural) to R-1 (rural residential)

Stacey Cox moves to approve rezoning, Lot 1 Stevens Acres to R-1. Dennis Hisle seconds. Vote 7 Yea – 0 Nay. Motion carried.

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.

Both lots have existing entrances. Mary Simon moved to approve the 2-lot plat of Rowdy Acres. Jim Pierce seconded. Vote 7 Yea – 0 Nay. Motion carried.

10.A. Rowdy Acres – Rezoning Lot 1

Lot 1 = 6.80 acres, R-A (agricultural) to R-1A (low density residential)

Dennis Hisle moved to approve rezoning, Lot 1 Rowdy Acres to R-1A. James Proffitt seconds. Vote 7 Yea – 0 Nay. Motion carried.

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.

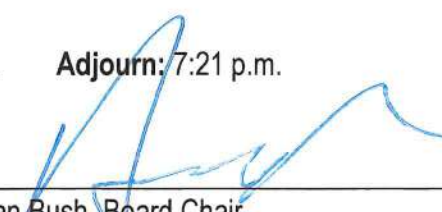
Stacey Cox moved to approve the 1 lot plat of Morris Minor. Mary Simon seconds. Vote 7 Yea – 0 Nay. Motion carried.

11.A. Morris Minor Replat – Rezoning Lot 1A

Lot 1A = 8.14 acres, R-A (agricultural) to R-1A (low density residential)

Stacey Cox moved to approve rezoning, Lot 1A to R-1A. Dennis Hisle seconds. Vote 7 Yea – 0 Nay. Motion carried.

12. Adjourn: 7:21 p.m.

X 
 Brian Bush, Board Chair

10-5-26
 Date

 10-5-26
 Stacy Wolfe, P&Z Administrator Date