

A regular meeting of the Platte County Planning and Zoning Commission was held at the Platte County Resource Center on **February 22, 2021**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, John Mutti, Diana Cockrill, John Grothaus, Jeff Gaskill and Malcolm McCance. Members absent: Aaron Jung, Erica Kirk, and Chris Hiatt. Also present were Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Robert Shaw, County Counselor, Gale Cantu, Codes Administrator; and 37 people in the audience.

**AGENDA ITEM 1
CALL TO ORDER**

Chairman Michael Sinkhorn called the meeting to order with a quorum present at 6:00 p.m.

**AGENDA ITEM 2
SUBMITTAL OF EXHIBITS FOR THE RECORD**

Jason Halterman entered the following exhibits into the record: Platte County Zoning Order of 1990, as amended; Platte County Subdivision Regulations of 1992, as amended; Platte County Land Use Plan; Platte County Roads Master Plan; all PowerPoint presentations, Aerial Maps, Site Plans, and Plats shown here tonight and the Planning and Zoning Commission Bylaws. With no objections, Chairman Sinkhorn entered these exhibits into the record. This meeting will be video recorded which will become the official minutes of the meeting.

**AGENDA ITEM 3.A.
REZONING – R-15 (SINGLE-FAMILY LOW DENSITY) TO CN (NEIGHBORHOOD COMMERCIAL)
KD EQUIPMENT, LLC – DAVID BARTH
17000 HIGHWAY 45**

John Mutti moved to approve agenda item 3.A. as presented, seconded by Jeff Gaskill. Vote 6 for, 0 against. Motion passes.

**AGENDA ITEM 3.B.
REZONING – AG (AGRICULTURAL) TO R-80 (RURAL SINGLE-FAMILY)
JOHN Q. WATTON
6510 HIGHWAY Z**

Jeff Gaskill moved to approve agenda item 3.B. as presented, seconded by John Mutti. Vote 6 for, 0 against. Motion passes.

**AGENDA ITEM 3.C.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
SUSAN M. MUDD, TRUSTEE – SEIDEMAN BUCKLEY TRUST
NORTHWEST CORNER OF THE NW JONES-MYER ROAD AND NW HILLSBORO
ROAD INTERSECTION**

Malcolm McCance moved to approve agenda item 3.C. as presented, seconded by John Grothaus. Vote 6 for, 0 against. Motion passes.

**AGENDA ITEM 4.A.
PRELIMINARY PLAT – SEIDEMAN FARMS
SUSAN M. MUDD TRUSTEE – SEIDEMAN BUCKLEY TRUST
NORTHWEST CORNER OF THE NW JONES-MYER ROAD AND NW HILLSBORO
ROAD INTERSECTION**

John Grothaus moved to approve agenda item 4.A. as presented with the conditions listed in the Staff Report,

1. That the County Commission approve the applicant's request to rezone the property from AG to RE.
2. The applicant shall perform a ½ street road improvement to NW Hillsboro Road along the property frontage. Said improvement shall consist of a 4 inch asphalt overlay completed to the satisfaction of the Platte County Department of Public Works.

Seconded by John Mutti. Vote 6 for, 0 against. Motion passes.

**AGENDA ITEM 5.A.
SPECIAL USE PERMIT
KELLY AND JENNIFER CLARK
BED AND BREAKFAST FACILITY
18400 HIGHWAY P**

Jeff Gaskill moved to approve agenda item 5.A. as presented to be good and valid for 20 years, seconded by John Mutti. Vote 6 for, 0 against. Motion passes.

**AGENDA ITEM 5.B.
SPECIAL USE PERMIT
CKC HOLDINGS, LLC – SANDRA KNOERNSCHILD
SELF-STORAGE FACILITY
9215 HIGHWAY N**

John Mutti moved to approve agenda item 5.B. as presented with the conditions listed in the Staff Report,

1. That the Special Use Permit be valid for a period of 35 years.
2. That the applicants perform a ½ street road improvement consisting of widening NW Tiffany Park Road to 24 feet and adding a 4 inch asphalt overlay to the specifications of the Platte County Department of Public Works. Said improvement should be completed in conjunction with Phase 1.
3. That the proposed Landscape Buffer plantings be installed in conjunction with Phase 1.
4. That the applicant dedicate 30 feet of right of way from the centerline of NW Tiffany Park Road along the frontage of the property. Said right-of-way will be dedicated by a separate document.

Seconded by Jeff Gaskill. Vote 3 for, 3 against. Motion fails. Voting against: Diana Cockrill, Malcolm McCance and Jeff Gaskill.

APPROVAL OF MINUTES

John Mutti moved to approve the minutes of the January 19, 2021 Planning and Zoning Commission meeting as written, seconded by John Grothaus. Vote 6 for, 0 against Motion passes.

OTHER BUSINESS

Mr. Halterman stated the next Planning and Zoning Commission meeting will be March 16, 2021 and will be held at the Platte County Resource Center.

ADJOURN

John Mutti moved to adjourn, seconded by Jeff Gaskill. Vote 6 for, 0 against. The meeting was adjourned at approximately 8.35 pm.