

A regular meeting of the Platte County Planning and Zoning Commission was held **December 20, 2022**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, Diana Cockrill, Daren Higerd, John Grothaus, Jerry Celeste and Mark Wittmeyer. Members absent Jeff Gaskill, Malcolm McCance and Erica Kirk 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 14 persons in the audience. The meeting was held at the Platte County Resource Center, 11724 NW Plaza Circle, Kansas City, MO 64153.

**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 – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
LUKE AND JENNIFER FAIN
DIRECTLY SOUTH OF 11535, 11405 AND 11215 FARMERS LANE**

John Grothaus moved to approve agenda item 3.A., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Aaron Jung. Vote: 7 for, 0 against, 1 abstention. Motion passes. Mark Wittmeyer abstained.

**AGENDA ITEM 4.A.
SPECIAL USE PERMIT
CURTIS MYERS
APPROXIMATELY 1100 FEET NORTH OF 14800 NW TIFFANY PARK ROAD
ONE (1) SINGLE-FAMILY DWELLING ON TWENTY (20) ACRES OR MORE AND
FARM ANIMALS IN THE CH (HIGHWAY COMMERCIAL) AND PI (PLANNED
INDUSTRIAL) ZONING DISTRICTS**

Chris Hiatt moved to approve agenda item 4.A., request for a Special Use Permit to allow one (1) single-family dwelling on twenty (20) acres or more and Farm Animals in

the CH (Highway Commercial) and PI (Planned Industrial) zoning districts with the following condition:

- 1) That the Special Use Permit be good and valid for a period of perpetuity.

Seconded by Daren Higerd. Vote: 8 for, 0 against. Motion passes.

**AGENDA ITEM 4.B.
SPECIAL USE PERMIT
RHC FARMS, LLC – JEFF MARRIOTT
RECREATION FACILITY**

Jerry Celeste moved to approve agenda item 4.B., request to amend an existing Special Use Permit allowing a Recreation Facility in the PI (Planned Industrial) zoning District with the following conditions:

- 1) That the lights illuminating the outdoor training field shall be turned off no later than 9:30 p.m.
- 2) That the Special Use Permit be good and valid for a period of twenty-five (25) years.

Seconded by John Grothaus. Vote: 7 for, 0 against, 1 abstention. Motion passes. Mark Wittmeyer abstained.

APPROVAL OF MINUTES

Diana Cockrill moved to approve the minutes of November 15, 2022 as written, seconded by Mark Wittmeyer. Vote: 7 for, 0 against, 2 abstentions. Motion passes. Aaron Jung and John Grothaus abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman stated the adjoining property owners and applicant from the Special Use Permit off of Grass Pad Road on the November agenda have been able to work through their issues and come to a private agreement. We have a copy of the agreement in their file in our office.

Next month the meeting will be moved back to the Administration Building. The meetings will continue to be held on the third Tuesday of the month. Staff will be updating the bylaws and bringing those back to the Commission for your review and approval in the near future.

ADJOURN

With nothing further to come before the Commission, Daren Higerd moved to adjourn the meeting, seconded by Chris Hiatt. Vote: 8 for, 0 against. Motion passes. The meeting was adjourned at approximately 6:40 p.m.

DRAFT