

A regular meeting of the Platte County Planning and Zoning Commission was held January 17, 2023, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, John Grothaus, Jerry Celeste, Jeff Gaskill, Malcolm McCance, and Erica Kirk. Members absent Mark Wittmeyer, Daren Higerd, and Diana Cockrill. 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 5 persons in the audience. The meeting was held in the County Commission Meeting Room of the County Administration Building, 415 Third Street, Room 211, Platte City, Missouri 64079.

**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
ELECTION OF OFFICERS**

Malcolm McCance moved to nominate Michael Sinkhorn for Chairman, Chris Hiatt for Vice-Chairman and Aaron Jung for Secretary, seconded by Erica Kirk. Vote: 7 for, 0 against, 1 abstention. Motion passes. Aaron Jung abstained.

**ITEM 3
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 4.A.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
DARRYL LIBERTY
13805 NW WALKER ROAD**

Aaron Jung moved to approve agenda item 4.A., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Chris Hiatt. Vote: 8 for, 0 against. Motion passes.

**AGENDA ITEM 4.B.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
TREVOR AND ANGELA ZIEGLER
18808 SOUTH RIDGELY ROAD**

Jeff Gaskill moved to approve agenda item 4.B., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Erica Kirk. Vote: 8 for, 0 against. Motion passes.

**AGENDA ITEM 5.A.
SPECIAL USE PERMIT
ROBERT AND PAMELA MATTHYS
18545 INTERURBAN ROAD
AGRICULTURAL (AGRI-) TOURISM IN THE RE (RURAL ESTATES) ZONING
DISTRICT**

Aaron Jung moved to approve agenda item 5.A., request for Special Use Permit to allow Agricultural (Agri-) Tourism in the RE (Rural Estates) zoning district, with the following condition:

- 1) That the Special Use Permit be good and valid for a period of thirty (30) years.

Seconded by Chris Hiatt. Vote: 8 for, 0 against. Motion passes.

APPROVAL OF MINUTES

Aaron Jung moved to approve the minutes of the December 20, 2022, Planning Commission meeting as written, seconded by John Grothaus. Vote: 6 for, 0 against, 2 abstentions. Motion passes. Erica Kirk and Malcolm McCance abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman stated there will not be a February meeting. No applications were received by the application deadline. The meetings will continue to be held on the third Tuesday of the month. Mr. Erickson asked if the Commission has any feedback on the new meeting room setup or any other suggestions. The County Commission is looking into new technology for the meeting room. Aaron Jung asked about the possibility of tablets for the Commission members to replace the paper packets. Staff will look into that.

ADJOURN

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