

A regular meeting of the Platte County Planning and Zoning Commission was held **April 18, 2023**, beginning at 6:00 p.m. Members present: Chris Hiatt, Aaron Jung, Jerry Celeste, Jeff Gaskill, Malcolm McCance, Mark Wittmeyer, Daren Higerd, and Diana Cockrill. Members absent Michael Sinkhorn, John Grothaus 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 8 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**

Vice Chairman Chris Hiatt 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, Vice Chairman Hiatt entered these exhibits into the record. This meeting will be video recorded which will become the official minutes of the meeting.

Mr. Halterman stated agenda items 3.D. rezoning application and agenda item 4.A. Preliminary Plat submitted by Sky Hopper Landings, LLC – David Barth concerning the Running Horse Village development will need to be tabled until the next regularly scheduled meeting of the Planning and Zoning Commission which is May 16, 2023.

Jeff Gaskill moved to table agenda items 3.D and 4.A until the May 16, 2023 Planning and Zoning Commission meeting, seconded by Daren Higerd. Vote: 8 for, 0 against. Motion passes.

## **AGENDA ITEM 3.A. REZONING – R-80 (RURAL SINGLE-FAMILY) TO R-40 (SINGLE-FAMILY ESTATE) THE SLOAN REVOCABLE LIVING TRUST – BRUCE SLOAN DIRECTLY WEST OF 4325 LOWMAN ROAD**

Malcolm McCance moved to approve agenda item 3.A., request to rezone from R-80 (Rural Single-Family) to R-40 (Single-Family Estate), seconded by Aaron Jung. Vote 8 for, 0 against. Motion passes.

**AGENDA ITEM 3.B.  
REZONING – AG (AGRICULTURAL) TO R-80 (RURAL SINGLE FAMILY)  
DAVID A. DOWNING  
21315 LAMAR ROAD**

Jeff Gaskill moved to approve agenda item 3.B., request to rezone from AG (Agricultural) to R-80 (Rural Single Family), seconded by Mark Wittmeyer. Vote: 8 for, 0 against. Motion passes.

**AGENDA ITEM 3.C.  
REZONING – RE (RURAL ESTATES) TO R-80 (RURAL SINGLE-FAMILY)  
GARY POEPPING  
20155 WILLIAMS ROAD**

Malcolm McCance moved to approve agenda item 3.C., request to rezone from RE (Rural Estates) to R-80 (Rural Single-Family), seconded by Mark Wittmeyer. Vote: 8 for, 0 against. Motion passes.

**AGENDA ITEM 5.A.  
SPECIAL USE PERMIT  
JEFF MARRIOTT  
10850 HIGHWAY 92  
RECREATION FACILITY**

Aaron Jung moved to approve agenda item 5.A., request to amend an existing Special Use Permit allowing a Recreation Facility in the PI (Planned Industrial) zoning District with the following condition:

That the Special Use Permit shall be good and valid for a period of twenty-five (25) years, expiring on December 20<sup>th</sup> 2047.

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

**APPROVAL OF MINUTES**

Aaron Jung moved to approve the minutes of the March 21, 2023, Planning and Zoning Commission meeting as written, seconded by Mark Wittmeyer. Vote: 8 for, 0 against. Motion passes.

**OTHER BUSINESS AND STAFF REPORT**

Mr. Shaw gave a brief update on the CKC Holdings, LLC Self-Storage Facility Special Use Permit lawsuit. The opponents have filed an appeal of the decision made by the Circuit Court to the Missouri Western District Court of Appeals.

Mr. Halterman updated the Commission on the next month's agenda.

**ADJOURN**

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