

A regular meeting of the Platte County Planning and Zoning Commission was held **May 16, 2023**, beginning at 6:00 p.m. Members present: Chris Hiatt, Jerry Celeste, Jeff Gaskill, Malcolm McCance, Mark Wittmeyer, Daren Higerd, Diana Cockrill and Erica Kirk. Members absent Michael Sinkhorn, Aaron Jung and John Grothaus. 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 7 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.B. 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 June 20, 2023.

Mr. Halterman also stated that agenda item 6.B., Platte County Substantial Damage Management Plan has been withdrawn and will not be heard tonight.

Erica Kirk moved to table agenda items 3.B. and 4.A. until the June 20, 2023 Planning and Zoning Commission meeting, seconded by Jeff Gaskill. Vote: 7 for, 0 against. Motion passes.

Daren Higerd arrived at the meeting.

**AGENDA ITEM 3.A.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
CANB 2, LLC
13150 HIGHWAY Z**

Jeff Gaskill moved to approve agenda item 3.A., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Jerry Celeste. Vote: 8 for, 0 against. Motion passes.

**AGENDA ITEM 5.A.
SPECIAL USE PERMIT
PAUL SCHWENNESEN AND BENTHE WARNAAR-SCHWENNESEN
19115 HIGHWAY 45 NORTH
BED AND BREAKFAST FACILITY**

Erica Kirk moved to approve agenda item 5.A., request for Special Use Permit for a Bed and Breakfast Facility in the AG (Agricultural) zoning district with the following conditions:

1. That a physical barrier be installed along the North, East and West boundaries of the property.
2. That signage be posted along the North, East and West boundaries of the property.
3. That the Special Use Permit be good and valid for a period of five (5) years.

Seconded by Daren Higerd. Vote: 4 for, 4 against. Motion fails. Chris Hiatt, Mark Wittmeyer, Jeff Gaskill and Malcolm McCance voted against.

**AGENDA ITEM 6.A.
AMENDMENT – PLATTE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE
LOWEST FLOOR ELEVATION UPDATE**

Jeff Gaskill moved to approve agenda item 6.A., amendment to the Platte County Flood Plain Management Ordinance, seconded by Mark Wittmeyer. Vote: 8 for, 0 against. Motion passes.

APPROVAL OF MINUTES

Mark Wittmeyer moved to approve the minutes of the April 18, 2023, Planning and Zoning Commission meeting as written, seconded by Jeff Gaskill. Vote: 8 for, 0 against. Motion passes.

OTHER BUSINESS AND STAFF REPORT

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

ADJOURN

With nothing further to come before the Commission, Daren Higerd moved to adjourn the meeting, seconded by Erica Kirk. Vote; 8 for, 0 against. Motion passes. The meeting was adjourned at approximately 7:09 p.m.