

A regular meeting of the Platte County Planning and Zoning Commission was held **June 20, 2023**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Jerry Celeste, Jeff Gaskill, Malcolm McCance, Diana Cockrill, Mark Wittmeyer, John Grothaus and Erica Kirk. Members absent: Aaron Jung and Daren Higerd. Also present were Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Hobie Crane, County Engineer; Robert Shaw, County Counselor; Gale Cantu, Codes Administrator; and 26 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
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 R-7 (SINGLE-FAMILY HIGH DENSITY)
KEITH AND PATRICIA VANDRUFF
27040 STILLINGS ROAD**

Erica Kirk moved to approve agenda item 3.A., request to rezone from AG (Agricultural) to R-7 (Single-Family High Density), seconded by Jeff Gaskill. Vote: 9 for, 0 against. Motion passes.

**AGENDA ITEM 3.B.
REZONING - AG (AGRICULTURAL) TO RE (RURAL ESTATES)
JACOB AND CARMEN MCHENRY
NORTHEAST CORNER OF THE HIGHWAY 92 AND HACKBERRY LANE
INTERSECTION**

Erica Kirk moved to approve agenda item 3.B., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Mark Wittmeyer. Vote: 9 for, 0 against. Motion passes.

AGENDA ITEM 3.C.

REZONING - AG (AGRICULTURAL) TO RE (RURAL ESTATES)

JACOB AND CARMEN MCHENRY

EAST SIDE OF HACKBERRY LANE APPROXIMATELY 1800 FEET NORTH OF THE HIGHWAY 92 AND HACKBERRY LANE INTERSECTION

John Grothaus moved to approve agenda item 3.C., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Erica Kirk. Vote: 9 for, 0 against. Motion passes.

Mr. Robert Shaw, County Counselor, stepped down for items 3.D. and 3.E.

AGENDA ITEM 3.D.

REZONING - AG (AGRICULTURAL) TO R-80 (RURAL SINGLE-FAMILY)

JAMES WRIGHT

30390 SALEM ROAD

Jeff Gaskill moved to approve agenda item 3.D., request to rezone from AG (Agricultural) to R-80 (Rural Single-Family), seconded by Mark Wittmeyer. Vote: 9 for, 0 against. Motion passes.

AGENDA ITEM 3.E.

REZONING - AG (AGRICULTURAL) TO RE (RURAL ESTATES)

JAMES WRIGHT

APPROXIMATELY 300 FEET EAST OF 30390 SALEM ROAD

Chris Hiatt moved to approve agenda item 3.E., request to rezone from AG (Agricultural) to RE (Rural Estates), seconded by John Grothaus. Vote: 9 for, 0 against. Motion passes.

AGENDA ITEM 3.F.

REZONING - AG (AGRICULTURAL) AND R-40 (SINGLE-FAMILY ESTATE) TO R-80 (RURAL SINGLE-FAMILY)

KEITH AND CHERYL TAYLOR

6345 LITTLE PLATTE ROAD AND DIRECTLY SOUTH OF AND APPROXIMATELY 350 FEET WEST OF 6345 LITTLE PLATTE ROAD

Erica Kirk moved to approve agenda item 3.F., request to rezone from AG (Agricultural) and R-40 (Single-Family Estate) to R-80 (Rural Single-Family), seconded by Jeff Gaskill. Vote: 9 for, 0 against. Motion passes.

**AGENDA ITEM 3.G.
REZONING - PI (PLANNED INDUSTRIAL) TO CH (HIGHWAY COMMERCIAL) AND
PR (PLANNED RESIDENTIAL) AND THE RUNNING HORSE VILLAGE PLANNED
RESIDENTIAL DISTRICT PLAN
SKY HOPPER LANDINGS, LLC – DAVID BARTH
NORTHWEST CORNER OF THE RUNNING HORSE ROAD AND NW 120TH
STREET/HIGHWAY D INTERSECTION**

Erica Kirk moved to approve agenda item 3.G., request to rezone from PI (Planned Industrial) to CH (Highway Commercial) and PR (Planned Residential) and the Running Horse Village Planned Residential District Plan with the following conditions:

1. That the County Commission approves the request to rezone from PI (Planned Industrial) to CH (Highway Commercial) and PR (Planned Residential) and the Running Horse Village Planned Residential District Plan.
2. That the development must be in compliance with Platte County stormwater standards including APWA 5600.
3. That all stormwater facilities, pipes, manholes, junction boxes, end sections, and detention facilities located outside of the Public Right-of-Way shall be maintained by the Homeowners Association.
4. That prior to each phase being approved a micro-drainage study be submitted and approved by the County Engineer.
5. That the applicant install a southbound travel lane along the property frontage on Running Horse Road which would widen this section of Running Horse Road to three lanes.
6. That the applicant install a west bound right-hand turn lane on NW 120th Street/Highway D at the Running Horse Road intersection.
7. That the applicant install an east bound right-hand turn lane on NW 120th Street/Highway D at the entrance ramp onto south bound Interstate 435.
8. That the applicant install a 10 ft. wide public trail along Running Horse Road within Tract B and Tract F to the specification of the Platte County Parks and Recreation Department.

Seconded by Jerry Celeste. Vote: 7 for, 2 against. Motion passes. Malcolm McCance and Diana Cockrill voted against.

**AGENDA ITEM 4.A.
PRELIMINARY PLAT – RUNNING HORSE VILLAGE
SKY HOPPER LANDINGS, LLC – DAVID BARTH
NORTHWEST CORNER OF THE RUNNING HORSE ROAD AND NW 120TH
STREET/HIGHWAY D INTERSECTION**

John Grothaus moved to approve agenda item 4.A., Preliminary Plat for Running Horse Village, with the following conditions:

- 1) That the County Commission approves the request to rezone from PI (Planned Industrial) to CH (Highway Commercial) and PR (Planned Residential) and the Running Horse Village Planned Residential District Plan.
- 2) That the development shall be in compliance with Platte County storm water standards including APWA 5600.
- 3) That all stormwater facilities, pipes, manholes, junction boxes, end sections, and detention facilities located outside of the Public Right-of-Way shall be maintained by the Homeowners Association.
- 4) That prior to each phase being approved a micro-drainage study be submitted and approved by the County Engineer.
- 5) That the applicant install a southbound travel lane along the property frontage on Running Horse Road which would widen this section of Running Horse Road to three lanes.
- 6) That the applicant install a west bound right-hand turn lane on NW 120th Street/Highway D at the Running Horse Road intersection.
- 7) That the applicant install an east bound right-hand turn lane on NW 120th Street/Highway D at the entrance ramp onto south bound Interstate 435.
- 8) That the applicant install a 10 ft. wide public trail along Running Horse Road within Tract B and Tract F to the specification of the Platte County Parks and Recreation Department.

Seconded by Mark Wittmeyer. Vote: 7 for, 2 against. Motion passes. Malcolm McCance and Diana Cockrill voted against.

APPROVAL OF MINUTES

Erica Kirk moved to approve the minutes of the May 16, 2023 Planning and Zoning Commission meeting as written, seconded by Chris Hiatt. Vote: 9 for, 0 against. Motion passes.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman stated the next meeting will be on July 18th, 2023. Mr. Erickson informed the Commission the County will be entering into a contract to purchase new software to upgrade Planning and Zoning record keeping and upgrade the Planning and Zoning Website. The new software will make the information for these meetings more accessible for the public and this Commission.

ADJOURN

With nothing further to come before the Commission, Chris Hiatt moved to adjourn the meeting, seconded by Mark Wittmeyer. Vote: 9 for, 0 against. Motion passes. The meeting was adjourned at approximately 8:27 p.m.