

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

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-80 (RURAL SINGLE-FAMILY)
NATALIE AND JUSTIN RHODES
DIRECTLY EAST OF 13660 DOWLING LANE**

Daren Higerd moved to approve agenda item 3.A., request to rezone from AG (Agricultural) to R-80 (Rural Single-Family), seconded by Malcolm McCance. Vote: 10 for, 0 against, 1 abstention. Motion passes. Mark Wittmeyer abstained.

**AGENDA ITEM 4.A.
SPECIAL USE PERMIT
ROYAL AND BETH JOLLIFF
7424 NW LOCUST DRIVE
FARM ANIMALS IN THE R-25 (SINGLE-FAMILY LARGE LOT) ZONING DISTRICT**

Jeff Gaskill moved to approve agenda item 4.A., request for Special Use Permit to allow Farm Animals in the R-25 (Single-Family Large Lot) zoning district with the following conditions:

1. That the Special Use limit the number of chickens to a maximum number of eighteen (18).
2. That the Special Use be valid for a period of thirty (30) years.

Seconded by John Grothaus. Vote: 11 for, 0 against. Motion passes.

APPROVAL OF MINUTES

Erica Kirk moved to approve the minutes of the June 20, 2023, Planning and Zoning Commission meeting as written, seconded by Mark Wittmeyer. Vote: 10 for, 0 against, 1 abstained. Motion passes. Aaron Jung abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman stated the next meeting will be on August 15th, 2023.

ADJOURN

With nothing further to come before the Commission, Aaron Jung moved to adjourn the meeting, seconded by Mark Wittmeyer. Vote: 11 for, 0 against. Motion passes. The meeting was adjourned at approximately 6:24 p.m.