

A regular meeting of the Platte County Planning and Zoning Commission was held **October 17, 2023**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, Jerry Celeste, Jeff Gaskill, Malcolm McCance, Diana Cockrill, Mark Wittmeyer, John Grothaus and Erica Kirk. Members absent: Daren Higerd Also present were Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Jaclyn Taylor, Prosecutor's Office and County Counselor; Mark Gibson, Prosecutor's Office; Gale Cantu, Codes Administrator; and 15 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.

Mr. Halterman stated staff would like to request agenda items 4.A., Final Plat, Bella Ridge – Third Plat and 4.B., Final Plat, Bella Ridge – Fourth Plat be tabled until the November 21, 2023 Planning Commission meeting. The applicant's drainage study and construction drawings have not yet been approved by the County Engineer.

Chris Hiatt moved to table agenda item 4.A. request for final plat approval, Bella Ridge – Third Plat, by MJDJ, LLC, until the November 21, 2023 Planning and Commission meeting, seconded by Erica Kirk. Vote: 9 for, 0 against. Motion passes.

Mark Wittmeyer moved to table agenda item 4.B. request for final plat approval, Bella Ridge – Fourth Plat, by MJDJ, LLC, until the November 21, 2023 Planning and Commission meeting, seconded by Erica Kirk. Vote: 9 for, 0 against. Motion passes.

Diana Cockrill arrived at the meeting.

**AGENDA ITEM 3.A.
REZONING - AG (AGRICULTURAL) TO R-7 (SINGLE-FAMILY HIGH DENSITY)
FARLEY SPECIAL ROAD DISTRICT
26860 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 Aaron Jung. Vote: 9 for, 1 against. Malcolm McCance voted against. Motion passes.

**AGENDA ITEM 4.A.
FINAL PLAT
BELLA RIDGE – THIRD PLAT
MJDJ, LLC – DAVID BARTH
WEST END OF NW LINDER LANE**

Tabled until the November 21, 2023 Planning and Zoning Commission meeting.

**AGENDA ITEM 4.B.
FINAL PLAT
BELLA RIDGE – FOURTH PLAT
MJDJ, LLC – DAVID BARTH
APPROXIMATELY 150 FEET SOUTH OF THE WEST END OF NW LINDER LANE**

Tabled until the November 21, 2023 Planning and Zoning Commission meeting.

**AGENDA ITEM 5.A.
SPECIAL USE PERMIT
RICHARD AND LINDSAY KENNEDY
13003 NW 81ST STREET
FARM ANIMALS IN THE R-40 (SINGLE-FAMILY ESTATE) ZONING DISTRICT**

Chris Hiatt moved to approve agenda item 5.A., request for Special Use Permit to allow Farm Animals, more specifically chickens, in the R-40 (Single-Family Estate) zoning district with the following conditions:

1. That the Special Use limit the number of chickens to a maximum number of ten (10).
2. That the Special Use be valid for a period of fifteen (15) years.

Seconded by Erica Kirk. Vote: 6 for, 4 against. Motion passes. Mark Wittmeyer, Jerry Celeste, John Grothaus and Jeff Gaskill voted against.

**AGENDA ITEM 5.B.
SPECIAL USE PERMIT
JAMES AND SUSAN BROWN
14 MILL STREET
BED AND BREAKFAST FACILITY**

Jeff Gaskill moved to approve agenda item 5.B, request for Special Use Permit to allow a Bed and Breakfast Facility in the AG (Agricultural) zoning district with the following condition:

1. That the Special use be valid for thirty (30) years.

Seconded by Malcolm McCance. Vote: 10 for, 0 against. Motion passes.

APPROVAL OF MINUTES

Aaron Jung moved to approve the minutes of the September 19, 2023, Planning and Zoning Commission meeting as written, seconded by Jeff Gaskill. Vote: 8 for, 0 against, 2 abstained. Motion passes. Diana Cockrill and Erica Kirk abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman stated the next meeting will be November 21, 2023. The agenda includes a rezoning and now two final plats. Mr. Erickson stated the County Commission has approved a contract to add technology to the meeting room. Mr. Sinkhorn asked about the Bella Ridge subdivision and whether or not these two plats were the last of the subdivision? Mr. Halterman stated he believes there will be one more. Mr. Sinkhorn asked for an update on the Self-Storage Warehouse case. Mr. Halterman stated our legal counsel is in the process of writing a brief to the courts as the deadline is nearing for the updated brief.

AJOURN

With nothing further to come before the Commission, Erica Kirk moved to adjourn the meeting, seconded by Jeff Gaskill. Vote: 10 for, 0 against. Motion passes. The meeting was adjourned at approximately 6:41 p.m.