

A regular meeting of the Platte County Planning and Zoning Commission was held **November 21, 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, Daren Higerd and Erica Kirk. Members absent: John Grothaus. Also present were Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Hobie Crane, County Engineer; Steven Magers, County Counselor; Gale Cantu, Codes Administrator; and 6 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-15 (SINGLE-FAMILY LOW DENSITY)
PETER MANEY
5000 NW GREEN HILLS ROAD**

Daren Higerd moved to approve agenda item 3.A., request to rezone from AG (Agricultural) to R-15 (Single-Family Low Density), seconded by Erica Kirk. Vote: 10 for, 0 against. Motion passes.

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

Erica Kirk moved to approve agenda item 4.A., Final Plat of Bella Ridge – Third Plat with the following conditions:

1. In accordance the Article II, Section 405.110, Subsection C.15.d of the Platte County Subdivision Regulations of 1992, as amended, the developer must substantially complete all public improvements before being allowed to record the final plat;
2. A deed of release for right-of-way acquisition is recorded with the Final Plat.
3. That the County Engineer and City of Riverside approve the regional detention system prior to the start of construction of the Third Plat.
4. Covenants and Restrictions for the subdivision are reviewed and approved by Staff and County Counselor.

Seconded by Jeff Gaskill. Vote: 10 for, 0 against. Motion passes.

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

Erica Kirk moved to approve agenda item 4.B., Final Plat of Bella Ridge – Fourth Plat with the following conditions:

1. In accordance with Article II, Section 405.110, Subsection C.15.d of the Platte County Subdivision Regulations of 1992, as amended, the developer must substantially complete all public improvements before being allowed to record the Final Plat;
2. A deed of release for right-of-way acquisition is recorded with the Final Plat.
3. That the County Engineer and City of Riverside approve the regional detention system prior to the start of construction of the Fourth plat.
4. Covenants and Restrictions for the subdivision are reviewed and approved by Staff and County Counselor.

Seconded by Daren Higerd. Vote: 10 for, 0 against. Motion passes.

APPROVAL OF MINUTES

Aaron Jung moved to approve the minutes of the October 17, 2023, Planning and Zoning Commission meeting as written, seconded by Chris Hiatt. Vote: 10 for, 0 against. Motion passes.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman stated the next meeting will be December 19, 2023. Mr. Halterman introduced Mr. Steven Magers, the new County Counselor.

AJOURN

With nothing further to come before the Commission, Chris Hiatt moved to adjourn the meeting, seconded by Daren Higerd. Vote: 10 for, 0 against. Motion passes. The meeting was adjourned at approximately 6:21 p.m.