

A regular meeting of the Platte County Planning and Zoning Commission was held **May 21, 2024**, beginning at 6:00 p.m. Members present: Chris Hiatt, Jerry Celeste, Mark Wittmeyer, Diana Cockrill, Becky Bauer and John Grothaus. Members absent Michael Sinkhorn, Aaron Jung, Jeff Gaskill and Erica Kirk. Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Gale Cantu, Codes Administrator; and Jackie Halloran; along with 8 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.

**AGENDA ITEM 3.A.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES) AND R-80 (RURAL SINGLE-FAMILY)
DENNIS AND JEAN GREEN
12160 GOOSENECK BEND ROAD**

John Grothaus moved to approve agenda item 3.A., request by Dennis and Jean Green to rezone from AG (Agricultural) to RE (Rural Estates) and R-80 (Rural Single-Family), seconded by Mark Wittmeyer. Vote: 6 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.B.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
DAVID AND JUDY SENNE
10150 NW BAKER ROAD**

Becky Bauer moved to approve agenda item 3.C., request by David and Judy Senne to rezone from AG (Agricultural) to RE (Rural Estates), seconded by John Grothaus. Vote: 6 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.C.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES)
CORY AND LAUREN BOWER
DIRECTLY WEST OF 24955 HIGHWAY H, EAST**

Jerry Celeste moved to approve agenda item 3.C., request by Cory and Lauren Bower to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Becky Bauer. Vote: 6 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.A.
SITE DEVELOPMENT PLAN
IRON INVESTMENTS
6105 NW CASPER DRIVE
4-PLEX**

Mark Wittmeyer moved to approved agenda item 4.A., request for approval of a Site Development Plan submitted by Iron Investments for the construction of a 4-Plex at 6105 NW Casper Drive, seconded by Jerry Celeste. Vote: 6 for, 0 opposed. Motion passes.

APPROVAL OF MINUTES

Becky Bauer moved to approve the minutes of the April 16, 2024 meeting as written, seconded by John Grothaus. Vote: 6 for, 0 opposed. Motion passes

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman briefly discussed next month's agenda. Mr. Halterman also welcomed Becky Bauer to the Commission. She will serve as the representative of Green Township. She is taking the place of Malcolm McCance who's term had expired. Mr. Halterman also welcomed Jackie Halloran who will start videoing the meetings taking the place of Gale Cantu, who is retiring from Platte County after 38 years of service. Jason thanked Gale for her years of service to the Planning and Zoning Commission, the Planning and Zoning Office and the citizens of Platte County. She will definitely be missed. Daniel Erickson also acknowledged Gale as being named The Association of State Flood Plain Managers, Inc. 2024 Larry R. Johnston Local Floodplain Manager Award winner. This is a much deserved national honor. Daniel also thanked Gale for her years of service to Platte County.

ADJOURN

With nothing further to come before the Commission, Becky Bauer moved to adjourn the meeting, seconded by John Grothaus. Vote: 6 for, 0 opposed. Motion passes. The meeting was adjourned at approximately 6:30 p.m.