

A regular meeting of the Platte County Planning and Zoning Commission was held March 21, 2023, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, John Grothaus, Jerry Celeste, Malcolm McCance, Mark Wittmeyer, Daren Higerd, Diana Cockrill and Erica Kirk. Members absent Jeff Gaskill. 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 18 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.
SPECIAL USE PERMIT
RAUL MENA CHAIREZ AND ALEXANDRA LOPEZ-MENA
18950 HIGHWAY 273
RAISING OF FARM ANIMALS IN THE R-80 (RURAL SINGLE-FAMILY) AND PI
(PLANNED INDUSTRIAL) ZONING DISTRICTS**

Erica Kirk moved to approve agenda item 3.A., request for Special Use Permit to allow the raising of Farm Animals in the R-80 and PI zoning districts with the following conditions:

1. That the roosters currently on the property be removed within 45 days.
2. That the Applicants ensure all animals continue to be contained on the property.
3. That the Applicants apply for a building permit for the construction of a shelter for the horses within 30 days of the approval of this Special Use Permit.

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4. That the Special Use limit the number of chickens to a maximum number of thirty (30).
5. That the Special Use limit the number of horses to a maximum number of two (2).
6. That the Special Use limit the number of goats or sheep or a combination thereof to a maximum number of two (2).
7. That the Special Use Permit be good and valid for a period of five (5) years, expiring on March 21st, 2028.

Seconded by Daren Higerd. Vote: 6 for, 4 against. Motion passes. Aaron Jung, Diana Cockrill, Jerry Celeste and Mark Wittmeyer voted against.

APPROVAL OF MINUTES

Erica Kirk moved to approve the minutes of the January 17, 2023, Planning and Zoning Commission meeting as written, seconded by Aaron Jung. Vote: 9 for, 0 against, 1 abstention. Motion passes. Diana Cockrill abstained.

OTHER BUSINESS AND STAFF REPORT

County Counselor Bob Shaw gave a brief update on the February 15th, 2023 Circuit Court hearing with respect to the CKC Holdings, LLC Self-Storage Facility Special Use Permit. The Court moved to uphold the decision of the Board of Zoning Adjustment which in turn means the Self-Storage Facility project can move forward. Mr. Shaw indicated the opposition does have the opportunity to appeal that decision.

Mr. Erickson wanted the Commission to know there would be an amendment coming before them soon with respect to the FEMA Flood program and the CRS portion the County participates in. With the revisions to the current manual new language is being required to be a part of the ordinance. The amendment should be coming before you within the next month or so.

Jason Halterman updated the Commission on the next month's agenda.

ADJOURN

With nothing further to come before the Commission, Daren Higerd moved to adjourn the meeting, seconded by John Grothaus. Vote: 10 for, 0 against. Motion passes. The meeting was adjourned at approximately 7:26 p.m.