

A regular meeting of the Platte County Planning and Zoning Commission was held **December 17, 2024**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Jeff Gaskill, Erica Kirk, Jerry Celeste, Becky Bauer, Diana Cockrill, John Grothaus and Mark Wittmeyer. Members absent Aaron Jung. Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Hobie Crane, County Engineer; along with 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.

**AGENDA ITEM 3.A.
REZONING – AG (AGRICULTURAL) TO R-7 (SINGLE-FAMILY HIGH DENSITY)
KOL LAND, LLC – DAVID BARTH
WEST END OF NW 47TH TERRACE**

Erica Kirk moved to approve agenda item 3.A., request submitted by KOL Land, LLC – David Barth to rezone from AG (Agricultural) to R-7 (Single-Family High Density), seconded by Mark Wittmeyer. Vote: 9 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.A.
PRELIMINARY PLAT – MONTEBELLA 7TH PLAT
KOL LAND, LLC – DAVID BARTH
WEST END OF NW 47TH TERRACE**

Becky Bauer moved to approve agenda item 4.A., the Preliminary Plat of Montebella 7th Plat, submitted by KOL Land, LLC – David Barth, with the following condition, that the County Commission approve the applicant's request to rezone the property from AG (Agricultural) to R-7 (Single-Family High Density), seconded by Chris Hiatt. Vote: 9 for, 0 opposed. Motion passes.

**AGENDA ITEM 5.A.
FINAL PLAT – COPPER HILL RESERVE
ADAM THOLEN
12677 NW HIGHWAY 45**

Chris Hiatt moved to approve agenda item 5.A., the Final Plat of Copper Hill Reserve, submitted by Adam Tholen, 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) Covenants and restrictions for the subdivision are reviewed and approved by Staff and County Counselor.

seconded by Erica Kirk. Vote: 9 for, 0 opposed. Motion passes.

APPROVAL OF MINUTES

Erica Kirk moved to approve the minutes of the November 19, 2024 meeting as written, seconded by Becky Bauer. Vote: 9 for, 0 opposed. Motion passes.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman indicated no meeting will take place in the month of January 2025. No applications were received by the application deadline. The next meeting date will be February 18, 2025 at 6:00 p.m. Mr. Halterman also informed the Commission the term of Aaron Jung, representative for the Carroll Township will expire at the end of 2024. Mr. Jung has been asked to serve on a different Board, therefore he will no longer be serving on the Planning and Zoning Commission. Jason wanted to acknowledge and thank him for his years of service on the Planning and Zoning Commission.

ADJOURN

With nothing further to come before the Commission, Chris Hiatt moved to adjourn the meeting, seconded by Jeff Gaskill. Vote: 9 for, 0 opposed. Motion passes. The meeting was adjourned at 6:44 p.m.