

A regular meeting of the Platte County Planning and Zoning Commission was held **April 16, 2024**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, Jerry Celeste, Jeff Gaskill, Malcolm McCance, Mark Wittmeyer, Diana Cockrill and Erica Kirk. Members absent John Grothaus. Also present Jason Halterman, Assistant Director of Planning and Zoning; Hobie Crane, County Engineer; 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-80 (RURAL SINGLE-FAMILY)  
DENNIS AND JEAN GREEN  
12160 GOOSENECK BEND ROAD**

Erica Kirk moved to table agenda item 3.A., request by Dennis and Jean Green to rezone from AG (Agricultural) and R-80 (Rural Single-Family) to the May 21, 2024 Planning and Zoning Commission meeting, seconded by Chris Hiatt.

Vote: 9 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.A.**

**FINAL PLAT – RUNNING HORSE VILLAGE – FIRST PLAT  
SKYHOPPER LANDINGS, LLC – DAVID BARTH  
NORTHWEST CORNER OF THE RUNNING HORSE ROAD AND NW 120<sup>TH</sup>  
STREET/HIGHWAY D INTERSECTION**

Erica Kirk moved to approve agenda item 4.A., request for approval of the Final Plat of Running Horse Village – First 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) Covenants and restrictions for the subdivision are reviewed and approved by Staff and County Counselor;
- 4) That the applicant install a southbound travel lane along the property frontage on Running Horse Road which will widen this section of Running Horse Road to three lanes;
- 5) That the applicant install a west bound right-hand turn lane on NW 120<sup>th</sup> Street/Highway D at the Running Horse Road intersection.
- 6) That the applicant install an east bound right-hand turn lane on NW 120<sup>th</sup> Street/Highway D at the entrance ramp onto south bound Interstate 435.
- 7) That the applicant installs a 10-foot-wide public trail along Running Horse Road within Tract B to the specifications of the Platte County Parks and Recreation Department.

seconded by Aaron Jung. Vote: 9 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.B.**

**FINAL PLAT – RUNNING HORSE VILLAGE – SECOND PLAT  
SKYHOPPER LANDINGS, LLC – DAVID BARTH  
APPROXIMATELY 780 FEET NORTH OF THE RUNNING HORSE ROAD AND NW  
120<sup>TH</sup> STREET/HIGHWAY D INTERSECTION**

Jeff Gaskill moved to approve agenda item 4.B., request for approval of the Final Plat of Running Horse Village-Second 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) Covenants and restrictions for the subdivision are reviewed and approved by Staff and County Counselor;
- 4) That the applicant installs a 10-foot-wide public trail along Running Horse Road within Tract C to the specifications of the Platte County Parks and Recreation Department.

seconded by Jerry Celeste. Vote: 9 for, 0 opposed. Motion passes.

**AGENDA ITEM 5.A.**

**SPECIAL USE PERMIT  
ROBERT AND MYRA NELSON  
4600 HIGHWAY 92  
FARM ANIMALS IN THE R-80 (RURAL SINGLE-FAMILY) ZONING DISTRICT**

Erica Kirk moved to approve agenda item 5.A., request submitted by Robert and Myra Nelson for a Special Use Permit to allow the raising of Farm Animals in the R-80 (Rural Single-Family) zoning district, with the following conditions:

- 1) That no swine be permitted on the property;
- 2) That a maximum of sixty (60) adult sheep be permitted on the property;
- 3) That a maximum of three (3) large Farm Animals consisting of either cows, horses or a combination thereof be permitted on the property;
- 4) That a maximum of twelve (12) chickens be permitted on the property;

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- 5) That the Special Use Permit be good and valid for a period of 30 years expiring on April 16, 2054.

seconded by Jeff Gaskill. Vote: 9 for, 0 opposed. Motion passes.

### **APPROVAL OF MINUTES**

Chris Hiatt moved to approve the minute of the March 19, 2024 meeting as written, seconded by Mark Wittmeyer. Vote: 7 for, 0 opposed, 2 abstentions. Aaron Jung and Diana Cockrill abstained.

### **OTHER BUSINESS AND STAFF REPORT**

Mr. Halterman briefly discussed next month's agenda. Mr. Halterman also informed the Commission the decision had been made in the CKC Holdings, LLC Self-Storage Facility case. The Western District Court of Appeals ruled in favor of the County. The project stands approved.

### **ADJOURN**

With nothing further to come before the Commission, Mark Wittmeyer moved to adjourn the meeting, seconded by Aaron Jung. Vote: 9 for, 0 opposed. Motion passes. The meeting was adjourned at approximately 6:40 p.m.