

A regular meeting of the Platte County Planning and Zoning Commission was held **August 20, 2024**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, Jerry Celeste, Erica Kirk, Becky Bauer, Jeff Gaskill and Mark Wittmeyer. Members absent Diana Cockrill and John Grothaus, Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Jackie Halloran; along with 9 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-40 (SINGLE-FAMILY ESTATE)
CORY AND CHASTINE RICHARD
5420 HIGHWAY KK**

Chris Hiatt moved to approve agenda item 3.A., request by Cory and Chastine Richard to rezone from AG (Agricultural) to R-40 (Single-Family Estate), seconded by Mark Wittmeyer. Vote: 8 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.A.
SPECIAL USE PERMIT
SCOTT AND JACKI DORRIS
9710 N. CONANT AVENUE
RAISING OF FARM ANIMALS IN THE R-80 (RURAL SINGLE-FAMILY) ZONING
DISTRICT**

Chris Hiatt moved to approved agenda item 4.A., request for approval of a Special Use Permit, submitted by Scott and Jacki Dorris to allow the raising of Farm Animals in the R-80 (Rural Single-Family) zoning district located at 9710 N. Conant Avenue with the following conditions:

1. That the Special Use limit the number of chickens to a maximum number of twenty (20) hens.
2. That the Special Use allow one (1) miniature jersey cow.
3. That fencing be in place prior to the miniature jersey cow being present on the property.
4. That the Special Use be good and valid for a period of thirty (30) years set to expire on August 20, 2054.

seconded by Jerry Celeste. Vote: 5 for, 3 opposed. Motion passes. Chris Hiatt, Becky Bauer and Mark Wittmeyer voted in opposition.

APPROVAL OF MINUTES

Becky Bauer moved to approve the minutes of the July 16, 2024 meeting as written, seconded by Erica Kirk. Vote: 7 for, 0 opposed with 1 abstention. Motion passes. Aaron Jung abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman indicated no meeting will take place in the month of September. No applications were received by the application deadline. The next meeting date will be October 15, 2024 at 6:00 p.m.

ADJOURN

With nothing further to come before the Commission, Aaron Jung moved to adjourn the meeting, seconded by Jeff Gaskill. Vote: 8 for, 0 opposed. Motion passes. The meeting was adjourned at 6:33 p.m.