

A regular meeting of the Platte County Planning and Zoning Commission was held **July 16, 2024**, beginning at 6:00 p.m. Members present: Chris Hiatt, Jerry Celeste, Erica Kirk, Diana Cockrill, Mark Wittmeyer, Becky Bauer, Jeff Gaskill and John Grothaus. Members absent Michael Sinkhorn and Aaron Jung. Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Jackie Halloran; along with 4 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)
WBP HOLDINGS, LLC
DIRECTLY WEST OF 22885 DYE STORE ROAD**

Erica Kirk moved to approve agenda item 3.A., request by WBP Holdings, LLC to rezone from AG (Agricultural) to RE (Rural Estates), seconded by Jeff Gaskill. Vote: 7 for, 0 opposed. Motion passes.

Note: John Grothaus arrived at the meeting.

**AGENDA ITEM 4.A.
SPECIAL USE PERMIT
JAMES AND ALISHA LEWIS
21950 HIGHWAY H
BED AND BREAKFAST FACILITY**

Erica Kirk moved to approved agenda item 4.A., request for approval of a Special Use Permit , submitted by James and Alisha Lewis to allow a Bed and Breakfast Facility in the AG (Agricultural) zoning district located at 21950 Highway H with the following condition:

1. That the Special Use be valid for a period of thirty (30) years set to expire on July 16, 2054.

seconded by Becky Bauer. Vote: 6 for, 2 opposed. Motion passes. Mark Wittmeyer and Jerry Celeste voted in opposition.

APPROVAL OF MINUTES

Becky Bauer moved to approve the minutes of the June 18, 2024 meeting as written, seconded by John Grothaus. Vote: 7 for, 0 opposed with 1 abstention. Motion passes. Mark Wittmeyer abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman briefly discussed next month's agenda. The meeting date is August 20, 2024 at 6:00 p.m.

ADJOURN

With nothing further to come before the Commission, Becky Bauer moved to adjourn the meeting, seconded by Erica Kirk. Vote: 8 for, 0 opposed. Motion passes. The meeting was adjourned at 6:18 p.m.