

A regular meeting of the Platte County Planning and Zoning Commission was held **October 15, 2024**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Aaron Jung, Jerry Celeste, Becky Bauer, Diana Cockrill, John Grothaus and Mark Wittmeyer. Members absent Chris Hiatt, Erica Kirk and Jeff Gaskill, Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; 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 – R-80 (RURAL SINGLE-FAMILY) TO R-7 (SINGLE-FAMILY HIGH DENSITY)
JEREMY AND ANNE TRAAS
13330 RUNNING HORSE ROAD**

Becky Bauer moved to approve agenda item 3.A., request by Jeremy and Anne Traas to rezone from R-80 (Rural Single-Family) to R-7 (Single-Family High Density), seconded by Mark Wittmeyer. Vote: 7 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.B.
REZONING – AG (AGRICULTURAL) TO RE (RURAL ESTATES) AND R-40 (SINGLE-FAMILY ESTATE)
CIVIE CASEY
DIRECTLY EAST OF 22575 NEW MARKET CEMETERY ROAD AND DIRECTLY NORTHEAST OF 19400 HIGHWAY H, EAST**

Becky Bauer moved to approve agenda item 3.B., request by Civie Casey to rezone from AG (Agricultural) to RE (Rural Estates) and R-40 (Single-Family Estate), seconded by John Grothaus. Vote: 7 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.C.
REZONING – PI (PLANNED INDUSTRIAL) TO R-40 (SINGLE-FAMILY ESTATE)
WILLIAM AND SUSAN WADE
APPROXIMATELY 100 FEET SOUTHWEST OF THE HIGHWAY 371 AND
HIGHWAY U INTERSECTION**

John Grothaus moved to approve agenda item 3.C., request by William and Susan Wade to rezone from PI (Planned Industrial) to R-40 (Single-Family Estate), seconded by Aaron Jung. Vote: 7 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.D.
REZONING – AG (AGRICULTURAL) AND PI (PLANNED INDUSTRIAL) TO RE
(RURAL ESTATES)
WILKERSON ACRES, LLC
22995 HIGHWAY 273**

Becky Bauer moved to approve agenda item 3.D., request by Wilkerson Acres, LLC to rezone from AG (Agricultural) and PI (Planned Industrial) to RE (Rural Estates), seconded by Jerry Celeste. Vote: 7 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.E.
REZONING – AG (AGRICULTURAL) TO R-40 (SINGLE-FAMILY ESTATE)
DONALD AND KIM ANGLE
5510 HIGHWAY KK**

Mark Wittmeyer moved to approve agenda item 3.E., request by Donald and Kim Angle to rezone from AG (Agricultural) to R-40 (Single-Family Estate), seconded by Aaron Jung. Vote: 7 for, 0 opposed. Motion passes.

**AGENDA ITEM 3.F.
REZONING – RE (RURAL ESTATES) TO R-80 (RURAL SINGLE-FAMILY)
JAMES RILEY
9250 HILLSBORO ROAD**

John Grothaus moved to approve agenda item 3.F., request by James Riley to rezone from RE (Rural Estates) to R-80 (Rural Single-Family), seconded by Diana Cockrill. Vote: 1 for, 5 opposed, with 1 abstention. Motion fails. Jerry Celeste, Diana Cockrill, Michael Sinkhorn, Mark Wittmeyer and Aaron Jung voted in opposition. Becky Bauer abstained.

**AGENDA ITEM 4.A.
SPECIAL USE PERMIT
JENNIFER EDMONDS
29345 COUNTRYSIDE ROAD
BED AND BREAKFAST FACILITY**

Aaron Jung moved to approved agenda item 4.A., request for approval of a Special Use Permit, submitted by Jennifer Edmonds to allow a Bed and Breakfast Facility in the RE (Rural Estates) zoning district located at 29345 Countryside Road with the following conditions:

1. Insurance Requirement: Comprehensive Airbnb insurance must be maintained at all times to cover potential liabilities and ensure guest safety.
2. Compliance with County Guidelines: All County guidelines and regulations must be strictly followed to maintain the legality and safety of the rental operation.
3. No Events Policy: No events or parties are allowed on the property to ensure neighborhood tranquility and avoid disturbances.
4. Adherence to Platform Rules: The property must adhere to all rules and regulations set forth by Airbnb and VRBO to ensure a consistent and high-quality guest experience.
5. On-Site Management: The owners will reside on a house adjacent to the property to ensure compliance with all rules, regulations, and to promptly address any issues or concerns that may arise.
6. That the Special Use be good and valid for a period of four (4) years expiring on October 15th, 2028.

seconded by Jerry Celeste. Vote: 7 for, 0 opposed. Motion passes.

APPROVAL OF MINUTES

Aaron Jung moved to approve the minutes of the August 20, 2024 meeting as written, seconded by Mark Wittmeyer. Vote: 7 for, 0 opposed. Motion passes.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman indicated the next meeting will take place on November 19, 2024 at 6:00 p.m..

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ADJOURN

With nothing further to come before the Commission, Becky Bauer moved to adjourn the meeting, seconded by Mark Wittmeyer. Vote: 7 for, 0 opposed. Motion passes. The meeting was adjourned at 6:44 p.m.