

# CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

**March 6, 2018**

Regular meeting of the Clay County Planning and Zoning Commission, Commission Hearing Room, 3<sup>rd</sup> Floor, County Administration Building, One Courthouse Square, Liberty, MO.

Call to Order at 6:30 pm.

Roll Call

Members Present: Tom Decker, David Rhodus, Jim Carlson, Zachary Kramer and Terri Griffen

Members Absent: Chris Higgins

Staff Present: Kipp Jones, Planning and Zoning Manager  
Debbie Viviano, Planner  
Angie Stokes, Secretary  
Andy Roffman, County Counselor

**Mr. Carlson:** Call the meeting to order.

**Mr. Jones:** Roll call.

**Mr. Jones:** Chris Higgins?

**Mr. Sanders:** Absent.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Present.

**Mr. Jones:** Zachary Kramer?

**Mr. Kramer:** Present.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Present.

**Mr. Jones:** Tom Decker?

**Mr. Decker:** Present.

**Mr. Jones:** Chairman Jim Carlson?

**Mr. Carlson:** Present. Entertains a motion for nominations of the Chairman.

**Mr. Decker:** Nominates Jim Carlson.

**Mr. Kramer:** Seconds.

**Mr. Carlson:** No other nominations, calls for a vote.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Zachary Kramer?

**Mr. Kramer:** Approved.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Abstain.

**Mr. Jones:** Tom Decker?

**Mr. Decker:** Approve.

**Mr. Jones:** Chairman Jim Carlson?

**Mr. Carlson:** Abstain.

**Final Vote: 3 /0/2 Approve Jim Carlson, Chairman**

**Mr. Carlson:** Entertains a motion for nominations for Vice-Chairman.

**Mr. Rhodus:** Nominations Tom Decker.

**Mr. Kramer:** Seconds.

**Mr. Carlson:** Calls for a vote.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Zachary Kramer?  
**Mr. Kramer:** Approved.  
**Mr. Jones:** Terri Griffen?  
**Ms. Griffen:** Abstain.  
**Mr. Jones:** Tom Decker?  
**Mr. Decker:** Approve.  
**Mr. Jones:** Chairman Jim Carlson?  
**Mr. Carlson:** Approve.

**Final Vote: 4 /0/1 Approve Tom Decker, Vice-Chairman**

**Mr. Carlson:** Entertains a motion to approve the December 5, 2017 Planning and Zoning Commission minutes.  
**Mr. Decker:** Motions to approve the minutes.  
**Mr. Rhodus:** Seconds.  
**Mr. Carlson:** Calls for a vote.  
**Mr. Jones:** David Rhodus?  
**Mr. Rhodus:** Approve.  
**Mr. Jones:** Zachary Kramer?  
**Mr. Kramer:** Abstain.  
**Mr. Jones:** Terri Griffen?  
**Ms. Griffen:** Abstain.  
**Mr. Jones:** Tom Decker?  
**Mr. Decker:** Approve.  
**Mr. Jones:** Chairman Jim Carlson?  
**Mr. Carlson:** Approve.

**Final Vote: 3/0/2 Approve December 5, 2017 Minutes**

**Mr. Carlson:** Asks for staff report on first case, March 18-101GR, a request for the use of a water well as the water supply source on Agriculturally (AG) zoned property located at approximately 19700 N Eastern Road, the applicants are Joseph and Jean Holtgrewe.  
**Mr. Jones:** Attaches the staff report as part of the official record, summarizes March 18-101GR dated February 21, 2018.  
**Mr. Carlson:** Asks for any questions from the Commission, being none calls up the representative of the applicant.  
**Mr. Marquert:** Representing Joseph and Jean Holtgrewe.  
**Mr. Carlson:** Asks for any questions from Mr. Marquert.  
**Mr. Marquert:** Said the only question they had was answered in the staff report.  
**Mr. Carlson:** Wanted to know if the applicants were familiar with the well water in that area, said to talk to the neighbors and see what type of water they were getting from their wells, some of the deep wells had water that left stains but from his experience the shallow wells had the best water from wells.  
**Mr. Jones:** Applicant has reached out to MDNR and there they have to have the water tested.  
**Mr. Carlson:** Asks for any questions from the Commission, being none entertain a motion to approve or disapprove the application.  
**Mr. Decker:** Motions to approve the use of the well water.  
**Mr. Rhodus:** Seconds.  
**Mr. Carlson:** Calls for a vote.  
**Mr. Jones:** David Rhodus?  
**Mr. Rhodus:** Approve with conditions.  
**Mr. Jones:** Zachary Kramer?  
**Mr. Kramer:** Approve with conditions.

**Mr. Jones:** Terri Griffen?  
**Ms. Griffen:** Approve with conditions.  
**Mr. Jones:** Tom Decker?  
**Mr. Decker:** Approve with conditions.  
**Mr. Jones:** Chairman Jim Carlson?  
**Mr. Carlson:** Approve with conditions.

**Final Vote: 5/0/0 Approve; March 18-101GR; Holtgrewe– Water Well  
With one (1) Condition**

**Mr. Carlson:** Asks for a staff report on the second case March 18-102A a request for approval of the 2017 Zoning Map, which includes approved rezoning applications from January 1, 2017 through December 31, 2017, the applicant is Clay County.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes March 18-102A dated February 22, 2018.

**Mr. Carlson:** Asks for any questions from the Commission or audience members, no discussion, entertains a motion to approve or disapprove.

**Mr. Decker:** Made a motions to approve the 2017 Zoning Map.

**Mr. Rhodus:** Seconds.

**Mr. Carlson:** Calls for a vote.

**Mr. Jones:** David Rhodus.

**Mr. Rhodus:** Approve.

**Mr. Jones:** Zachary Kramer?

**Mr. Kramer:** Approve.

**Mr. Jones:** Tom Decker?

**Mr. Decker:** Approve.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** Chairman Jim Carlson?

**Mr. Carlson:** Approve.

**Final Vote: 5/0/0 Approve; March 18-102A; 2017 Zoning Map–  
with zero (0) Conditions**

**Mr. Carlson:** Asks if there is any other business for the meeting.

**Mr. Jones:** Welcomes Terri Griffen to the Board. Tells the Board there will be a meeting next month April 3, 2018 and the County Commission approved the Land Development Code amendments last month and explains the changes.

**Mr. Carlson:** Wanted to know if the changes were staff generated changes.

**Mr. Jones:** Explains they were with input from public meetings and County Commissioners.

**Mr. Carlson:** Thanked the Staff for a good job. Asks for any other business being none entertains a motion to adjourn.

**Mr. Decker:** Makes a motion to adjourn.

**Mr. Rhodus:** Seconds.

**Mr. Carlson:** Adjourns the meeting.

**Meeting Adjourned**

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*Chairman, Planning & Zoning Commission*

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*Secretary, Planning & Zoning Commission*

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*Recording Secretary*