

**CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES**

**October 1, 2019**

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, Chris Higgins, David Rhodus, Marvin Davis, Brad Scarlett and Terri Griffen

Members Absent:

Staff Present: Kipp Jones, Planning and Zoning Manager  
Debbie Brady, Planner  
Angie Stokes, Administrative Assistant  
Andy Roffman, County Counselor

**Mr. Decker:** Calls the October 1, 2019 Planning and Zoning Commission meeting to order, request roll call.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Present.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Present.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Present.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Present.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Present.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Present.

**Mr. Decker:** Calls for a motion for the approval of the September 3, 2019 Planning and Zoning Commission minutes.

**Mr. Higgins:** Motions to approve the minutes.

**Mr. Davis:** Seconds the motion.

**Mr. Decker:** Calls for a roll call vote.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approve.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approve.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve.

**Final Vote: 6/0/0 Approve September 3, 2019 Minutes**

**Mr. Decker:** Asks for a staff report on the first case October 19-137RZ/P, a request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY proposed Lots 2, 3 & 4 and Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District for ONLY proposed Lot 1 and preliminary plat approval of Whispering Creek Farms – Phase I, located at the northeast corner of Mount Olivet Road and NE 144<sup>th</sup> Street. The applicants are Dwight and Maureen Friedley.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes October 19-137RZ/P dated September 19, 2019.

**Mr. Decker:** Inquires if there are any questions from the Commission, being none calls the applicant forward. Asks the applicant if he understood the condition attached in Exhibit A and if he had any questions.

**Mr. Friedley:** Stated he understood and did not have any questions.

**Mr. Decker:** Opens public comments.

**Ms. Ballenger:** Inquired about the second phase of Whispering Creek, how long the plan will take, how many phases, about the utilities, and street lighting.

**Mr. Jones:** Replied to the inquiry of the second phase, stating that most of this will need to be discussed if this second phase comes before the Planning and Zoning Commission, there is not timing for the phases, the proposal has five plus acre lots, with interior streets and there will be a septic system for each lot. Stated again that tonight's vote will only be for the four lots on Mount Olivet and 144<sup>th</sup> Street.

**Mr. Decker:** Stated that when the second phase does happen it will come before the Commission and a letter will be sent to all the neighbors within 1,000 feet.

**Mr. Ballenger:** Inquired about the easement for the trails.

**Mr. Jones:** Replied that the easement is part of the Northland Trails Vision Plan, right now there is not a plan to put in the trail but the Planning and Zoning puts that on the plats so when the trail does get built the easements will be there.

**Mr. Decker:** Being no other comments from the public, closes public comments and no further questions from the Board entertains a motion for the rezoning of Whispering Creek Farms – Phase I.

**Mr. Rhodus:** Motions to approve.

**Mr. Davis:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approve.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approve.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve.

**Final Vote: 6/0/0 Approve; October 19-137RZ//P; Whispering Creek Farms – Phase I–  
Rezoning**

**With zero (0) Conditions**

**Mr. Decker:** Entertains a motion for the preliminary plat of Whispering Creek Farms– Phase I with condition attached in Exhibit A.

**Mr. Rhodus:** Motions to approve the preliminary plat with condition.

**Mr. Davis:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?  
**Ms. Griffen:** Approve with condition.  
**Mr. Jones:** David Rhodus?  
**Mr. Rhodus:** Approve with condition.  
**Mr. Jones:** Marvin Davis?  
**Mr. Davis:** Approved with condition.  
**Mr. Jones:** Brad Scarlett?  
**Mr. Scarlett:** Approved with condition.  
**Mr. Jones:** Chris Higgins?  
**Mr. Higgins:** Approve with condition.  
**Mr. Jones:** Chairman Tom Decker?  
**Mr. Decker:** Approve with condition.

**Final Vote: 6/0/0 Approve; October 19-137RZ/P; Whispering Creek Farms – Phase I–  
Preliminary Plat  
With one (1) Condition**

**Mr. Decker:** Asks for a staff report on case October 19-138F, a request for final plat approval for the proposed subdivision of Whispering Creek Farms – Phase I, located at the northeast corner of Mount Olivet Road and NE 144<sup>th</sup> Street. The applicants are Dwight and Maureen Friedley.  
**Mr. Jones:** Attaches the staff report as part of the official record, summarizes October 19-138F dated September 20, 2019.  
**Mr. Decker:** Inquired if the Commission had any questions, being none calls the applicant forward. Inquired if the applicant understood the staff report and the condition attached.  
**Mr. Friedley:** Stated he did.  
**Mr. Decker:** Opens public comments, being none entertains a motion for the final plat of Whispering Creek Farms-Phase I with conditions attached in Exhibit A.  
**Mr. Rhodus:** Motions to approve the final plat with condition.  
**Mr. Davis:** Seconds the motion.  
**Mr. Decker:** Calls for a vote.  
**Mr. Jones:** Terri Griffen?  
**Ms. Griffen:** Approve with condition.  
**Mr. Jones:** David Rhodus?  
**Mr. Rhodus:** Approve with condition.  
**Mr. Jones:** Marvin Davis?  
**Mr. Davis:** Approved with condition.  
**Mr. Jones:** Brad Scarlett?  
**Mr. Scarlett:** Approved with condition.  
**Mr. Jones:** Chris Higgins?  
**Mr. Higgins:** Approve with condition.  
**Mr. Jones:** Chairman Tom Decker?  
**Mr. Decker:** Approve with condition.

**Final Vote: 6/0/0 Approve; October 19-138F; Whispering Creek Farms – Phase I–Final  
Plat  
With one (1) Condition**

**Mr. Decker:** Asks for a staff report on case October 19-139RZ/P, a request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary plat approval of Ferguson Farms, located at approximately 2100 H Highway. The applicant is Jeff Sharp, representing Ferguson Farms, LLC.  
**Mr. Jones:** Attaches the staff report as part of the official record, summarizes October 19-139RZ/P dated September 16, 2019.  
**Mr. Decker:** Inquired about the existing driveway that needs to be relocated for sight distance.

**Mr. Jones:** Stated the driveway is to the northeast of the proposed lot, it is an old farm entrance that does not meet sight distance requirements. The new driveway will have shared access for the new lot and the existing parcel of land.

**Mr. Decker:** Asked if the Board had any questions for the staff, being none calls the applicant forward. Inquired if the applicant understood the staff report and the conditions attached.

**Mr. Sharp:** Stated he understood and agreed.

**Mr. Decker:** Inquired if the applicant had talked to the gas company that has the gas line running through the proposed lot, about the setback requirements from that line to the house.

**Mr. Sharp:** Stated he has talked to Buckeye Partners the gas company that owns the line and the setback is 25 foot on each side of the line.

**Mr. Decker:** Opened public comment.

**Ms. Bellew:** Inquired if the proposed lot will be connected to the private sewer system in Meadow Lake Estates and if there will be more lots developed on the remaining property.

**Mr. Decker:** Stated that this proposed lot will have its own septic system.

**Mr. Jones:** Stated there has not been any other requests for further lots on this property.

**Mr. Decker:** Closes public comments and entertains a motion for the rezoning of Ferguson Farms.

**Mr. Higgins:** Motions to approve the rezoning.

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approved.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approved.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve.

**Final Vote: 6/0/0 Approve; October 19-139RZ/P; Ferguson Farms –Rezoning  
With zero (0) Conditions**

**Mr. Decker:** Entertains a motion for the preliminary plat of Ferguson Farms with condition attached in Exhibit A.

**Mr. Higgins:** Motions to approve the preliminary plat with condition.

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve with conditions.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve with conditions.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approved with conditions.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approved with conditions.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve with conditions.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve with conditions.

**Final Vote: 6/0/0 Approve; October 19-139RZ/P; Ferguson Farms –Preliminary Plat  
With two (2) Conditions**

**Mr. Decker:** Asks for a staff report on case October 19-140F, a request for final plat approval for the proposed subdivision of Ferguson Farms, located at approximately 21001 H Highway. The applicant is Jeff Sharp, representing Ferguson Farms, LLC.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes October 19-140F dated September 16, 2019.

**Mr. Decker:** Asked if the Board had any questions, being none calls the applicant forward, inquires if he understood the staff report and the conditions attached.

**Mr. Sharp:** Stated he understood.

**Mr. Decker:** Opened public comment, being none entertains a motion for the final plat of Ferguson Farms.

**Mr. Higgins:** Motions to approve Ferguson Farms final plat with conditions.

**Mr. Davis:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve with conditions.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve with conditions.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approve with conditions.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approve with conditions.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve with conditions.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve with conditions.

**Final Vote: 6/0/0 Approve; October 19-140F; Ferguson Farms– Final Plat  
With two (2) Conditions**

**Mr. Decker:** Asks for a staff report on case October 19-141P, a request for preliminary plat approval for the proposed subdivision of Hunt Acres, located at approximately 6200 NE 192<sup>nd</sup> Street. The applicants are Chase and Lindsey Hunt, representing Linda Howard.

**Ms. Brady:** Attaches the staff report as part of the official record, summarizes October 19-141P dated September 16, 2019.

**Mr. Decker:** Asked if the Commission had any questions, being none calls the applicant forward, asked the applicant if he understood the staff report the conditions in Exhibit A.

**Mr. Hunt:** Stated he understood.

**Mr. Decker:** Being no questions for the applicant, opens public comment, being none entertains a motion for the preliminary plat of Hunt Acres.

**Mr. Davis:** Motions to approve the preliminary plat with conditions.

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve with conditions.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve with conditions.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approve with conditions.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approve with conditions.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve conditions.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve with conditions.

**Final Vote: 6/0/0 Approve; October 19-141P; Hunt Acres – Preliminary Plat  
With two (2) Conditions**

**Mr. Decker:** Asks for a staff report on case October 19- 142F, a request for final plat approval for the proposed subdivision of Hunt Acres, located at approximately 6200 NE 192<sup>nd</sup> Street. The applicants are Chase and Lindsey Hunt, representing Linda Howard.

**Ms. Brady:** Attaches the staff report as part of the official record, summarizes October 19-142F dated September 16, 2019.

**Ms. Decker:** Asks if the Commission had any questions, being none calls the applicant forward. Inquired if the applicant had any questions and if he understood the condition in Exhibit A.

**Mr. Hunt:** Stated he did not have any questions and understood the condition.

**Mr. Decker:** Opens public comment, being none entertains a motion for the final plat of Hunt Acres with conditions attached.

**Mr. Davis:** Motions to approve with condition.

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve with condition.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve with condition.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approved with condition.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approved with condition.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve with condition.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve with condition.

**Final Vote: 6/0/0 Approve; October 19-142F; Hunt Acres – Final Plat  
With two (2) Conditions**

**Mr. Higgins:** Abstains from the next case.

**Mr. Decker:** Asks for a staff report on case October 19-143RZ/F, a request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and final plat approval of the Trail Creek Estates a replat of Timber Creek Lot 1, located at the southeast corner of Quinn Road and NE 172<sup>nd</sup> Street. The applicant is Christopher Higgins, representing Rodney and Diane Shoemaker.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes October 19-143RZ/F dated September 23, 2019.

**Mr. Decker:** Asked if the Board members had any questions, being none calls the applicant forward.

**Mr. Higgins:** Stated he has been working with the Clay County Highway Department about upgrading NE 172<sup>nd</sup> Street to improve the value of the lots.

**Mr. Scarlett:** Inquired about the debris referenced in the staff's report.

**Mr. Jones:** Stated it was by the driveway on NE 172<sup>nd</sup> Street, it was not a huge pile but enough that needs to be cleaned up.

**Mr. Davis:** Inquired about the water line that needs to be extended.

**Mr. Higgins:** Stated it comes up Quinn Road but does not go down NE 172<sup>nd</sup> Street.

**Mr. Decker:** Stated even though it is not required the applicant is going to pay for the chip seal of NE 172<sup>nd</sup> Street.

**Mr. Higgins:** Stated that was correct.

**Mr. Jones:** Stated that the Clay County Highway Department will inspect that.

**Mr. Griffen:** Stated that was correct.

**Mr. Decker:** Being no other questions from the Commission opens public comment.

**Mr. Doores:** Neighbor across the road, opposes the development, stated the smaller lots do not fit in with surrounding properties that it should be 10 acres or more. Pointed out that Quinn Road is the only road in and out of that area, there is a lot of traffic from people coming up to access the horse trails at Smithville Lake and the additional lots will cause more development in this area and more traffic.

**Mr. Davis:** Inquired about the size of the lots north of the property at Quinn and NE 172<sup>nd</sup> Street.

**Mr. Jones:** Stated that those are around 3 acres.

**Mr. Decker:** Stated the proposed lots fit in the Comprehensive Plan of that area, being no other public comments, closes the public comment and entertains a motion for the rezoning of Trail Creek Estates.

**Mr. Davis:** Motions to approve.

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approved.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approved.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Abstain.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve.

**Final Vote: 5/0/1 Approve; October 19-143RZ/F; Trail Creek Estates –Rezoning  
With zero (0) Conditions**

**Mr. Decker:** Entertains a motion for the final plat of Trail Creek Estates a replat of Timber Creek Lot 1 with conditions attached in Exhibit A.

**Mr. Davis:** Motions to approve with conditions.

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve with condition.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve with condition.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approved with condition.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approved with condition.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Abstain.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve with condition.

**Final Vote: 5/0/1 Approve; October 19-143RZ/F; Trail Creek Estates – Final Plat**

**Mr. Decker:** Asks for a staff report on case October 19-144CUP, a request for a Conditional Use Permit for a Cemetery on Agriculturally (AG) District zoned property located at approximately 7920 Scott Avenue. The applicant is Vernon Reed.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes October 19-144CUP dated September 20, 2019. Attaches Exhibit E; e-mail from a neighbor opposing the cemetery.

**Mr. Decker:** Asks if the Commission had questions.

**Mr. Higgins:** Inquired what type of zoning would allow cemeteries.

**Mr. Jones:** Stated in the use table in the Land Development Code cemeteries are only permitted by Conditional Use Permit in AG, R-1 zoning or any of the Commercial Zoning or Industrial Zonings, it is not permitted by right in any zoning.

**Mr. Decker:** Stated that a Business Plan needs to be submitted by the applicant as a requirement for a Conditional Use Permit. A Business Plan would be pertinent for the longevity and the preservation of the proposed cemetery. Asked if the Board had any more questions, being none calls the applicant forward. Asked if he understood the staff report and agreed with the conditions attached.

**Mr. Reed:** Stated he did not, the cemetery will be on their private property that no one would see other than their family so there should be no adverse impact on the neighbors.

**Mr. Decker:** Inquired about the Business Plan and if they will be submitting one.

**Mr. Vernon Reed:** Stated he did not believe it was necessary for a private cemetery.

**Mr. David Reed:** Stated he did write a Business Plan and e-mailed it and presumed the Planning and Zoning Department received it. The plan included the amount of money put into a trust fund, the first 20 years the family will take care of the cemetery.

**Mr. Jones:** Stated that Planning and Zoning did not receive the Business Plan.

**Mr. Decker:** Inquired if David was aware of the current code violations.

**Mr. David Reed:** Stated he was aware of them and has been working on correcting them, just have not been able to clean up the mulch in the road easement yet.

**Mr. Decker:** Stated for the Planning and Zoning Commission to consider the Conditional Use Permit the code violations need to be corrected and a Business Plan needs to be submitted.

**Mr. Rhodus:** Stated his family has taken care of a private cemetery for four generations, a trust was set up by a Clay County Judge oversees it and there is a lot to a Business Plan for a cemetery and being a farmer we run across family cemeteries and they are almost always never taken care of, it is important to have a Business Plan.

**Mr. Decker:** Stated he wanted to stop the discussion here and the applicant come back to the Planning and Zoning Commission after the code violations were taken care of, and a Business Plan was written.

**Mr. Decker:** Opens the public comments.

**Mr. Renno:** Neighbor to the north, opposed to the Conditional Use Permit, concerned about the state of the property now and the mulch dumped in the road easement causing the culverts to back up and causing issues with Scott Ave, does not understand why they need another easement or driveway to the property when there is already an existing one to the property.

**Mr. Heins:** Neighbor to the north, opposed to the Conditional Use Permit, stated concerns about construction companies dumping in the right away and causes drainage issues for Scott Ave, does not see a need for another driveway and does not want it next to his property.

**Ms. Nierman:** Neighbor to the north, opposed to the Conditional Use Permit, stated her concerns about the junk on the property, road conditions and the work they do at night with machinery.

**Ms. Boettcher:** Neighbor north of the winery, concerned about the current upkeep of the property, has not seen improvement to the property since the PUD was issued in 2008.

**Mr. Decker:** Closes the public comments, not sure if any more testimony needs to be heard until the code violations are taken care of and Business Plan submitted.

**Mr. Jones:** Stated the code violations are not new.

**Ms. Griffen:** Stated she has complaints going back to 2016 with the right away problems.

**Mr. Higgins:** Agreed with Mr. Decker, all the criteria have not been met, the proper items have not been submitted for the Commission to consider this Conditional Use Permit.

**Mr. Decker:** Entertains a motion on conditional use permit.

**Mr. Higgins:** Motions to deny the Conditional Use Permit for a private cemetery

**Mr. Scarlett:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Deny.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Deny.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Deny.



**Mr. Jones:** Brad Scarlett?  
**Mr. Scarlett:** Deny.  
**Mr. Jones:** Chris Higgins?  
**Mr. Higgins:** Deny.  
**Mr. Jones:** Chairman Tom Decker?  
**Mr. Decker:** Deny.

**Final Vote: 6/0/0 Deny; October 19-144CUP; Reed Cemetery – Conditional Use Permit  
With zero (0) Conditions**

**Mr. Decker:** Asks for a staff report on case September 19-136A, a Public Hearing for approval of revisions to the 2011 Clay County Land Development Code (LDC), an ordinance encompassing the zoning and subdivision of land in unincorporated Clay County. The applicant is Clay County.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes September 19-136A dated August 20, 2019.

**Mr. Decker:** Asks if these changes were in line with the State recommendations.

**Mr. Jones:** Replied that these changes were taken from the State regulations and local jurisdictions.

**Mr. Decker:** Asked if the Commission had any questions, being none and no comments from the public entertains a motion for the changes to the Land Development Code.

**Mr. Davis:** Motions to approve the changes

**Mr. Rhodus:** Seconds the motion.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Approve.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Approve.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Approve.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Approve

**Final Vote: 6/0/0; September 19-136A; Revisions to 2011 Land Development Code –  
Medical Marijuana Revisions**

**Mr. Decker:** Inquired if there was any additional business.

**Mr. Jones:** Stated there will be a Land Development Code discussion time on October 22<sup>nd</sup> at 5:30pm it is not mandatory just let us know if you can make it.

**Mr. Decker:** Entertains a motion to adjourn the meeting.

**Ms. Griffen:** Motions to adjourn.

**Mr. Davis:** Seconds.

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

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Yes.

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Yes.

**Mr. Jones:** Marvin Davis?

**Mr. Davis:** Yes.

**Mr. Jones:** Brad Scarlett?

**Mr. Scarlett:** Yes.

**Mr. Jones:** Chris Higgins?

**Mr. Higgins:** Yes.

**Mr. Jones:** Chairman Tom Decker?

**Mr. Decker:** Yes, Adjourns the meeting.

**Meeting Adjourned**

---

*Chairman, Planning & Zoning Commission*

---

*Secretary, Planning & Zoning Commission*

---

*Recording Secretary*