

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

December 3, 2019

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

Call to Order at 6:30 pm.

Roll Call

Members Present: Chris Higgins, David Rhodus, Marvin Davis and Terri Griffen

Members Absent: Tom Decker and Brad Scarlett

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

Mr. Higgins: Calls the December 3, 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: Absent.

Mr. Jones: Chris Higgins?

Mr. Higgins: Present.

Mr. Jones: Chairman Tom Decker?

Mr. Decker: Absent.

Mr. Higgins: Calls for a motion for the approval of the November 5, 2019 Planning and Zoning Commission minutes.

Ms. Griffen: Moves to approve the minutes.

Mr. Davis: Seconds the motion.

Mr. Higgins: Calls for a roll call vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Abstain.

Mr. Jones: Chris Higgins?

Mr. Higgins: Abstains.

Final Vote: 2/0/2 Approve November 5, 2019 Minutes

Mr. Higgins: Asks for a staff report on the first case December 19-148RZ/P, a request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District for proposed Lot 1 and Residential Ranchette (R-5) District for proposed Lots 2 & 3 with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for each of the lots and preliminary plat approval of Dillon Hills, located at approximately 9000 NE 168th Street. The applicants are John and Staci Dillon.

Mr. Jones: Attaches the staff report as part of the official record, summarizes December 19-148RZ/P dated November 12, 2019.

Mr. Higgins: Inquires if there are any questions from the Commission, being none calls the applicant forward. Asks the applicant if he understood the staff report and the conditions attached in Exhibit A and if he had any questions.

Mr. Dillon: Stated he understood the staff report and did not have any questions.

Mr. Higgins: Opens public comments, being none inquires if there is any discussion from the Board members, being none entertains a motion for the rezoning.

Mr. Davis: Moves to approve the rezoning.

Mr. Rhodus: Seconds the motion.

Mr. Higgins: Calls for a vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve.

**Final Vote: 4/0/0 Approve; December 19-148RZ/P; Dillon Hills– Rezoning
With zero (0) Conditions**

Mr. Higgins: Entertains a motion for the preliminary plat with conditions.

Mr. Davis: Moves to approve the preliminary plat with conditions.

Mr. Rhodus: Seconds the motion.

Mr. Higgins: Calls for a vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve conditions.

Mr. Jones: Vice-Chairman Chris Higgins?

Mr. Higgins: Approve with conditions.

**Final Vote: 4/0/0 Approve; December 19-148RZ/P; Dillon Hills– Preliminary Plat
With two (2) Conditions**

Mr. Higgins: Asks for a staff report on case December 19-149F, a request for final plat approval for the proposed subdivision of Dillon Hills, located at approximately 9000 NE 168th Street. The applicants are John and Staci Dillon.

Mr. Jones: Attaches the staff report as part of the official record, summarizes December 19-149F dated November 12, 2019.

Mr. Higgins: Inquired if the Commission had any questions, being none calls the applicant forward and asked if he understood the staff report and the conditions attached in Exhibit A and if he had any questions.

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

Mr. Higgins: Opened public comments, being none entertained a motion for the final plat of Dillon Hills with conditions attached.

Mr. Davis: Motion to approve the final plat with conditions.

Mr. Rhodus: Second the motion.

Mr. Higgins: Calls for a vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve conditions.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve with conditions.

**Final Vote: 4/0/0 Approve; December 19-149F; Dillon Hills– Final Plat
With two (2) Conditions**

Mr. Higgins: Inquired if there was any additional business.

Mr. Jones: Stated there will be a January meeting.

Mr. Higgins: Entertains a motion to adjourn the meeting.

Mr. Davis: Moves to adjourn.

Ms. Griffen: Seconds.

Mr. Higgins: Adjourns the meeting.

Meeting Adjourned

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Recording Secretary