

**CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES**

**June 5, 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. Higgins:** 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 to approve the May 1, 2018 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:** Approve.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** Tom Decker?

**Mr. Decker:** Approve.

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

**Mr. Carlson:** Approve.

**Final Vote: 5/0/0 Approve May 1, 2018 Minutes**

**Mr. Carlson:** Asks for staff report on first case, June 18-115RZ/P, a request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District for ONLY Lot 2 and Residential Rural (R-1) District for ONLY Lot 1 with an Agricultural Land Preservation (ALP) Preservation

Overlay District (POD) and preliminary plat approval for the proposed subdivision of The Barn Yard located at approximately 15400 Francis Road, the applicants are Christopher L. and Patricia J. Higgins.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes June 18-115RZ/P dated May 22, 2018.

**Mr. Carlson:** Asks for any questions from the Commission, being none, calls up the applicant and inquired if they had questions regarding the staff report.

**Ms. Higgins:** Stated she did not have any questions regarding the staff report.

**Mr. Carlson:** Opened it for public comment, being none, closed the public comments and entertains a motion to approve or disapprove the rezoning of The Barn Yard.

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

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

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

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Zachary Kramer?

**Mr. Kramer:** Approve.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** Tom Decker?

**Mr. Decker:** Approve.

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

**Mr. Carlson:** Approve.

**Final Vote: 5/0/0 Approve; June 18-115RZ/P; The Barn Yard– Rezoning  
With zero (0) Condition**

**Mr. Carlson:** Entertains a motion for the Preliminary Plat of The Barn Yard.

**Mr. Decker:** Motions to approve the preliminary plat of The Barn Yard with conditions.

**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:** Tom Decker?

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

**Mr. Jones:** Terri Griffen?

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

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

**Mr. Carlson:** Approve with conditions.

**Final Vote: 5/0/0 Approve; June 18-115RZ/P; The Barn Yard – Preliminary Plat  
With five (5) Conditions**

**Mr. Carlson:** Asks for staff report on the second case, June 18-116F, a request for final plat approval for the proposed subdivision of The Barn Yard located at approximately 15400 Francis Road, the applicants are Christopher L. and Patricia Higgins.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes June 18-116F dated May 22, 2018.

**Mr. Carlson:** Asks for any questions from the Commission, being none calls up the representative of the applicant and inquired if they had questions regarding the staff report, being none, opened it to public comment, being none, closes the public comment and entertains a motion for the final plat of The Barn Yard.

**Mr. Decker:** Motions to approve the final plat for The Barn Yard with conditions.

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

**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; June 18-116F; The Barn Yard– Final Plat  
With five (5) Conditions**

**Mr. Carlson:** Asks for staff report on the third case, May 18-114A, 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, this case was a continuation from the May 1, 2018 Planning and Zoning Commission Meeting for further discussion and consideration.

**Mr. Jones:** Attaches the staff report as part of the official record, summarizes May 18-114A dated April 11, 2018.

**Mr. Carlson:** Asks for any questions from the Commission, being none, opens it to public comments, being none, closes the discussion and entertains a motion to approve or disapprove the amendment.

**Mr. Decker:** Motions to approve the amendment to the 2011 LDC.

**Mr. Kramer:** Seconds the motion.

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

**Mr. Jones:** David Rhodus?

**Mr. Rhodus:** Approve.

**Mr. Jones:** Zachary Kramer?

**Mr. Kramer:** Approve.

**Mr. Jones:** Terri Griffen?

**Ms. Griffen:** Approve.

**Mr. Jones:** Tom Decker?

**Mr. Decker:** Approve.

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

**Mr. Carlson:** Approve.

**Final Vote: 5/0/0 Approve; May 18-114A; Amendments to the 2011 LDC– Sign Codes  
With zero (0) Conditions**

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

**Mr. Jones:** Updated the Commission on last month's cases and stated there will be a Planning and Zoning Commission in July.

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

**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*