

A regular meeting of the Platte County Planning and Zoning Commission was held **November 19, 2024**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Erica Kirk, Jeff Gaskill, Becky Bauer, Diana Cockrill, John Grothaus and Mark Wittmeyer. Members absent: Aaron Jung and Jerry Celeste. Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; Jackie Halloran; along with 8 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. Due to technical difficulties with the meeting video, these written minutes will become the official minutes of the meeting.

Jason Halterman indicated Agenda Item 4.B., the Special Use Permit request to allow the raising of Farm Animals in the R-80 (Rural Single-Family) zoning district submitted by Guy and Belinda Borders on their property located at 15735 N. Amity has been withdrawn from consideration.

**AGENDA ITEM 3.A.
REZONING – AG (AGRICULTURAL) AND R-7 (SINGLE-FAMILY HIGH DENSITY) TO
R-80 (RURAL SINGLE-FAMILY)
QUALITY HILL FARM – JO NORRIS
EAST SIDE OF MIDDLE ROAD, APPROXIMATELY 500 FEET SOUTH OF 19310
MIDDLE ROAD**

Chris Hiatt moved to approve agenda item 3.A., request by Quality Hill Farm – Jo Norris to rezone from AG (Agricultural) and R-7 (Single-Family High Density) to R-80 (Rural Single-Family), seconded by Erica Kirk. Vote: 8 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.A.
SPECIAL USE PERMIT
NATHANIEL AND ANGELA FRANCIS
18615 HIGHWAY 371
BED AND BREAKFAST FACILITY**

Erica Kirk moved to approved agenda item 4.A., request for approval of a Special Use Permit, submitted by Nathaniel and Angela Francis to allow a Bed and Breakfast Facility in the RE (Rural Estates) zoning district located at 18615 Highway 371 with the following conditions:

1. That the applicants add signage to clearly mark the property lines.
2. That the Special Use be good and valid for a period of ten (10) years expiring on November 19th, 2034.

seconded by Jeff Gaskill. Vote: 8 for, 0 opposed. Motion passes.

**AGENDA ITEM 4.B.
SPECIAL USE PERMIT
GUY AND BELINDA BORDERS
15735 N. AMITY
RAISING OF FARM ANIMALS IN THE R-80 (RURAL SINGLE-FAMILY) ZONING
DISTRICT**

WITHDRAWN

**AGENDA ITEM 5.A.
SITE DEVELOPMENT PLAN
MCCORMICK DISTILLING COMPANY, INC
ONE MCCORMICK LANE
WAREHOUSE**

John Grothaus moved to approved agenda item 5.A., request for approval of a Site Development Plan submitted by McCormick Distilling Company, Inc. for the construction of a Warehouse at One McCormick Lane, seconded by Mark Wittmeyer. Vote: 8 for, 0 opposed. Motion passes.

APPROVAL OF MINUTES

Mark Wittmeyer moved to approve the minutes of the October 15, 2024 meeting as written, seconded by Diana Cockrill. Vote: 7 for, 0 opposed, with 1 abstention. Motion passes. Jeff Gaskill abstained.

OTHER BUSINESS AND STAFF REPORT

Daniel Erickson and Jason Halterman gave a quick demonstration and overview of the new GovBuilt system.

ADJOURN

With nothing further to come before the Commission, Jeff Gaskill moved to adjourn the meeting, seconded by Erica Kirk. Vote: 8 for, 0 opposed. Motion passes. The meeting was adjourned at 6:27 p.m.