

A regular meeting of the Platte County Planning and Zoning Commission was held **June 18, 2024**, beginning at 6:00 p.m. Members present: Michael Sinkhorn, Chris Hiatt, Aaron Jung, Jerry Celeste, Erica Kirk, Diana Cockrill and Becky Bauer. Members absent Mark Wittmeyer, John Grothaus and Jeff Gaskill. Also present Daniel Erickson, Director of Planning and Zoning; Jason Halterman, Assistant Director of Planning and Zoning; along with 4 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. This meeting will be video recorded which will become the official minutes of the meeting.

**AGENDA ITEM 3.A.
REZONING – R-15 (SINGLE-FAMILY LOW DENSITY) TO R-25 (SINGLE-FAMILY
LARGE LOT)
JASON AND DIXIE MARTIN
12701 NW CUSTER DRIVE**

Erica Kirk moved to approve agenda item 3.A., request by Jason and Dixie Martin to rezone from R-15 (Single-Family Low Density) to R-25 (Single-Family Large Lot), seconded by Jerry Celeste. Vote: 7 for, 0 opposed. Motion passes.

AGENDA ITEM 4.A.

SPECIAL USE PERMIT

**GARY E. PIPER, TRUSTEE OF THE GARY E. PIPER REVOCABLE TRUST dtd
JUNE 21, 2006 AND NANCY B. PIPER, TRUSTEE OF THE NANCY BUSH PIPER
REVOCABLE TRUST dtd JUNE 21, 2006
20655 HUMPHREY'S ROAD
PRIVATE FAMILY CEMETERY**

Chris Hiatt moved to approved agenda item 4.A., request for approval of a Special Use Permit , submitted by Gary E. Piper, Trustee of the Gary E. Piper Revocable Trust dtd June 21, 2006 and Nancy B. Piper, Trustee of the Nancy Bush Piper Revocable Trust dtd June 21, 2006 to allow a Private Family Cemetery in the AG (Agricultural) zoning district located at 20655 Humphrey's Road with the following conditions:

1. That the Special Use limit burial within the cemetery to members of the Piper Family by blood, marriage or adoption.
2. That Platte County shall be free from any obligation to own, maintain or in any way fund the operation of the cemetery for perpetuity.
3. That the cemetery boundary be clearly marked.
4. That burial sites be marked with engraved natural rock burial markers.
5. That the Special Use be valid for perpetuity.
6. That a legally binding deed restriction and access easement shall be recorded on the property which includes legal descriptions of the cemetery area and access easement.

seconded by Erica Kirk. Vote: 7 for, 0 opposed. Motion passes.

APPROVAL OF MINUTES

Erica Kirk moved to approve the minutes of the May 21, 2024 meeting as written, seconded by Becky Bauer. Vote: 6 for, 0 opposed with 1 abstention. Motion passes. Aaron Jung abstained.

OTHER BUSINESS AND STAFF REPORT

Mr. Halterman briefly discussed next month's agenda. The meeting date is July 16, 2024 at 6:00 p.m. There was also a brief discussion on the status of the CKC Holdings Self-Storage Facility.

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ADJOURN

With nothing further to come before the Commission, Aaron Jung moved to adjourn the meeting, seconded by Chris Hiatt. Vote: 7 for, 0 opposed. Motion passes. The meeting was adjourned at 6:21 p.m.