

BUCHANAN COUNTY PLANNING AND ZONING

St. Joseph, Missouri

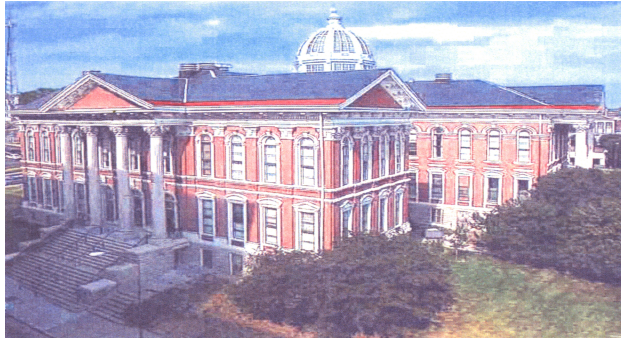
Denise K. Embrey, Director

Planning & Zoning

411 Jules - Room 204

St. Joseph, MO 64501

dembrey@co.buchanan.mo.us



James Whitson, Chairman

Steve Reardon, Vice - Chairman

Johnaphine Fenton, Secretary

MINUTES OF THE BUCHANAN COUNTY PLANNING AND ZONING COMMISSION*

**This is a summary of the minutes since the recorder malfunctioned.*

May 12, 2021

The Chairman, Jim Whitson, called the Buchanan County Planning and Zoning Commission meeting to order at 7:00 p.m. in the Thomas J. Mann III Room # 223. This room is located on the 2nd floor of the Buchanan County Courthouse, 411 Jules Street, Saint Joseph, Missouri, 64501.

Pat McLearn, Alfred Purcell, Wayne Dale Barnett, Fred Corkins, Scotty Paul Sharp, Glen Frakes, Rodney Fry and Jim Whitson, Chairman, were the Board Members present for roll call.

Also present were Chad Gaddie, Legal Counsel, Scott Burnham, Eastern District Commissioner and Denise Embrey, Planning and Zoning Director.

The minutes were presented from the April 14, 2021 meeting. The Chairman, Jim Whitson, asked if there were any additions or corrections. There were 3 yes votes, 3 no votes and 2 members abstained in the approval of the minutes.

AGENDA

ITEM # 1 – A Conditional Use Permit request by Charles Cooper, 17585 SE State RT E, Gower, MO to sell two (2) tracts of land that total eighteen (18) acres m/l, located on SE State RT E in Sections 24 & 25, Township 55, Range 34 for a purchaser to construct one (1) Single Family Dwelling.

REPRESENTATION OF REQUEST

Keith Cooper, 17585 SE State RT E, Gower, MO, 64454: Mr. Cooper is the son of Charles Cooper. He explained his father is elderly and would like to sell the two (2) tracts that equal eighteen (18) acres m/l and retain two (2) acres m/l where his home is located and reside in it.

It was pointed out that the parcel where the home is located only contained 1.92 acres m/l. The amount required for a parcel split is two (2) acres m/l according to Zoning Order # 109.115.1 which was amended May 17, 2019.

Mr. Whitson, Chairman, then asked where the driveway would be. Keith Cooper responded it would be off of SE 105 Road.

Mr. Whitson, Chairman, then asked for any other questions.

A motion was made and seconded that a condition be placed on this request to amend the existing plat to increase the acreage of the parcel retained by Mr. Cooper to the required acreage of two (2) acres.

Mr. Whitson, Chairman, then asked if the Board understood the condition they were voting on. With no further questions or comments, roll was called to vote on this condition.

Seeing no opposition and hearing no questions, the hearing was called closed and roll was called to vote on Item # 1.

DECISION OF THE PLANNING & ZONING COMMISSION

Pat McLear: “Yes.”

Alfred Purcell: “No.”

Wayne D. Barnett: “Yes.”

Fred Corkins: “Yes.”

Scotty P. Sharp: “Yes.”

Glen Frakes: “Yes.”

Rodney Fry: “Yes.”

Jim Whitson: “Yes.”

Mr. Whitson, Chairman, then announced that this condition had passed, so an amended plat would have to be presented to the Planning and Zoning Director. The amended plat was recorded on June 9th, 2021 with the acreage now showing 2.01 acres m/l.

Mr. Whitson, Chairman, asked for any further questions or comments. With none presented, the hearing was called closed and roll was called to vote on Item # 1.

DECISION OF THE PLANNING & ZONING COMMISSION**

Pat McLear: “No.”

Alfred Purcell: “Yes.”

Wayne D. Barnett: “Yes.”

Fred Corkins: “Yes.”

Scotty P. Sharp: “Abstain.”

Glen Frakes: “No.”

Rodney Fry: “No.”

Jim Whitson: “Yes.”

** No reasons were given since these minutes were irretrievable due to a malfunction of the recorder.

Mr. Whitson, Chairman, announced Item # 1 had passed and to contact Denise Embrey, Director, on what steps to take next. Mr. Cooper was informed there would be a thirty (30) day waiting period if someone would want to appeal the decision.

AGENDA

ITEM # 2 – A Conditional Use Permit request by Nichole Faucett, 15270 SE State RT CC, Faucett, MO, 64448 to construct one (1) Single Family Dwelling on a five (5) acre m/l parcel split from a 96.50 acre m/l parcel located on SE State RT CC, Faucett, MO, 64448. This Item was tabled on April 14, 2021 due to a tie vote.

REPRESENTATION OF REQUEST

Nichole and Taylor Faucett, 15270 SE State RT CC, Faucett, MO, 64448: The information from the April 14, 2021 meeting was presented again to the Board. A Board Member motioned a condition be placed on this request there could be one (1) home placed here for a family member only.

Roll was then called to vote on this condition. All Board Members voted this condition be placed on this request. With no further comments or questions, Mr. Whitson, Chairman, called the hearing closed and roll to vote on Item # 2.

DECISION OF THE PLANNING & ZONING COMMISSION**

Pat McLear: “No.”

Alfred Purcell: “Yes.”

Wayne D. Barnett: “Yes.”

Fred Corkins: “Yes.”

Scotty P. Sharp: “Abstain.”

Glen Frakes: “No.”

Rodney Fry: “Yes.”

Jim Whitson: “Yes.”

** No reasons were given since these minutes were irretrievable due to a malfunction of the recorder.

Mr. Whitson, Chairman, announced Item # 2 had passed and to contact Denise Embrey, Director, on what steps to take next. Nichole Faucett was informed there would be a thirty (30) day waiting period if someone would want to appeal the decision.

With no further business, the meeting was dismissed at 7:30 p.m.

Denise K. Embrey
Director of Planning & Zoning