

BUCHANAN COUNTY PLANNING AND ZONING

St. Joseph, Missouri

Denise K. Embrey, Director

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James Whitson, Chairman

Steve Reardon, Vice - Chairman
Johnaphine Fenton, Secretary

MINUTES OF THE BUCHANAN COUNTY PLANNING AND ZONING COMMISSION

OCTOBER 13, 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.

Board Members Glen Frakes, Shirley Day, Rodney Fry, Pat McLear, Alfred Purcell, Steve Reardon, Johnaphine Fenton, Fred Corkins and Jim Whitson, Chairman, were the Board Members present for roll call.

Also present were Chad Gaddie, Legal Counsel, and Denise Embrey, Planning and Zoning Director.

The minutes were presented from the August 11, 2021 meeting. With no additions or corrections, they were approved as written.

AGENDA

ITEM # 1 – A request by Penny Kyle to obtain a Commercial Conditional Use Permit for a Home Occupation in order to operate an existing bakery known as Black Oak Bakery located at 7994 SE Old Frame RD, Dearborn, MO, 64439 in Section 21, Township 55, Range 34.

The Director explained Penny had been operating under a Temporary Use Permit for her bakery since March 22, 2021. Since this permit expired on September 29, 2021 and the bakery was such a success, she now wants to obtain a permanent permit.

REPRESENTATION OF REQUEST

Penny Kyle, 7994 SE Old Frame RD, Dearborn, MO, 64439: “I just like to bake. I have built a 36’ x 14’ log cabin with a separate septic system. This facility was inspected by Ryan Pummell, County Health Inspector, prior to using it for retail purposes. It will be inspected two times a year.”

She went on to say there is plenty of room for parking and she has all of the licenses required. The bakery opens at 6 a.m. and is usually sold out by noon. She still offers a thirty cent cup of coffee.

Mr. Whitson, Chairman, then called for any opposition or comment. With none presented, he then asked for any further comments or questions from the Board. Seeing no further comments or questions, the hearing was called closed and roll was called to vote on Item # 1.

DECISION OF THE PLANNING & ZONING COMMISSION

Glen Frakes: “Yes – Best Use.”

Shirley Day: “Yes – Good Use.”

Rodney Fry: “Yes – Best Use.”

Pat Mclear: “Yes – Best Use.”

Alfred Purcell: “Yes – Best Use.”

Steve Reardon: “Yes – It’s an Appropriate Use.”

Johnaphine Fenton: “Yes – Best Use.”

Fred Corkins: “Yes – Good Use.”

Jim Whitson: “Yes – Best Use.”

Mr. Whitson, Chairman, then announced that this Item had passed, but there will be a thirty (30) day waiting period if someone would want to appeal the decision.

AGENDA

ITEM # 2 – Discussion and Amendment of Solar Energy Conversion Systems guidelines Book and Table of Uses addressing Commercial Use.

Chad Gaddie, Legal Counsel, addressed this item. He suggested this should be handled in the manner of the wind turbines, since this needs public hearings and state of the art regulations. Al Purcell, Board Member, made a motion to move forward with Chads suggestion and pass this on to the County Commissioner’s. The motion carried.

ITEM # 3 – Addition to the Buchanan County Zoning Order showing adoption of Robert’s Rules of Order on August 10, 1994 which governs the conduct of all meetings and actions of the Commission.

Mr. Whitson, Chairman, called for any opposition or further comments. With none presented, he then asked the Board for any further questions or comments. With none presented, the hearing was called closed and the meeting was adjourned at 7:25 p.m.

Denise K. Embrey

Director of Planning & Zoning