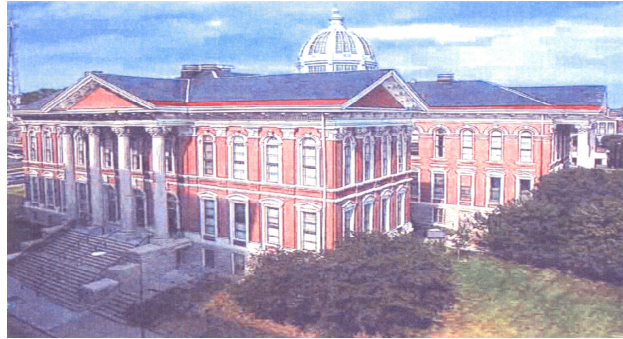


# BUCHANAN COUNTY PLANNING AND ZONING

St. Joseph, Missouri

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**James Whitson, Chairman**  
Steve Reardon, Vice - Chairman  
Johnaphine Fenton, Secretary

## MINUTES OF THE BUCHANAN COUNTY PLANNING AND ZONING COMMISSION

**June 10, 2020**

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 2<sup>nd</sup> floor of the Buchanan County Courthouse, 411 Jules Street, Saint Joseph, Missouri, 64501.

Shirley Day, Rodney Fry, Alfred Purcell, Johnaphine Fenton, Wayne Dale Barnett, Scotty Paul Sharp, Glen Frakes and Jim Whitson, Chairman, were the Board Members present for roll call. Fred Corkins arrived late.

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

The minutes were presented from the March 11, 2020 meeting. The Chairman, Jim Whitson, asked if there were any additions or corrections. With no response, the minutes stood approved as presented and written.

### AGENDA

**ITEM # 1** – A Conditional Use Permit request by Jessie and Jessica Bailey to construct one (1) Single Family Dwelling on SW Bisel Hill Road, Rushville, MO, 64484 on an eighteen (18) acre m/l parcel located in Section 27, Township 55, Range 37.

### REPRESENTATION OF REQUEST

**Jessie Bailey, 839 South 5<sup>th</sup> Street, Atchison, KS, 66002:** “I plan to construct a Single Family Dwelling ranch style stick built home with a full basement under it. The square footage is roughly 2,600 which includes the basement.”

Wayne Dale Barnett, Board Member, asked if he had any shade.

**Glen Frakes: Board Member:** “Whereabouts are you going to build at?”

**Jessie Bailey:** “It’s at the bottom of Bisel Hill Road and Old Highway, right across from the Pink Barn. I have already leveled a spot off.”

Mr. Whitson, Chairman, then asked for any questions from the Commission. With none presented, he then called for any opposition to this request.

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**

**Shirley Day: “Yes – Best Use.”**

**Rodney Fry: “Yes – Best Use .”**

**Alfred Purcell: “Yes – Best Use.”**

**Johnaphine Fenton: “Yes – Best Use.”**

**Wayne Dale Barnett: “Yes – Fits the need.”**

**Fred Corkins: “Yes – Appropriate.”**

**Scotty Paul Sharp: “Yes – It goes with the rest of the area.”**

**Glen Frakes: “Yes – Best Use.”**

**Jim Whitson: “Yes – Best use.”**

Mr. Whitson, Chairman, then announced that Item # 1 had passed and to contact Denise Embrey, Director, on what steps to take next. Mr. Bailey 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 Michael Bush, 10651 SW State RT JJ, St. Joseph, MO, 64504 to operate a commercial machine and metal fabrication shop located in Section 24, Township 56, Range 36.**

**REPRESENTATION OF REQUEST**

**Michael Bush, 10651 SW State RT JJ, St. Joseph, MO, 64504:** “I have been operating this business, American Machine & Fabrication, since 2017 at this location. I was not aware any permits were needed in the County, so I wanted to come before the Board and make my business legal.” He went on to say he employed four (4) full time employees and two (2) part time. All activity is conducted inside of buildings and he had currently gotten a building permit for an 8,480 square foot building which would be used as well. He estimated approximately five (5) acres would be used for this expansion. He currently owns sixty five (65) acres.

Mr. Whitson, Chairman, then asked for any questions from the Commission. With none presented, he then called for any opposition to this request.

Seeing no opposition and hearing no questions, the hearing was called closed and roll was called to vote on Item # 2.

**DECISION OF THE PLANNING & ZONING COMMISSION**

**Shirley Day: “Yes – Best Use.”**

**Rodney Fry: “Yes – Best Use .”**

**Alfred Purcell: “Yes – Best Use.”**

**Johnaphine Fenton: “Yes – Best Use.”**

**Wayne Dale Barnett: “Yes – Good Use.”**

**Fred Corkins: “Yes – Appropriate.”**

**Scotty Paul Sharp: “Yes – Best Use.”**

**Glen Frakes: “Yes – Best Use.”**

**Jim Whitson: “Yes – Best use.”**

Mr. Whitson, Chairman, then announced that this Item had passed. Since the business is in operation at this time, Mr. Bush could continue operation, but there would still be a thirty (30) day waiting period if someone would want to appeal the decision.

#### **AGENDA**

**ITEM # 3 – A request by landowners, Steven & Karen Pierce, 16371 SW State RT V, Faucett, MO, 64448 for a Conditional Use Permit to allow Cameron Pierce to construct one (1) Single Family Dwelling on SE Taos Road, Faucett, MO, located in Section 17, Township 55, Range 35.**

#### **REPRESENTATION OF REQUEST**

**Cameron Pierce, 102 Taylor Street, Dekalb, MO, 64440:** “I would like to build a slab home on a five (5.01) acre m/l parcel split from my parents land. I have had the soil morphology done.” He explained it would be a stick built home located east of SW State RT V. It would sit on SE Taos Road.

Mr. Whitson, Chairman, then asked for any questions from the Commission. With none presented, he then called for any opposition to this request.

Seeing no opposition and hearing no questions, the hearing was called closed and roll was called to vote on Item # 3.

#### **DECISION OF THE PLANNING & ZONING COMMISSION**

**Shirley Day: “Yes – Best Use, Family.”**

**Rodney Fry: “Yes – Best Use .”**

**Alfred Purcell: “Yes – Best Use.”**

**Johnaphine Fenton: “Yes – Best Use.”**

**Wayne Dale Barnett: “Yes – Family Use.”**

**Fred Corkins: “Yes – Appropriate.”**

**Scotty Paul Sharp: “Yes – Best Use.”**

**Glen Frakes: “Yes – Best Use.”**

**Jim Whitson: “Yes – Best use.”**

Mr. Whitson, Chairman, then announced that this Item had passed and there would be a thirty (30) day appeal period.

### **AGENDA**

**ITEM # 4 – A request by landowners, Roger Sr. & Mona Ptomey, 11209 SW State RT V, Faucett, MO, 64448 for a Conditional Use Permit to allow Derek Ptomey to construct one (1) Single Family Dwelling on their property located in Section 19, Township 56, Range 35.**

### **REPRESENTATION OF REQUEST**

**Derek Ptomey, 11209 SW State RT V, Faucett, MO 64448:** “I plan to build a stick built home on a 7.78 m/l acre tract of land that has been surveyed and split from a 12.98 acre m/l acre tract of land that is owned by my parents. It will be an approximately 2,000 square foot home without a basement.”

Mr. Whitson, Chairman, then asked for any questions from the Commission. With none presented, he then called for any opposition to this request.

Seeing no opposition and hearing no questions, the hearing was called closed and roll was called to vote on Item # 4.

### **DECISION OF THE PLANNING & ZONING COMMISSION**

**Shirley Day: “Yes – Best Use, Family.”**

**Rodney Fry: “Yes – Best Use .”**

**Alfred Purcell: “Yes – Best Use.”**

**Johnaphine Fenton: “Yes – Best Use.”**

**Wayne Dale Barnett: “Yes – Family Use.”**

**Fred Corkins: “Yes – Appropriate.”**

**Scotty Paul Sharp: “Yes – Best Use.”**

**Glen Frakes: “Yes – Best Use.”**

**Jim Whitson: “Yes – Best use.”**

With no further business, the meeting was dismissed at 7:15 p.m.

*Denise K. Embrey*  
*Director of Planning & Zoning*