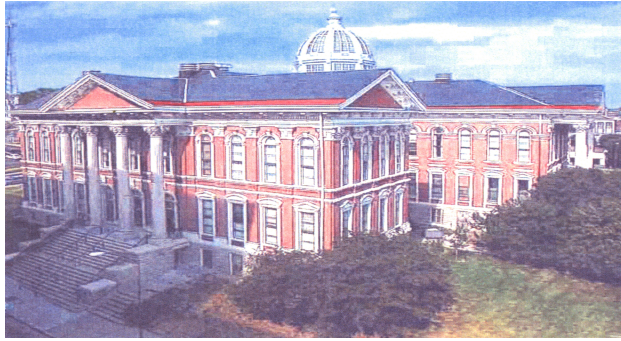


BUCHANAN COUNTY PLANNING AND ZONING

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

June 16, 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.

Shirley Day, Rodney Fry, Pat McLear, Steve Reardon, Johnaphine Fenton, Wayne Dale Barnett, Fred Corkins, Scotty Paul Sharp, Glen Frakes and Jim Whitson, Chairman, were the Board Members present for roll call.

Also present were Chad Gaddie, 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. With none presented, the minutes were approved as written.

AGENDA

ITEM # 1 – A Conditional Use Permit request by Scott Hamm, 13934 SE State RT CC, Faucett, MO, 64448 to construct one (1) Single Family Dwelling on a 4.25 m/l acre parcel located on SE State RT CC, Faucett, all located in Section 4, Township 55, Range 35.

REPRESENTATION OF REQUEST

Scott Hamm, 13934 SE State RT CC, Faucett, MO, 64448: “I plan to construct a Single Family Dwelling for myself. It will be a 1,340 square foot slab home with two (2) bedrooms and two (2) bathrooms. It will have metal siding and a metal roof.”

Jim Whitson, Chairman, asked if he intended to keep the barn on the property. Mr. Hamm responded he did.

Mr. Whitson, Chairman, then asked for any other questions. With none presented, he then called for any opposition to this request. Glen Frakes, Board Member, made a motion to put a condition on this request that only one (1) residence be allowed on this acreage. Pat McLear, Board Member, seconded the motion. Roll was called to vote on this condition.

CONDITIONAL PLACEMENT OF ONLY ONE RESIDENCE

Shirley Day: “Yes.”

Rodney Fry: “Yes.”

Pat McLearn: “Yes.”

Steve Reardon: “No.”

Johnaphine Fenton: “Yes.”

Wayne Dale Barnett: “Yes.”

Fred Corkins: “Yes.”

Scotty P. Sharp: “Yes.”

Glen Frakes: “Yes.”

Jim Whitson: “Yes.”

Mr. Whitson, Chairman, then announced that the condition had passed and only one (1) residence would be allowed. He then called for anyone in opposition to this Conditional Use Permit. Seeing no opposition and hearing no other questions or comments, roll was called to vote on Item # 1.

DECISION OF THE PLANNING & ZONING COMMISSION

Shirley Day: Yes – Appropriate Use.”

Rodney Fry: “Yes – Best Use.”

Pat Mclear: “Yes – Appropriate Use.”

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

Johnaphine Fenton: “Yes – Best Use.”

Wayne D. Barnett: “Yes – Best Use.”

Fred Corkins: “Yes – Appropriate Use.”

Scotty P. Sharp: “Yes – Best Use.”

Glen Frakes: “Yes – With Condition.”

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. He then asked for any further business and if the Commission had anything next month.

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

Denise K. Embrey
Director of Planning & Zoning