

# BUCHANAN COUNTY PLANNING AND ZONING

St. Joseph, Missouri

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**Al Purcell, Chairman**  
Shirley Day, Vice - Chairman  
Patrick McLear, Secretary

## MINUTES OF THE BUCHANAN COUNTY PLANNING AND ZONING COMMISSION

**August 14, 2024**

The Chairman, Al Purcell, 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.

Fred Corkins, Glen Frakes, Mike Korte, Rodney Fry, Pat McLear, Wayne Barnett, Shirley Day and Chairman Alfred Purcell were the Board Members present for roll call. Absent Members, Scott P. Sharp and Cody Cornelius.

Also present were Josh Bachman, Legal Counsel, Kristy Theas, Planning and Zoning Director, Scott Nelson, Presiding Commissioner and Ron Hook Western District Commissioner.

The minutes were presented from July 10, 2024 Meeting. A correction was made by Wayne Barnett from page 7 incorrect acres needed changed from 66.6 8 to 6.8. The Director stated it would be corrected. With that correction, the minutes were approved. Shirley Day 1<sup>st</sup> and Fred Corkins 2<sup>nd</sup>.

### AGENDA

**ITEM # 1: A request by Timothy Jones, 3310 SW Sugar Creek Rd, Dekalb 64440 to obtain a Conditional Use Permit to place a New Single Wide Mobile Home on a 5.65 m/l acre parcel all located in Section 26, Township 55, Range 36.**

### REPRESENTATION OF REQUEST

**Timothy Jones 17880 SW 40<sup>th</sup> Rd, Dekalb, MO 64440** : 5.65 acre parcel “I understand the application says Single Wide but it’s actually a Double Wide. New construction, always a double, application said single.

Mr. Purcell, Chairman, then asked for any questions from the Commission.

**Shirley Day** : “The size of the Double Wide”, Will it be on peers or foundation or how will it be set? Skirting, will there be any?

Timothy Jones: “The size is 27x56, It will be on peers and I will have insulated skirting all around.”

**Glen Frakes: Board Member:** “How far back will it sit from the road?” How much farm ground will be taken?

Timothy Jones: It’s a small field – 100 ft back from road. Enjoy peace with rest, no plan. Invested in mower.

Wayne Barnett: Board Member: “Does the 5 acres include some of the timber?”

Timothy Jones: “It’s a mix with small ag area in the front and timber in back.” The Creek goes through it.

Kristy Theas: Director “I would like to state that this is his Dad’s farm and he’s moving from Arizona and coming back home.”

Mr. Purcell, Chairman, then asked for anything else. He then asked 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**

**Fred Corkins: “Yes – Family Use.”**

**Glen Frakes: “Yes - Family.”**

**Mike Korte: “Yes – Family.”**

**Rodney Fry: “Yes – Family.”**

**Pat McLearn: “Yes – Family.”**

**Wayne Barnett: “Yes – Family.”**

**Shirley Day: “Yes – Family.”**

**Alfred Purcell: “Yes – Family.”**

Mr. Purcell, Chairman, then announced that Item # 1 had passed and approved. And a motion to adjourn at 7:12PM.

*Kristy J. Theas*  
*Director of Planning & Zoning*