

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

May 3, 2016

Regular meeting of the Clay County Planning and Zoning Commission, Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, MO.

Call to Order at 6:30 pm.

Roll Call

Members Present: Mark Beggs, Jim Carlson, Duane Jackson, Tom Decker, and David Rhodus

Members Absent:

Staff Present: Kipp Jones, Planning and Zoning Manager
Debbie Viviano, Planner
Andy Roffman, Assistant County Counselor

Mr. Beggs: Good evening ladies and gentlemen I would like to call to order the May 3, 2016 meeting of the Clay County Planning and Zoning Commission, roll call please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Here.

Mr. Jones: David Rhodus?

Mr. Rhodus: Present.

Mr. Jones: Jim Carlson

Mr. Carlson: Present.

Mr. Jones: Tom Decker?

Mr. Decker: Present.

Mr. Jones: Chairman Mark Beggs?

Mr. Beggs: Present. A few housekeeping items I want to mention to you this evening we are recording the meeting tonight, anyone who speaks we ask that you step over to the podium, state your name and address, that way we can keep track of who is speaking. All the cases we will be talking about tonight will go before the Clay County Commission on May 16th at 10 a.m. it will be in this room as well, so you are welcome to come back with the County Commission is considering these same cases. That said I will draw the attention, Commissioners to the meeting minutes from the April 5th meeting to review that and see if there are any question or changes?

Mr. Carlson: I will make a motion that we approve the minutes of the April 5, 2016 meeting.

Mr. Beggs: Do I have a second.

Mr. Jackson: Second.

Mr. Beggs: Vote please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve.

Final Vote: 5/0/0 Approve April 5, 2016 Minutes

Mr. Beggs: The first case tonight is case number May 16-106RZ/F, this is a request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District for ONLY Lot 2-B and Final Plat approval for the replat of A Replat of Lot 2, M & S Ranch, located at approximately 14200 Mt. Olivet Road, the applicant is Michael Nelson, Nelson Land Surveying, Inc., representing Manfred Hetzel and Horst Schwab. I am going to recuse myself from discussion and votes on this case just from the relationship I have with the applicants so I am going to turn the meeting over to the Vice-Chairman Carlson.

Mr. Carlson: Okay, I think I would like to have the party stand and then I will ask you to give the staff report.

Mr. Jones: Okay.

Mr. Carlson: Then answer questions, so they can hear them. Will the party or parties representing Manfred come forward, (*inaudible*).

Mr. Nelson: Mike Nelson, Nelson Land Surveying, 100 South Jefferson, Kearney.

Mr. Carlson: Okay now we would like to have the staff report.

Ms. Viviano: Okay, if I could attach the staff report as part of the minutes, I would like to do that.

Mr. Carlson: So approved.

Ms. Viviano: Summarized the staff report May 16-106RZ/F dated April 19, 2016.

Mr. Carlson: I have a question for you, normally when we approve a preliminary plat; this has already been preliminary platted?

Ms. Viviano: Yes.

Mr. Carlson: Okay so there's no plat issue there?

Ms. Viviano: No.

Mr. Carlson: This is, we are only approving a rezoning for a replat?

Ms. Viviano: It's a... when we do a replat of a subdivision we do what we call a rezoning and a final and when we do a rezoning and a final we do put structures on it and ponds are included as structures we put structures, on the plat and then we take the structures off before the recording copies.

Mr. Jones: But yes there will be two votes.

Mr. Carlson: That's what I am curious about; there will be two votes, one for the zoning and then the other for the approval for the final plat.

Mr. Viviano: There will be two votes, yes there will be two votes, yes and I am sorry I didn't know that was what you were asking.

Mr. Carlson: Is there any other questions? Do you have any questions?

Mr. Nelson: No sir.

Mr. Carlson: You understand all of the conditions that are on the staff report?

Mr. Nelson: Yes sir.

Mr. Carlson: Okay, then can I call for a vote for rezoning?

Mr. Decker: I will make a motion to approve the request for rezoning from Agricultural (AG) District to Residential Rural (R-1) only for Lot 2-B.

Mr. Carlson: Okay thank you do we have a second?

Mr. Rhodus: Second.

Mr. Carlson: It's been seconded, call for a vote.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Final Vote: 4/0/1 Approve; May 16-106RZ/F; A Replat of Lot 2, M & S Ranch– Rezoning With zero (0) Conditions

Mr. Carlson: Okay it's been approved now we will go on and we'll discuss. Is there any questions on approving the replat of lot 2, do you have any questions?

Mr. Nelson: No sir.

Mr. Carlson: This will include Exhibit A so we will need to include that in the motion. Do I have a motion then for the final plat?

Mr. Decker: I will make a motion to approve the final plat for the replat of lot 2 and 2-B at 14200 Mt Olivet Road with the conditions set forth in Exhibit A.

Mr. Carlson: We have approval for a final plat before us do we have a second?

Mr. Rhodus: Second.

Mr. Carlson: Call for a vote.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

**Final Vote: 4/0/1 Approve; May 16-106RZ/F; A Replat of Lot 2 M & S Ranch–
Final Plat With three (3) Conditions**

Mr. Nelson: Thank you.

Mr. Beggs: Our second case tonight is case number May 16-107P, this is a request for Preliminary Plat approval of the proposed subdivision of Ratcliff Acres located at approximately 15022 NE 180th Street, the applicant is Lisa Walker, representing Walker Investments II, L.P., again I am going to recuse myself from this case and the one following, I am personal friends with Bart Walker, which I assume Bart is part of Walker Investments? I will turn it over to Vice-Chairman Carlson.

Mr. Carlson: Okay, we are going to discuss case number May 16-107P review for preliminary plat for Ratcliff Acres; I would like a staff report.

Mr. Jones: I would like to add the staff report as part of the official record.

Mr. Carlson: So be it.

Mr. Jones: Summarized the staff report May 16-107P dated April 19, 2016.

Mr. Carlson: Are there any questions? Do you have questions?

Ms. Walker: No.

Mr. Carlson: Do you understand the conditions in Exhibit A?

Ms. Walker: Yes.

Mr. Carlson: Okay, there are no questions so do we have a recommendation on this?

Mr. Decker: I will make a motion to approve the request for preliminary plat for Ratcliff Acres with the conditions set forth in Exhibit A.

Mr. Carlson: Okay do I have second on that?

Mr. Rhodus: Second.

Mr. Carlson: Okay there is a second, can we have a vote?

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

**Final Vote: 4/0/1 Approve; May 16-107P; Ratcliff Acres– Preliminary Plat
With two (2) Conditions**

Mr. Carlson: Okay we will move on now to the final plat of Ratcliff Acres, staff report on that.

Mr. Jones: I would like to add the staff report as part of the official record.

Mr. Carlson: So approved.

Mr. Jones: Summarized the staff report May 16-108F dated April 19, 2016.

Mr. Carlson: Okay, any questions, do you have any questions, are you okay with the conditions in Exhibit A?

Ms. Walker: Yes.

Mr. Carlson: I had one quick question for you, this doesn't land lock the property does it?

Ms. Walker: No it does not.

Mr. Carlson: One of those roads will carry through or do you have to provide an easement for future uses of the rest of your property?

Ms. Walker: *(inaudible)*

Mr. Jones: There's road frontage along NE 180th that serves the rest of the property.

Mr. Carlson: I am pretty familiar with it, it's too bad they left my name off the plat; I am in that corner down there. You are almost my neighbor. Okay, so there are no questions, are there any questions from the public, sorry I did not ask that before, we can take any questions from the public? Being none I will ask for a recommendation on the final plat?

Mr. Decker: I will make a recommendation that we approve the final plat of Ratcliff Acres with the conditions set forth in Attachment A.

Mr. Carlson: Okay do I have a second on that approval?

Mr. Rhodus: Second.

Mr. Carlson: There is a second on the final plat, can we have a vote?

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

**Final Vote: 4/0/1 Approve; May 16-108F; Ratcliff Acres– Final
With two (2) Conditions**

Ms. Walker: Thank you.

Mr. Beggs: Our fourth case tonight is case number May 16-109RZ/F, this is a request for rezoning from Residential Rural (R-1) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) overlay district and Final Plat approval for the replatting of A Replat of Lots 11 and 12 Summersett at approximately 20207 NE 172nd St, the applicants are Bret and Heather Williams, representing Sandra Wiemar. Applicants are present? Okay staff report first then we ask for comments.

Ms. Viviano: Summarized the staff report May 16-109RZ/P dated April 26, 2016.

Mr. Beggs: We use the overlay because of the twenty acre minimum is that why we have agricultural land preservation overlay placed on the plats?

Ms. Viviano: Yes, and because it is in the Rural Low Density, if it was in the Rural Low Density and it is within one mile of a city then they would have that option of advise and consent from the city it would be next to if the city would say that it would be within their plan, but they are not so they are in that Option B which says that they do the ALP.

Mr. Beggs: Any other questions for staff?

Mr. Carlson: Is the new driveway noted as the easement that runs down the side to the....

Ms. Viviano: There is no easement.

Mr. Carlson: There is no new driveway?

Ms. Viviano: I mean there is no easement on this plat, no.

Mr. Beggs: I think he is looking at that seven and a half utility easement that runs between 12B and

.....

Mr. Carlson: How will they access the property?

Ms. Viviano: Which property?

Mr. Carlson: Well 11B.

Ms. Viviano: From NE 172nd Street, it might look with all those lines that are on there that it might look like there are two lots that is what I was trying to distinguish for you between the; that there is not four lots that is the way it looks, Commissioner.

Mr. Carlson: I noticed there is almost 2.5 acres.

Ms. Viviano: Yes, there is actually two lots there, there's an 8.8 acre lot and there is a 5 acre lot there. So there is only two lots 11B and 12B and so the existing house will remain there will only be one additional lot there and that's all.

Mr. Carlson: And there will be no driveway for that lot?

Mr. Jones: They will be required to pull a driveway permit if they are going to build a house that will be part of their building permit process.

Mr. Carlson: Okay, just a question for the applicant, you obviously know your ground very well but from this topo you have...

Mr. Beggs: Before we get too far why don't you state your name and address for the record just so we can track.

Ms. Williams: I am Heather Williams, 1302 Colony Drive, daughter of Sandra.

Mr. Carlson: There is plenty of room in front for the access so the raven will be in the back, right?

Ms. Williams: We had the County come out and look at it to plot two or three existing places where there's a possibility for the driveway so depending on where the house will sit that's where we will put the drive.

Mr. Carlson: It will basically be a new house, that will be very nice, okay no questions.

Mr. Beggs: Any other questions for the staff? So you are familiar with the staff's report and all the conditions that they have stated, you are in agreement with those?

Ms. William: Yes.

Mr. Beggs: Okay, any comment from the public? Thank you I will entertain a motion for the rezoning.

Mr. Carlson: I will make a motion that we pass the preliminary plat.

Mr. Beggs: Rezoning.

Mr. Carlson: Rezoning first, the rezoning from Residential Rural R-1 District to Ranchette R-5 District with an Agricultural Land Preservation overlay district and final plat for replatting of A Replat of Lots 11 and 12 Summersett at approximately 20207 NE 172nd ..

Mr. Jones: Are we going to do the final plat separate?

Mr. Beggs: Yes this just needs to be the rezoning.

Mr. Carlson: That's just the rezoning.

Mr. Beggs: Yes, so you need to restate that.

Mr. Carlson: The rezoning is separate than the replat.

Mr. Jones: Does he need to restate that because he said final plat?

Mr. Roffman: He just needs to clean it up.

Mr. Carlson: I said replat, should that be separate too, the rezoning and the replat?

Mr. Jones: The first one should be the rezoning.

Mr. Beggs: Rezoning.

Mr. Carlson: Okay.

Mr. Jones: With nothing with the plat

Mr. Carlson: Okay I change my proposal; we approve the request for the rezoning of the Residential R-1 District to Residential Ranchette R-5.

Mr. Beggs: With an Agricultural Land just add that.

Mr. Carlson: With an Agricultural Land Preservation overlay district of 20207 NE 172nd Street.

Mr. Beggs: Do I have a second?

Mr. Jackson: I will second.

Mr. Beggs: Vote please.
Mr. Jones: Duane Jackson?
Mr. Jackson: Approve.
Mr. Jones: David Rhodus?
Mr. Rhodus: Approve.
Mr. Jones: Jim Carlson?
Mr. Carlson: Approve.
Mr. Jones: Tom Decker?
Mr. Decker: Approve.
Mr. Jones: Chairman Mark Beggs.
Mr. Beggs: Approve.

**Final Vote: 5/0/0 Approve; May 16-109RZ/F; A Replat of Lots 11 and 12 Summersett–
Rezoning With zero (0) Conditions**

Mr. Beggs: Now I will entertain a motion for the final plat of Lots 11 and 12 of Summersett.
Mr. Carlson: I will make a motion that we approve the final plat for the Replat of Lots 11 and 12 of Summersett at approximately 20207 NE 172nd Street.
Mr. Beggs: And that includes the conditions.
Mr. Carlson: That includes the conditions in Exhibit A.
Mr. Beggs: Thank you do we have a second?
Mr. Decker: I will second.
Mr. Beggs: Vote please.
Mr. Jones: Duane Jackson?
Mr. Jackson: Approve with conditions.
Mr. Jones: David Rhodus?
Mr. Rhodus: Approve with conditions.
Mr. Jones: Jim Carlson?
Mr. Carlson: Approve with conditions.
Mr. Jones: Tom Decker?
Mr. Decker: Approve with conditions.
Mr. Jones: Chairman Mark Beggs.
Mr. Beggs: Approve with conditions, motion carries.

**Final Vote: 5/0/0 Approve; May 16-109RZ/F; A Replat of Lots 11 and 12 Summersett–
Final Plat With two (2) Conditions**

Mr. Beggs: Again that will considered by the Clay County Commission on the 16th at 10 o'clock in this room.

Ms. Williams: Thank you.

Mr. Beggs: Thank you, next case tonight is case number May 16-110V; this is a request to vacate a road easement with in Lots 16 and 17 of Park Hills subdivision located at approximately 15812 Park Lane, the applicants are Cory W. and Chris Booz, also representing Tom and Joleen Dobson. Are the applicants present? Okay I will have you hold your comments for just a minute, thank you; staff report.

Ms. Viviano: If I could attach the staff report.

Mr. Beggs: So be it.

Ms. Viviano: Summarized the staff report May 16-110V dated April 26, 2016.

Mr. Beggs: Thank you, I just want to make sure that if we vacate that easement that the landowners to the west do have access so they are going to have access off of Lafoon or 92, correct?

Ms. Viviano: Well and 92 Highway just FYI 92 Highway if some of you are familiar with that area that's down by the O'Dell property, and it's right by the railroad tracks, and that's a pretty dangerous

place down in there from what I've been told before because it kind of goes right down the hill and the hill goes whoop, like that. And, I don't believe that the state highway will give anybody access for that unless they cut that hill down but they may I don't know, that's not our...

Mr. Jones: But they do have access to on the north and south side.

Ms. Viviano: But they have Lafoon, they have all of that property off Lafoon.

Mr. Beggs: So this, if we had the big picture to pull up so it looks like to me there's one, two, three tracks that front 92.

Mr. Jones: Yes.

Mr. Beggs: You are telling me that big L shape track that's there that fronts 92 they also the larger tract that that fronts on Lafoon, that's correct.

Mr. Jones: Yes.

Mr. Beggs: That's all the same owner?

Mr. Jones: Yes.

Mr. Beggs: All three of these tracks front on 92?

Mr. Jones: No just the L shape, so they have access to 92 and then on the north side they have access to Lafoon as well.

Mr. Beggs: I just want to make sure, what they are saying they can't get access to 92 they still have their access off of Lafoon?

Ms. Viviano: Yes.

Mr. Jones: Yes.

Mr. Beggs: Okay, that is the only question I had any other questions?

Mr. Decker: Is this all zoned Ag?

Ms. Viviano: Yes.

Mr. Decker: Okay.

Mr. Beggs: Is there any other questions for staff? Okay I will have you state your name and address for the record please

Mr. Hall: Brian Hall my business address is 1201 NW Briarcliff Suite 200, Kansas City, Missouri, and I am representing both of the owners of lot 16 and lot 17. This easement occurred about 40 years ago when this was platted in agricultural and there's never been a hint that it was ever going to be dedicated or used as a public road and the interesting thing is that an addition to this 60 foot road easement there's a 50 foot building line setback on both sides in essence it almost takes off the entire frontage as it comes off the cul-de-sac, so my client really is not in a position to build once we get some kind of relief. Obviously I think the staff is doing a good job, we understand the one condition they put in there and we agree to that.

Mr. Beggs: Very good, does the Commission have any questions for the applicant? Okay, any comments from the public? Very good, I will entertain a motion for the vacation of the street easement.

Mr. Decker: I make a motion that we vacate the road easement for lot 16 and 17 of Park Hills subdivision located at approximately 15812 Park Lane with the attached Exhibit A.

Mr. Beggs: Very good, thank you do I have a second?

Mr. Rhodus: Second.

Mr. Beggs: Vote please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve with condition.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve condition.

Mr. Jones: Tom Decker?

Mr. Decker: Approve condition.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve with conditions, motion carries.

**Final Vote: 5/0/0 Approve; May 16-110V; Park Hills– Vacate
With one (1) Conditions**

Mr. Beggs: Thank you, next case is case number May 16-111P this is a request for a preliminary plat approval of the proposed subdivision of Morris Farms located at approximately 18005 NE 79th Street, the applicants are Randall and Susie Morris, staff report please.

Mr. Jones: I would like add the staff report as part of the official record.

Mr. Beggs: So be it.

Mr. Jones: Summarized the staff report May 16-111P dated April 20, 2016.

Mr. Beggs: Thank you, I have a question just looking at the plat map that shared driveway it looks like it goes through lot 25 and lot 24 just at the property line off of NE 79th Street.

Mr. Jones: Yes there is an ingress/egress, 60 foot ingress/egress that's on the plat.

Mr. Beggs: So it is showing on the Nebo Hills Estates plat?

Mr. Jones: Yes.

Mr. Beggs: Okay very good, that is all of the questions I had. Any other questions for staff?

Applicant if you could state your name and address for the record?

Mr. Morris: Randall Morris, 417 N Missouri Street, Liberty, Missouri.

Mr. Beggs: And you are familiar with the staff's report?

Mr. Morris: Yes.

Mr. Beggs: And you're familiar with all the conditions that they've stated?

Mr. Morris: Yes.

Mr. Beggs: Do you agree with those conditions?

Mr. Morris: Yes they are fine.

Mr. Beggs: Any questions from the Commission for the applicant?

Mr. Carlson: I will make a motion.

Mr. Beggs: Any public comment? Okay very good, I will take a motion.

Mr. Carlson: I will like to make a motion to approve the preliminary plat for Morris Farms with the attached Exhibit A.

Mr. Beggs: Thank you, do I have a second?

Mr. Decker: I'll second.

Mr. Beggs: Vote please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve condition.

Mr. Jones: Tom Decker?

Mr. Decker: Approve condition.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve with conditions, motion carries.

**Final Vote: 5/0/0 Approve; May 16-111P; Morris Farms– Preliminary
With three (3) Conditions**

Mr. Beggs: Again this will be considered by the County Commission on the 16th. Thank you. We've got a follow up case to this May 16-112F which is a request for a Final Plat approval of the proposed subdivision Morris Farms located at approximately 18005 NE 79th Street, the applicants are Randall and Susie Morris, staff report.

Mr. Jones: I would like add the staff report as part of the official record.

Mr. Beggs: So be it.

Mr. Jones: Summarized the staff report May 16-112F dated April 20, 2016.

Mr. Beggs: Any questions for staff? Applicant can you again state your name and address for the record.

Mr. Morris: Randall Morris, 417 N Missouri Street, Liberty, Missouri.

Mr. Beggs: And you are familiar with the staff's report on the final plat?

Mr. Morris: Yes we are.

Mr. Beggs: And are you in agreement with all the conditions?

Mr. Morris: Yes we do.

Mr. Beggs: Very good, any questions from the Commission for the applicant? Any comments from the public? Okay I will entertain a motion for the final plat approval?

Mr. Carlson: I will make a motion that we approve the request for the final plat of Morris Farms located at approximately 18005 NE 79th Street with the conditions that are attached in Exhibit A.

Mr. Beggs: Thank you do I have a second?

Mr. Rhodus: Second.

Mr. Beggs: Vote please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve with conditions.

**Final Vote: 5/0/0 Approve; May 16-112F; Morris Farms– Final
With three (3) Conditions**

Mr. Beggs: Again this will be considered here on the 16th, congratulations. Our last case tonight is case May 16-113A which is a request for approval of the 2015 Zoning Map which includes the approved rezoning applications from January 1, 2015 to December 31, 2015, the applicant is Clay County.

Mr. Jones: I would like add the staff report as part of the official record.

Mr. Beggs: So be it.

Mr. Jones: Summarized the staff report May 16-113A dated April 22, 2016.

Mr. Carlson: This is, you compiled all the plats that were approved ...

Mr. Jones: Everything from last year, with all the annexations, the rezoning's everything that has come through....

Mr. Carlson: That is something....

Mr. Jones: Everything that has come before this Commission and the County Commission that they've approved.

Mr. Carlson: I will make a motion that we approve.

Mr. Beggs: Second?

Mr. Rhodus: Second.

Mr. Beggs: Vote please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve.

Final Vote: 5/0/0 Approve; May 16-113A; Zoning Map

Mr. Beggs: Do we have any other business? Monthly reports or activity?

Mr. Jones: I don't think I have anything but we have the election of the Chair and Vice-Chair on the agenda.

Mr. Beggs: Oh, did I miss that?

Mr. Jones: I think you did, it should be on there.

Mr. Carlson: I make a motion we approve Mark Beggs as Chairman.

Mr. Beggs: Oh I do see that under other business I went right over that.

Mr. Carlson: Did you hear that Mr. Chairman?

Mr. Beggs: Yes do we have a second?

Mr. Decker: I'll second.

Mr. Beggs: Did you put a motion on this one?

Mr. Carlson: Yes for you.

Mr. Beggs: Can we do these as the same time or separate them?

Mr. Jones: We can do them at the same time?

Mr. Roffman: (*inaudible*)

Mr. Beggs: I will add to that motion that we elect Jim Carlson as the Vice-Chairman as well.

Mr. Decker: I'll second

Mr. Beggs: Vote please.

Mr. Jones: Duane Jackson?

Mr. Jackson: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve.

Final Vote: 5/0/0 Approve; Mark Beggs as Chairman and Jim Carlson as Vice-Chairman

Mr. Beggs: Did I miss anything?

Mr. Jones: I don't think so and I don't, do we have I cannot remember our last cases so did we have something go through the County Commission?

Mr. Beggs: Oh follow up on last months.

Mr. Jones: Yes what was last month? Who did we have last month? Oh yes we had the Third Day Farm of Rudder-Davis was approved and Rodney Wilson rezoning was also approved. Both cases went through.

Mr. Carlson: I would like to make a record for the minutes that the outstanding job our staff has done and Kipp how good you have taken over it made it such a smooth transition.

Mr. Jones: Thank you I am relying on Debbie so it's all Debbie.

Mr. Carlson: You're lucky you have her; you have done a tremendous job.

Mr. Beggs: I second that.

Mr. Carlson: I thought that was some big shoes you stepped into you have done an excellent job.

Mr. Jones: Thank you.

Mr. Beggs: Yes, we appreciate all the work you do.

Mr. Jones: Well you guys have been great.

Mr. Beggs: Makes it easy for us.

Mr. Carlson: Makes it very smooth for us. It's a lot of work, I just this and read it over, I think it's a good job.

Mr. Decker: I think he is pitching for the Inspector's job, you've got advertised.

Mr. Carlson: No I don't need any more work.

Mr. Beggs: I will entertain a motion to adjourn.

Mr. Decker: Motion to adjourn.

Mr. Beggs: Second?

Mr. Rhodus: Second.

Mr. Beggs: All in favor?

All: Aye.

Mr. Beggs: Meeting is adjourned.

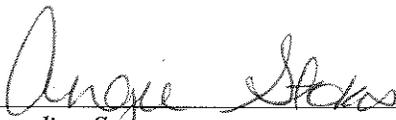
Meeting Adjourned



Vice Chairman, Planning & Zoning Commission



Secretary, Planning & Zoning Commission



Recording Secretary