



ROLL CALL:

_____ Louis Reed	_____ Brandon Livingston	_____ Rob Pearce
_____ Brent Rodina	_____ Karen Harris	_____ Kenneth Stottlemire
_____ Scott Hornbuckle	_____ Donna Hines Rayson	_____ Jennifer McMahan

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: July 17, 2025 Regular Meeting

APPROVAL OF MINUTES: [click here to read the draft minutes of the JUNE 19, 2025 Regular Meeting](#)

COMMUNICATIONS:

EX PARTE COMMUNICATIONS: *An ex parte communication occurs when a board member in a quasi-judicial proceeding communicates, directly or indirectly, with any person or party in connection with a matter before the board, absent of notice and opportunity for all parties to participate. The term ex parte literally means “one-sided.”*

PUBLIC HEARING ITEMS:

1. Application #2505-0042 (Carswell) to rezone approximately 7.00 acres from the A-1, Agriculture Zone to the R-E, Residential Estate Zone. Said property to be rezoned is currently known as 2050 Haskell Road and is located on the South side of Haskell Road, approximately one (1) mile East of Iowa Road, in the Northeast Quarter (NE ¼) of Section 05, Township 18 South, Range 19 East.

[Click here to see Supporting Documents](#)

2. Application #2506-0043 (Gonzales) to rezone approximately 20.00 acres from the A-1, Agriculture District to the R-E, Residential Estate District. Said property is commonly known as 437 Sand Creek Rd. and is located on the North side of Sand Creek Rd. and West side of California Road, in the Southeast Quarter (SE ¼) of Section 13, Township 16 South, Range 17 East.

[Click here to see Supporting Documents](#)

3. Consider revocation or modification of Special Use Permit #1901-1646 (Yoder dba Great Plains Precision Rifle Range) for the operation of a firearms range and training facility in an A-1, Agriculture District. Said property is currently known as 2245 K-68 Hwy. and is located on the North side of K-68 Hwy. and East of Kentucky Road, in Section 33, Township 16 South, Range 19 East.

[Click here to see Supporting Documents](#)

NON-PUBLIC HEARING ITEMS:

1. Application #2507-0014, approval of a Small Subdivision Final Plat for Kerr's Acres. Said property is commonly known as 4334 Stafford Terrace and is located on the South side of Stafford Terrace and on the East side of Utah Road, in the Southwest Quarter (SW ¼) of Section 29, Township 15 South, Range 21 East.

[Click here to see Supporting Documents](#)

PUBLIC COMMENT SECTION: Public desiring to speak on an item not on the agenda may do so at this time. Discussion time limit shall be determined by the Chair and the Planning Commission will not take an action or discuss items at this time. Discussion shall be limited to planning and zoning issues. Items introduced under "Public Comment" may become agenda items at a later date.

GENERAL BOARD DISCUSSION:

CALENDAR: Next Planning Commission Public Hearing – **AUGUST 21, 2025** at **6:30 P.M.** in the **County Commissioners Meeting Room.**

ADJOURNMENT:

ATTENTION

For those who have not attended a Planning Commission meeting before here is the order of events.

Public Hearing Procedures.

For items on the agenda requiring a public hearing, the procedure is as follows:

1. Chair announces application.
2. Staff gives a summary presentation and recommendation.
3. Planning Commission asks Staff questions.
4. Chair opens the Public Hearing asking the applicant for a presentation. This presentation can be up to 15 minutes in length.
5. Planning Commission asks the applicant questions.
6. Chair will ask for members of the audience who wish to speak opposed or in favor of the application to come forward and make statements or ask questions.
7. The Public Hearing is closed.
8. Chair directs any questions to the appropriate individuals.
9. Planning Commission discussion.
10. Planning Commission votes.

Members of the audience should address their questions and comments to the Planning Commission.