



**BOARD OF COUNTY COMMISSIONERS LAND USE  
MEETING/PUBLIC HEARING**

**TUESDAY, MAY 27, 2025**

**MINUTES**

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**Tuesday, May 27, 2025**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Vice Chair George Teal, Abe Laydon and Kevin Van Winkle

**1. Call to Order**

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

- c. Commissioners Disclosure for Items on This Agenda

**2. Land Use Meeting Agenda Items**

**3. Public Hearing Agenda Items**

- a. Range Preliminary Plan - Project File: SB2024-048.

Mike Pesicka, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying questions.

Mr. Pesicka addressed the Board to answer the Commissioner's questions.

Ken Murphy, Engineering, addressed the Board to help answer the Commissioner's questions.

Rob Fitch, Rick Engineering, addressed the Board to further present on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.

Mr. Fitch addressed the Board to answer the Commissioner's questions.

Commissioner Van Winkle commented on this Item and asked clarifying questions.

Mr. Fitch addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

Andrea Cole, Dominion Water and Sanitation District, addressed the Board to help answer

the Commissioner's questions.

Mr. Fitch addressed the Board to help answer the Commissioner's questions.

Public Comment:

Randall Poet, Sedalia, addressed the Board to provide public comment.

Susan Poet, Sedalia, addressed the Board to provide public comment and entered an Item as an Exhibit into the record.

Commissioner Teal commented on this Item.

Commissioner Laydon asked the applicant if they were in agreement to the conditions as presented.

Mr. Fitch agreed to the conditions as presented.

Commissioner Laydon commented on this Item and asked clarifying questions.

Mr. Fitch addressed the Board to comment on this Item.

Ms. Cole addressed the Board to comment on this Item and helped answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-078

Commissioner Teal moved that the Board approve Range Preliminary Plan because it does meet all of the approval criteria with 13 Conditions as Presented- Project File: SB2024-048.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

- b. Castle View Filing 1, 2nd Amendment, Lots 1-A and 2-A - Use by Special Review - Project File: US2024-009.

Matt Jakubowski, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying questions.

Mr. Jakubowski addressed the Board to answer the Commissioner's questions.

Jeanette Bare, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Lane Gearhart, The Garrett Companies, addressed the Board to further present on this Item.

Commissioner Van Winkle commented on this Item and asked clarifying questions.  
Mr. Gearhart addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.  
Mr. Gearhart addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Public Comment: None

Commissioner Laydon asked if the applicant was in agreement to the conditions as presented.  
Mr. Gearhart agreed to the conditions as presented.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item and asked clarifying questions.  
Ms. Bare addressed the Board to comment on this Item and answer the Commissioner's questions.

Commissioner Teal commented on this Item and asked a clarifying question.  
Ms. Bare addressed the Board to answer the Commissioner's question.

Mr. Gearhart addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Mr. Gearhart addressed the Board to comment on this Item.

Ms. Bare addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Mr. Gearhart addressed the Board to comment on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Mr. Gearhart addressed the Board to answer additional questions.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-079

Commissioner Van Winkle moved that the Board approve Castle View Filing 1, 2nd Amendment, Lots 1-A and 2-A - Use by Special Review because it does meet all of the approval criteria with 9 Conditions as Presented and with concessions made by the applicant - Project File: US2024-009.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

#### **4. Adjournment**

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, June 10, 2025 @ 2:30 p.m. \*\**