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MINUTES OF THE BUCHANAN COUNTY  
PLANNING & ZONING BOARD  
PUBLIC HEARING  
DECEMBER 11, 2024

The meeting was called to order by Chairman Alfred Purcell 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, St. Joseph, Missouri 64501.

Board members Wayne Barnett, Fred Corkins, Glen Frakes, Mike Korte, Rodney Fry, Pat McLear, and Al Purcell were present for roll call and a quorum was present.

Also present were Presiding Commissioner Scott Nelson, County Commissioner Ron Hook, County Attorney Joshua Bachman, and Planning & Zoning Specialist, Rhanda Shreve.

**AGENDA**

**ITEM #1:** A request by Ron Bachman, 9 Southeast Woodview Drive, St. Joseph, MO 64507, to amend the Woodview Addition plat to make lot line adjustments to Lot 9 and Lot 10, located in Section 36, Township 57, Range 35.

1 P R O C E E D I N G S  
2 (Proceedings commenced.)

3 CHAIRMAN PURCELL: Ladies and Gentlemen, we'll  
4 call the meeting to order. Rhanda, would you please  
5 call the roll?

6 MS. SHREVE: Wayne Barnett?

7 MR. BARNETT: Here.

8 MS. SHREVE: Shirley Day?

9 (No response.)

10 MS. SHREVE: Fred Corkins?

11 MR. CORKINS: Here.

12 MS. SHREVE: Scotty Sharp?

13 (No response.)

14 MS. SHREVE: Glen Frakes?

15 MR. FRAKES: Here.

16 MS. SHREVE: Mike --

17 MR. KORTE: Korte.

18 MS. SHREVE: Korte?

19 MR. KORTE: Here.

20 MS. SHREVE: I'm going to get that. I'm going  
21 to get that. Rodney Fry?

22 MR. FRY: Here.

23 MS. SHREVE: Pat McLearn?

24 MR. McLEAR: Present.

25 MS. SHREVE: Cody Cornelius?

(No response.)

MS. SHREVE: Al Purcell?

CHAIRMAN PURCELL: Here.

MS. SHREVE: Josh Bachman?

MR. BACHMAN: Present.

MS. SHREVE: Scott Nelson?

PRESIDING COMMISSIONER NELSON: Here.

MS. SHREVE: Ron Hook?

COMMISSIONER HOOK: Yes, ma'am.

MS. SHREVE: Scott Burnham?

(No response.)

CHAIRMAN PURCELL: Thank you. The meeting --  
the notes from our November 13th meeting have been  
submitted to you. I'll ask for a motion --

MR. FRY: So moved.

CHAIRMAN PURCELL: -- to approve the minutes as  
written. Is there a second?

MR. McLEAR: (Indicating with hand.)

CHAIRMAN PURCELL: Thank you. All who approve  
the minutes, say aye.

(Unanimous aye.)

CHAIRMAN PURCELL: Those opposed?

(No response.)

THE COURT: Hearing none, the minutes from our

1 November 13th meeting have been approved.

2 Rhanda, will you please -- for the minutes,  
3 will you please tell us what we're considering this  
4 evening?

5 MS. SHREVE: Okay. A request from Ron  
6 Bachman, 9 Southeast Woodview Drive, St. Joe, Missouri  
7 64507, to amend the Woodview Addition plat to make lot  
8 line adjustments to Lot 9 and Lot 10, located in  
9 Section 36, Township 57, Range 35.

10 Also, on that same plat he's requesting to  
11 change the name of the road from Southeast Woodview  
12 Drive to one road being North Woodview Drive and the  
13 other one South Woodview Drive.

14 And, also, please note that the commissioners  
15 will have a public hearing on December 16th, 2024, at  
16 nine a.m. to consider the recommendation for the  
17 Woodview plat and street name changes.

18 CHAIRMAN PURCELL: Is there anyone here this  
19 evening representing this request?

20 MR. RON BACHMAN: I am.

21 CHAIRMAN PURCELL: Please step forward, sir.

22 MR. RON BACHMAN: Sure.

23 CHAIRMAN PURCELL: State your name and your  
24 address.

25 MR. RON BACHMAN: My name is Ron Bachman, and  
I'm at 9 Southeast Woodview Road, St. Joseph.

CHAIRMAN PURCELL: Thank you, sir. Do you  
care to discuss what you're --

MR. RON BACHMAN: Well, we have developed  
another lot and added it to the Woodview Addition, and  
that's Lot 10, and it's -- Rhanda is pointing at it.  
It's the bottom of the page there. And I have made my  
lot bigger, right in the lot lines, and extended it to  
the south a few feet and to the west about 100 feet,  
120 feet or so.

I'd like to get that approved. And Dennis  
Johnson with the fire department says he wants us to  
get the roads to where we have -- right now both of  
them are Southeast Woodview, and he says we need good  
addresses for the fire department, 911, and it needs to  
be corrected.

CHAIRMAN PURCELL: Questions?

MR. CORKINS: What changed on Lot 10? You  
just made it a little bigger?

MR. RON BACHMAN: No, it was just -- it's an  
addition to the Woodview Addition. It's a complete --  
it's new.

MR. CORKINS: Okay.

MR. JOSH BACHMAN: And, Mr. Bachman, correct  
me if I'm wrong, but it's my understanding from the

1 review of the notes and my own memory, that in April of  
2 last year the board actually approved the addition of  
3 Lot 10, but for whatever reason, it ended up with a bit  
4 of a dog ear in that northwest corner.  
5 MR. RON BACHMAN: Yes.  
6 MR. JOSH BACHMAN: And so the one thing we're  
7 doing with Lot 10 this evening is squaring it up. So  
8 that Lot 10 was previously added, I believe it was  
9 April of '23 --  
10 MR. CORKINS: Okay.  
11 MR. JOSH BACHMAN: -- when Mr. Bachman came in  
12 front of the board.  
13 MR. RON BACHMAN: There is an easement through  
14 there, and somehow in the drawing, it cut the corner  
15 off where the easement was. It took about 20 foot off  
16 of each side of it, and we just wanted to get it  
17 included into the full lot.  
18 MR. BARNETT: And the easement will still  
19 stay; right?  
20 MR. RON BACHMAN: No, the easement, it's a --  
21 MR. FRAKES: Well, the easement will go  
22 through that lot now.  
23 MR. RON BACHMAN: Yeah. It's that corner --  
24 MR. CORKINS: It goes through a couple other  
25 lots too; right?  
MR. RON BACHMAN: -- about 20 feet on each line  
and it cuts across there.  
MR. BARNETT: What is that easement for?  
MR. RON BACHMAN: There's power lines that go  
through there.  
MR. BARNETT: The power? Okay.  
MR. RON BACHMAN: And it's overhead heavy-duty  
power lines, and it's 75 foot from center line of the  
lines, which makes it a 150-foot wide easement.  
MR. BARNETT: Okay.  
MR. RON BACHMAN: Which takes a pretty good  
swath out of it. But it's -- the other lots, you know,  
the easement goes across all the other lots, and I  
don't -- I've talked to the surveyor, and he says I  
don't even know how that happened that it got drawn up  
that way.  
MR. KORTE: Question I have that the one lot  
that's going to be made bigger, so then that leaves a  
smaller lot. Will you build and develop on that lot  
or what --  
MR. RON BACHMAN: No.  
MR. KORTE: Okay.  
MR. RON BACHMAN: We'll just increase the size  
of it.  
MR. KORTE: Okay.

1 MR. RON BACHMAN: And that will be the last  
lot we produce.

2 MR. KORTE: Okay.

3 MR. CORKINS: You live on Lot 9?

4 MR. RON BACHMAN: Yes, I live on Lot 9.

5 CHAIRMAN PURCELL: Other questions?  
(No response.)

6 CHAIRMAN PURCELL: Hearing none, is there  
anyone in opposition to this request?  
(No response.)

7 CHAIRMAN PURCELL: Hearing none, we will close  
the meeting and ask for roll call.

8 MS. SHREVE: Wayne Barnett?

9 MR. BARNETT: Yes, I don't see a problem with  
that.

10 MS. SHREVE: Fred Corkins?

11 MR. CORKINS: Yes, best use.

12 MS. SHREVE: Scotty Sharp? Oh, sorry, he's  
not here. Glen Frakes?

13 MR. FRAKES: Yes, best use.

14 MS. SHREVE: Mike Korte?

15 MR. KORTE: Yes, best use.

16 MS. SHREVE: Rodney Fry?

17 MR. FRY: Yes, best use.

18 MS. SHREVE: Pat McLearn?

19 MR. McLEAR: Yes, best use.

20 MS. SHREVE: Mr. Purcell?

21 CHAIRMAN PURCELL: Yes, best use. It's been  
approved, Mr. Bachman.

22 MR. RON BACHMAN: Okay, thank you, and I want  
to thank you all for coming in tonight. I know they  
said you might have trouble with not much going on, and  
Christmas, December-time it might be hard to get, but I  
do appreciate you all coming.

23 CHAIRMAN PURCELL: Thank you. Merry Christmas  
to you.

24 COMMISSIONER HOOK: Rhanda, you have up there  
North Woodview Road.

25 MR. JOSH BACHMAN: Yes, that is Woodview Road.

MS. SHREVE: This one?

21 COMMISSIONER HOOK: But it's going to be  
Woodview Drive?

22 MR. JOSH BACHMAN: No.

23 MS. SHREVE: No.

24 MR. JOSH BACHMAN: Okay, it's going to be  
Road.

25 COMMISSIONER HOOK: You said Drive.

MS. SHREVE: Oh, I'm sorry.

COMMISSIONER HOOK: That's why -- it said Road  
up there, and you said Drive, and I just wanted to make

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sure.  
MR. JOSH BACHMAN: Yeah, it's going to be  
North Woodview Road and South Woodview Road.  
COMMISSIONER HOOK: Okay.  
MR. CORKINS: Did she give you one of these?  
COMMISSIONER HOOK: Yeah, yeah.  
MR. CORKINS: Okay.  
CHAIRMAN PURCELL: Motion to adjourn the  
meeting?  
MR. KORTE: So moved.  
CHAIRMAN PURCELL: So moved. Second?  
MR. FRAKES: Second.  
CHAIRMAN PURCELL: All that support adjourning  
the meeting, say aye.  
(Unanimous aye.)  
CHAIRMAN PURCELL: Meeting adjourned.  
(The meeting was adjourned.)

REPORTER'S CERTIFICATE

STATE OF MISSOURI            )  
  )  
COUNTY OF BUCHANAN        )

I, Karen J. Lyman, Certified Court Reporter of the State of Missouri, do hereby certify that I appeared at the time and place first hereinbefore set forth, that said proceedings were taken before me and thereafter transcribed into typewriting under my direction and supervision; and I hereby certify that the foregoing transcript of proceedings is a true and correct transcript of my shorthand notes.

I further certify that I am neither counsel, nor related to any party to said action, nor otherwise interested in the outcome thereof.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my seal this 13th day of November, 2024.



Karen J. Lyman, CCR #395