



**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
*Regular Meeting*

**6/10/2020**  
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**ITEM I: CALL TO ORDER**

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on June 10, 2020 via video conference of the Commissioners because of the social distancing order due to the COVID-19 pandemic.
  
- The meeting was called to order at 6:33 PM by Chair Debbie Saffell.

**ITEM II: ROLL CALL**

- *Present: Paul Loving*
- *Present: Elijah Greene*
- *Present: Craig Shelton*
- *Present: Debbie Saffell*
- *Present: Scott Shafer*
- *Present: Bob Headley (BOA Liaison)*
- *Absent: Kevin Browning*
- *Absent: Justin Tyson*
- ***There was a quorum***

**ITEM III: APPROVAL OF MINUTES**

- Commissioner Greene motioned to approve the minutes from the May 13, 2020 regular meeting; the motion was seconded by Commissioner Shafer. The Commission approved the minutes by vote 5-0.

**ITEM IV: ACTION ITEMS**

- **FINAL PLAT -ROSEWOOD HILLS 10<sup>th</sup> PLAT-** L&B Development – 42 lots and Tract F – Approximately 22 acres – Zoning: District R-1 (Single Family Residential)
- Director Trosen presented the staff report. Staff recommends approval of the final plat for Rosewood Hills 10<sup>th</sup> Plat.
- Commissioner Greene asked if there were any changes from the preliminary plat that was approved. City Engineer Tuttle stated the only change was that a drainage easement was added at his request. Director Trosen said there were no other changes and that the final plat is like the preliminary plat.

**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Debbie Saffell  
Scott Shafer  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Kevin Browning  
Justin Tyson

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer



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- Commissioner Shelton asked if Tract F is to be reserved for storm water run-off. City Engineer Tuttle responded yes. There will be a detention basin.
- Commissioner Loving asked what the reason is for including the deed restrictions. Director Trosen responded that the ordinance requires a developer to submit the document.
- Commissioner Loving said where does that play a role for the city in the enforcement of the deed restrictions. Director Trosen stated that the city does not administer or enforce the restrictions.
- Commissioner Greene asked if Tract F will need to mow. City Engineer said that is where the basin will go and that the HOA will need to maintain the grass.
- Commissioner Shelton asked about development timeframe. City Engineer Tuttle said they box culver is installed and needs to be back filled. Once that is complete, they can start installing infrastructure. City Engineer said they have all permits.
- Commissioner Shelton made a motion to approve Rosewood Hills 10<sup>th</sup> plat. Commissioner Loving second the motion. The motion passed by a vote of 5 to 0.
- **FINAL (MINOR) PLAT-ROSEWOOD HILLS 9<sup>th</sup> PLAT, PHASE A, TRACT C1** – L&B Development and Rosewood Hills HOA – Dedication of additional right-of-way for a permanent cul-de-sac.
- Director Trosen presented the staff. Staff recommends approval of the final (minor) plat for Rosewood Hill 9<sup>th</sup> plat, Phase A, Tract C1.
- Commissioner Shelton asked that there is a curb inside the temporary cul-de-sac; will that curb be removed and a permanent curb around the temporary cul-de-sac. City Engineer Tuttle said that is correct and it would look like a regular cul-de-sac.
- Commissioner Shelton made a motion to approve the final (minor) plat of Rosewood Hills 9<sup>th</sup> Plat, Phase A, Tract C1. Commissioner Shafer second the motion. The motion passed by a vote of 5 to 0.

**ITEM V: PREVIOUS BUSINESS**

- None

**ITEM VI: NEW BUSINESS**

- Chair Saffell stated that she would like to talk to the Commission about voicing comments and opinions on social media. She reminded everyone that although we are citizens of the city and this nation and have the right to speak out social media, we also have a responsibility and obligation as members of the Planning and Zoning Commission. Chair Saffell shared the City's Elected Officials Operating Guidelines and read sections from the guidelines.

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**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Debbie Saffell  
Scott Shafer  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Kevin Browning  
Justin Tyson

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer



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- There was discussion among the Commissioners.
- Chair Saffell stated that instead of talking about individual circumstances that she would provide her cell phone and that these one-on-one conversations can take place off-line.

**ITEM VII: ADJOURNMENT**

- Commissioner Shafer motioned to adjourn the meeting. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

*-The Regular Meeting Adjourned at 7:20 PM-*

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**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Debbie Saffell  
Scott Shafer  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Kevin Browning  
Justin Tyson

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer