



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

**10/13/2021**  
*Page 1 of 4*

**ITEM I: CALL TO ORDER**

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on October 13, 2021 in the Council Chambers at City Hall.
  
- The meeting was called to order at 6:30 PM by Vice Chairman Justin Tyson.

**ITEM II: ROLL CALL**

- *Present: Scott Shafer*
- *Present: Jim Hofstetter*
- *Present: Justin Tyson*
- *Present: Elijah Greene (Arrived at 6:34PM)*
- *Present: Debbie Saffell*
- *Absent: Kevin Browning*
- *Absent: Craig Shelton*
- *Present: Bob Headley (BOA Liaison)*
- ***There was a quorum.***

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Shafer motioned to approve the minutes from the September 8, 2021 regular meeting. Commissioner Hofstetter second the motion. The Commission approved the minutes by a vote of 4 to 0.

**ITEM V: PUBLIC HEARINGS**

1. **Cool Breeze Consultants LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to approximately 12-acre tract of land that is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that this tract be shown as Commercial/Retail. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.

**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Debbie Saffell  
Elijah Greene  
Bob Headley BOA Liaison

**Commissioners Absent**

Craig Shelton  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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

**10/13/2021**  
*Page 2 of 4*

2. **Cool Breeze Consultants LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on approximately 12 acres that is generally east of NW Pamela Blvd, north of Jefferson Street and west of NW Valley Ridge Drive. The proposed use of land is for an RV Sales and Service Center. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
- Vice Chair Tyson stated that since items #1 and #2 are the same applicant and involve the same property than if there are no objections, the Public Hearing for both #1 and #2 are open.
  - Director Trosen presented the staff report for #1 pertaining to the request to amend the City's Comprehensive Plan Future Land Use Map from Business Park to Commercial/Retail. Staff concludes that the request meets the four factors outlined in the City's zoning regulations and recommends Approval.
  - Director Trosen presented the staff report for #2 pertaining to the request to rezone 11.93 acres from District M-1 (Light Industrial) to District C-2 (General Business). The proposed land use is for an RV sales and Service Center. If the proposed amendment to the Future Land Use Map is recommended for approval, then the rezoning recommendation would be consistent with the Comprehensive Plan. Staff recommends Approval.
  - Commissioner Hofstetter made a motion to close the public hearing pertaining to items #1 and #2. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 5 to 0.
3. **Zoning Regulation – Garages and Accessory Structures.** A Resolution recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by allowing these structures to be larger on larger residential zone lots.
- Director Trosen presented the Staff Report regarding this request. He stated that this is the suggested changes to the zoning regulations that were discussed with the Commission at their meeting last month pertaining to garages/accessory buildings. Staff is requesting that the Commission approve Resolution 2021-01 which is a recommendation to the Board of Aldermen to make these changes to the zoning regulations.
  - Commissioner Shafer made a motion to close the public hearing. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

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**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Debbie Saffell  
Elijah Greene  
Bob Headley BOA Liaison

**Commissioners Absent**

Craig Shelton  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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

**10/13/2021**  
*Page 3 of 4*

**ITEM VI: ACTION ITEMS**

1. **Cool Breeze Consultants LLC.** Requesting an amendment to the City’s Comprehensive Plan Future Land Use Map pertaining to approximately 12-acre tract of land that is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that this tract be shown as Commercial/Retail. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
  - Commissioner Shafer made a motion to recommend approval to the Board of Aldermen on Cool Breeze Consultants LLC request to amend the City’s Future Land Use Map in the Comprehensive Plan to Commercial/Retail on the approximate 12-acre tract of land. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 5 to 0.
  
2. **Cool Breeze Consultants LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on approximately 12 acres that is generally east of NW Pamela Blvd, north of Jefferson Street and west of NW Valley Ridge Drive. The proposed use of land is for an RV Sales and Service Center. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
  - Commissioner Shafer made a motion to recommend approval to the Board of Aldermen on Cool Breeze Consultants LLC request to change the zoning from District M-1 (Light Industrial) to District C-2 (General Business) on the approximate 12-acre tract. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.
  
3. **Resolution 2021-01 - Zoning Regulation – Garages and Accessory Structures.** A Resolution recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by allowing these structures to be larger on larger residential zone lots.
  - Commissioner Hofstetter made a motion to approve Resolution 2021-01. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 5 to 0.

**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Debbie Saffell  
Elijah Greene  
Bob Headley BOA Liaison

**Commissioners Absent**

Craig Shelton  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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

**10/13/2021**  
*Page 4 of 4*

4. **Final Plat – East Kansas City Industrial Park – 16<sup>th</sup> Plat** – Requesting approval of the final plat that consists of 14 lots and Tract A and containing approximately 35 acres. The plat is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive.
- Director Trosen presented the Staff Report. He compared the approved preliminary plat to the proposed final plat. He noted that Lot 43 is the 12-acre lot that has been referenced tonight with the Comprehensive Plan Amendment and the Rezoning. Staff recommends Approval.
  - Vice Chair Tyson stated that basically the only change is the configuration of the street and combining a few lots to make the 12-acre lot. Trosen responded yes. City Engineer Tuttle stated that we prefer this street alignment especially for truck traffic.
  - Commissioner Shafer made a motion to recommend approval to the Board of Aldermen on the Final Plat. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

**ITEM VII: PREVIOUS BUSINESS**

- None

**ITEM VIII: NEW BUSINESS**

- Commissioner Shafer stated that he was asked by a neighbor what was the City requirement on streetlights in new subdivisions. City Engineer Tuttle responded that we do require streetlights and space them 300 feet apart or it might be a little more or less so it doesn't end up in the middle of a driveway. Tuttle stated that the City leases streetlights from Evergy but charges the Developer the installation cost and 10-year return for the cost of the city to lease the light. Tuttle does not know if Evergy plans to replace wood poles or if City needs to make request.

**ITEM IX: ADJOURNMENT**

- Commissioner Shafer made a motion 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 7:01 PM-***

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**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Debbie Saffell  
Elijah Greene  
Bob Headley BOA Liaison

**Commissioners Absent**

Craig Shelton  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer