



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

**11/10/2021**  
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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 November 10, 2021 in the Council Chambers at City Hall.
  
- The meeting was called to order at 6:31 PM by Chairman Craig Shelton.

**ITEM II: ROLL CALL**

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

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Tyson motioned to approve the minutes from the October 13, 2021 regular meeting. Commissioner Shafer second the motion. The Commission approved the minutes by a vote of 4 to 0.

**ITEM V: PUBLIC HEARINGS**

1. **Hookers Towing** - Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre lot is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane and is legally described as Lot 3 of James Rollo Business Park – 1<sup>st</sup> Plat lying in Section 35, Township 49, Range 30, Grain Valley, Missouri aka 511 NE James Rollo Drive.
- Director Trosen presented the Staff report. Staff recommends approval of the Conditional Use Permit for a Vehicle Tow Yard subject to the following conditions:

**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Craig Shelton  
Bob Headley BOA Liaison

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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- 1) The Conditional Use Permit will expire in 3 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the tow yard on this property, the applicant will need to apply for a new conditional use permit at that time.
  - 2) The applicant shall install an opaque, sight-obscuring eight (8) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, replacing the existing chain link fence, shielding view of the tow yard from street.
  - 3) The applicant shall plant evergreen trees every two feet from center of tree within the limited grass areas. The evergreen trees must have a minimum height of 5 feet when planted.
- Commissioner Tyson asked if the City had any plans to pave the road (James Rollo Lane)? Director Trosen responded not to his knowledge.
  - Commissioner Tyson asked if there were any drainage issues having a gravel road versus a paved road? City Engineer Tuttle stated not to his knowledge and he has not received any complaints. Tyson said with wrecked cars there is fluid, and the fluid goes straight down. Tuttle said that all the drainage goes to the ditch next to railroad tracks and then to Sni-A-Bar Creek. Tyson asked if there have been any studies to look at this property for water run-off or toxic chemicals going into ditches and should we be concerned with that. Tuttle stated that is a part of the City's Stormwater Permit to look at those things. The City does annual inspections of the creeks because those types of fluids will float on the surface. The City will track the source and stop it.
  - Lance Schefers stated that he owns two properties to the west with Jeff Butler known as Roofers Properties LLC and he had a couple of questions. He said there is a drainage ditch between his property and this property. Are 35 cars too much for that size of property? Is there a fence on the west side? Trosen responded that there is a chain link fence? Schefers asked if a privacy fence is required on the west side. Trosen responded that since the zoning is the same as the property no privacy fence is required. The privacy fence would only be required to adjacent properties if the zoning was different. So, the answer is no.

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**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Craig Shelton  
Bob Headley BOA Liaison

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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- Commissioner Tyson asked if there was a requirement in the ordinance regarding vehicles being parked on hard surfaces. Trosen responded that areas in front of the buildings are paved and these are the areas where the cars will be parked.
- Jessica Crossco stated that she was representing Hookers Towing. The owner, Andrew Langer, had another commitment. The 35 cars would be stored on the paved areas and inside the buildings. More than likely, we will probably never have that many vehicles there since vehicles will be moved in and out after reviewed for insurance purposes.
- Jessica stated that there is currently a chain link fence around the perimeter of the property. Andrew agrees with the condition to have the opaque, sight-obscuring eight-foot fence along the front. Tyson asked if there will be cars parked between the buildings and the chain link fence on the west side that adjoins Lance’s property? Jessica responded no because this area is mulched and grass.
- Chair Shelton asked if the owner of the business would be willing to discuss planting evergreens along the west side of property? Jessica responded that he would be open to that idea.
- Commissioner Shafer said it is my understanding that you own two towing lots in Independence. Jessica said they only own one on 40 Highway. Shafer asked if the City of Independence requires any permit or EPA standard regarding drainage of fluids? Jessica said no. She said that they tow for the City and they come out and do an Annual Inspection and audit. The City has not had an issue with drainage and neither has the EPA.
- There was discussion regarding salvage yards and the permitting with the EPA.
- Commissioner Hofstetter made a motion to close the public hearing. Commissioner Shafer second the motion. The motion was approved by a vote of 4 to 0.

**ITEM VI: ACTION ITEMS**

- 1) **Hookers Towing** - Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre lot is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane and is legally described as Lot 3

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**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Craig Shelton  
Bob Headley BOA Liaison

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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of James Rollo Business Park – 1<sup>st</sup> Plat lying in Section 35, Township 49, Range 30, Grain Valley, Missouri aka 511 NE James Rollo Drive.

- Commissioner Shafer made a motion to recommend approval to the Board of Alderman the Conditional Use Permit for a Tow Yard subject to the three conditions provided by Staff and adding a fourth condition:
- 4) The applicant shall provide to Staff before operating the tow yard either a letter stating that a tow yard is exempt or provide a National Pollutant Discharge Elimination System (NPDES) Permit from Missouri Department of Natural Resources. This would be a site-specific permit.

Commissioner Tyson second the motion. The Commission approved the motion by a vote of 4 to 0.

2) **Final Development Plan/Final Plat**- Requesting Final Development Plan and Final Plat Approval for Greystone Plaza 2<sup>nd</sup> Plat. Within the proposed development, approximately 5.18 acres is zoned District R-3p (Multi-Family Residential District-Planned Overlay District) and approximately 1.59 acres is zoned District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The Final Plat is a replat of Tract A, Greystone Plaza, a subdivision in Grain Valley to Greystone Plaza 2<sup>nd</sup> Plat, Lots 1, 2, and Tract A.

- Director Trosen presented the Staff Report. The final development plan is identical to the preliminary development plan and complies with the requirements of the City’s land use regulations. The final plat, Greystone Plaza, 2<sup>nd</sup> Plat, meets all requirements of the City’s subdivision regulations. Staff recommends approval.
- Commissioner Tyson made a motion to recommend approval of the final development plan and final plat for Greystone Plaza 2<sup>nd</sup> Plat. Commissioner Hofstetter second the motion. The motion was approved by a vote of 4 to 0.

**ITEM VII: PREVIOUS BUSINESS**  
**5) None**

**Commissioners Present**

Justin Tyson  
 Jim Hofstetter  
 Scott Shafer  
 Craig Shelton  
 Bob Headley BOA Liaison

**Commissioners Absent**

Debbie Saffell  
 Kevin Browning  
 Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
 Dick Tuttle – City Engineer



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**ITEM VIII: NEW BUSINESS**

6) None

**ITEM IX: ADJOURNMENT**

- Commissioner Hofstetter made a motion to adjourn the meeting. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 4 to 0.

*-The Regular Meeting Adjourned at 7:05 PM-*

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**Commissioners Present**

Justin Tyson  
Jim Hofstetter  
Scott Shafer  
Craig Shelton  
Bob Headley BOA Liaison

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer