



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

2/8/2023  
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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 February 8, 2023 in the Council Chambers at City Hall.
  
- The meeting was called to order at 6:33 PM by Chair Craig Shelton.

**ITEM II: ROLL CALL**

- *Present: Debbie Saffell*
- *Present: Justin Tyson*
- *Present: Craig Shelton*
- *Present: Jayci Stratton*
- *Present: Chris Bamman*
- *Absent: Elijah Greene*
- *Absent: Scott Shafer*
- *Present: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: RECOGNITION OF KEVIN BROWNING**

- Chair Shelton presented Kevin Browning with a Certificate of Appreciation for his 17 years serving as a member on the Planning and Zoning Commission. The Commission is grateful for his dedication and commitment to serving this community.

**ITEM V: APPROVAL OF MINUTES**

- Commissioner Tyson motioned to approve minutes from the January 11, 2023 meeting. Commissioner Saffell second the motion. The motion was approved by a vote of 5 to 0.
  
- Commissioner Saffell stated that the January 17, 2023 minutes were labeled Regular Meeting instead of Joint Workshop. With that revision, Commissioner Tyson motioned to approve minutes from the January 17, 2023 joint workshop. Commissioner Bamman second the motion. The motion was approved by a vote of 5 to 0.

**Commissioners Present**

Craig Shelton  
Justin Tyson  
Debbie Saffell  
Jayci Stratton  
Chris Bamman  
Rick Knox BOA Liaison

**Commissioners Absent**

Scott Shafer  
Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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ITEM VI: PUBLIC HEARINGS

1. **COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT - JAC'D**

**LLC** Requesting an amendment to the City’s Comprehensive Plan Future Land Use Map pertaining to an 11.5-acre tract of land that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The Future Land Use Map shows this tract as Single Family. The map amendment requests that this tract be shown as Business Park (Industrial). This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

- Director Trosen presented the Staff Report. Staff recommends approval.
- Steve Warger, 6127 NW Pine Ridge Circle, Parkville Missouri, introduced himself as the project engineer and said that the property owners/ developers are also here tonight. He said that they are in favor of the Staff Report.
- Commissioner Bamman asked about the two ponds. Mr. Warger responded that the smaller one on the east side of the property is used for stormwater detention basin and will remain. The larger one on the west side was a borrow area for the Price Chopper and Theatre developments. This water area will be drained and filled. Mr. Warger stated that they are submitting to FEMA a CLOMR-F, Conditional Letter Of Map Revision based on Fill which is necessary to fill in the borrow area since it is in the floodplain area.
- Commissioner Tyson asked what type of barrier there will be between the residential and industrial area. Mr. Warger responded that it is required to have a six-foot-high solid fence with landscaping. In addition, they are possibly looking at adding a berm in addition to the fence.
- Chair Shelton asked regarding the businesses moving into the buildings and if they are all in Grain Valley already. Mr. Warger responded that ICON is located on Harris Street in Grain Valley but Tandem Paving would be moving from Blue Springs. This would leave two buildings for additional business.
- Chair Shelton asked Staff if there are any conflicts with changing the future land use map since we are in the process of updating the Comprehensive Plan or creating

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greenspace. Director Trosen responded that he did not think there would be a conflict and that he thinks this change in the land use is the best future land use given its location with the FEMA floodplain designation. He also didn't see the need for additional greenspace in the area since you have a 25-acre park north of this area.

- Commissioner Stratton asked that the City recently approved a development that was required to build a trail along Buckner Tarsney Road and east along the creek toward this area. City Engineer Tuttle said that the trail will run along the creek and connect to this development. Tuttle said that at the northeast corner of the property is a designated wetland area that will remain undisturbed.
- Commissioner Bamman made a motion to close the public hearing. Commissioner Tyson second the motion. The motion was approved by a vote of 5 to 0.

## 2. **REZONING AND PRELIMINARY DEVELOPMENT PLAN APPROVAL-JAC'D**

**LLC.** Requesting a change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential -Planned Overlay District) on 4.83 acres and from District R-1 (Single Family Residential) to District M-1P (Light Industrial – Planned Overlay District) on 11.44 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The proposed use of land for the R-1P is 51 single family residential lots. The proposed use of land for the M-1P will be four industrial buildings each containing 11,200 square feet. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

- Director Trosen presented the Staff Report. Staff recommends approval of the rezoning and approval of the Preliminary Development Plan.
- Chair Shelton asked what type of flexibility is being given regarding the M-1 zoning requirements. Director Trosen said the applicant is able to build 4 buildings on one lot instead of dividing the property up into four lots with a building on each lot. In regard to the single-family, the developer is requesting flexibility in the minimum lot area and minimum building setback requirements.
- Commissioner Tyson asked what about parking. Steve Warger introduced himself again and said the parking will be in the front and a garage will be provided.

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Rick Knox BOA Liaison

**Commissioners Absent**

Scott Shafer  
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- Commissioner Stratton asked if there are any limits for parking on the street. Mr. Warger said that the units will have garages. The width of the streets will allow parking on both sides and one lane of traffic. Stratton asked about the speed limit. City Engineer Tuttle stated that the speed limit is 25 mph unless otherwise posted which is approved by the Board of Aldermen.
- Commissioner Tyson asked if this area would be a part of the existing HOA. Mr. Warger stated that it would have its own HOA.
- Commissioner Shelton asked about the landscaping in addition to the fence. Mr. Warger said that they are committed to planting the trees on the drawing. Mr. Warger said that he is sure that Staff will hold them to construct improvements shown on the plan.
- Alderman Knox asked if they plan to build houses six feet apart. Mr. Warger responded yes. Mr. Knox responded that he had a problem with that. Alderman asked if this development is required to have sidewalks. City Engineer Tuttle said yes and it would be placed at the back of the curb. The concern was raised about parking in the driveway with a 20-foot setback and the sidewalk. However, it was pointed out that there is 11 feet of right-of-way from the back of the curb to the property line and then another proposed 20 foot front yard setback.
- Commissioner Tyson made a motion to close the public hearing. Commissioner Saffell second the motion. The motion was approved by a vote of 5 to 0.

#### ITEM VII: ACTION ITEMS

1. **COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT - JAC'D LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to an 11.5-acre tract of land that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The Future Land Use Map shows this tract as Single Family. The map amendment requests that this tract be shown as Business Park (Industrial). This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

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- Commissioner Tyson made a motion to approve as written. Commissioner Bamman seconded the motion. The Commission approved the motion by a vote of 5 to 0.

**2. REZONING AND PRELIMINARY DEVELOPMENT PLAN APPROVAL-JAC'D**

**LLC.** Requesting a change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential -Planned Overlay District) on 4.83 acres and from District R-1 (Single Family Residential) to District M-1P (Light Industrial – Planned Overlay District) on 11.44 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The proposed use of land for the R-1P is 51 single family residential lots. The proposed use of land for the M-1P will be four industrial buildings each containing 11,200 square feet. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

- Commissioner Tyson made a motion to approve the rezoning and preliminary development plan as written. Commissioner Saffell seconded the motion. The Commission approved the motion by a vote of 5 to 0.

**3. PRELIMINARY PLAT – CREEKSIDE VILLAGE 4<sup>th</sup> PLAT** – Requesting approval of the preliminary plat for Creekside Village – 4<sup>th</sup> Plat consisting of 51 single family residential lots and one lot containing four office/industrial use buildings on 16.27 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

- Director Trosen presented the Staff Report. Trosen stated that this approval authorizes the developer to move forward with engineering design. Staff recommends approval.
- Commissioner Tyson made a motion to approve the preliminary plat with the condition that a 15 foot easement be added to the preliminary plat centered on the existing sanitary sewer. Commissioner Stratton seconded the motion. The Commission approved the motion by a vote of 5 to 0.

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**ITEM VIII: PREVIOUS BUSINESS**

1) Election of Officers

- Chairperson
- Vice Chairperson
- Secretary

- Commissioner Stratton made a motion that the Officers remain the same; Shelton as the Chairperson, Tyson as the Vice Chairperson and Saffell as the Secretary. Commissioner Bamman seconded the motion. The motion was approved by a vote of 5 to 0.

**ITEM IX: NEW BUSINESS**

- Director Trosen announced that Public Workshop for the Comprehensive Plan Update and Parks and Recreation Master Plan is scheduled for 6:30PM on Tuesday, February 28, 2023 at the Sni-A-Bar Elementary School on SW Eagles Parkway.

**ITEM X: ADJOURNMENT**

- Commissioner Saffell made a motion to adjourn the meeting. Commissioner Tyson second the motion. The Commission approved the motion by a vote of 5 to 0.

***-The Regular Meeting Adjourned at 7:36 PM-***

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**Commissioners Absent**

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