



**PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA  
August 9, 2023, at 6:30 P.M.  
OPEN TO THE PUBLIC**

*Located in Grain Valley City Hall – Council Chambers  
711 Main Street – Grain Valley, Missouri*

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**ITEM I: CALL TO ORDER**

**ITEM II: ROLL CALL**

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- July 12, 2023 Regular Meeting

**ITEM V: CITIZEN PARTICIPATION**

- Citizens are asked to please limit their comments to two (2) minutes.

**ITEM VI: PUBLIC HEARINGS**

1. Resolution 2023-01 recommending to the Board of Aldermen that Title IV of the Code of Ordinances be amended in Chapter 425 by removing Medical Marijuana Facilities and changing it to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.
2. A Resolution 2023-02 adopting the Grain Valley Comprehensive Plan 2050 that will serve as a guide for future growth and development of the city and outlines the vision of future land use, housing, economic development, transportation, and utilities. The adoption of the Comprehensive Plan is in accordance with Section 89.340 of the Missouri Revised Statutes.

Click on this link to review Draft Plan:

[Grain Valley Comprehensive Plan](#)





**ITEM VII: ACTION ITEMS**

1. A Resolution 2023-01 recommending to the Board of Aldermen that Title IV of the Code of Ordinances be amended in Chapter 425 by removing Medical Marijuana Facilities and changing it to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.
2. A Resolution 2023-02 adopting the Grain Valley Comprehensive Plan 2050 that will serve as a guide for future growth and development of the city and outlines the vision of future land use, housing, economic development, transportation, and utilities. The adoption of the Comprehensive Plan is in accordance with Section 89.340 of the Missouri Revised Statutes.

**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- None

**ITEM X: ADJOURNMENT**

**PLEASE NOTE**

*The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on September 13, 2023, at 6:30 pm.*

PEOPLE REQUIRING ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.



**City of Grain Valley**  
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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 July 12, 2023 in the Council Chambers at City Hall.
  
- The meeting was called to order at 6:32 PM by Chair Craig Shelton.

**ITEM II: ROLL CALL**

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

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Shafer motioned to approve minutes from the June 14, 2023, meeting. Commissioner Tyson seconded the motion. The motion was approved by a vote of 7 to 0.

**ITEM V: CITIZEN PARTICIPATION**

- Chair Shelton stated that if anyone in the audience is here to discuss the item under new business pertaining to parking in the rear yard, this would be the time to come forward and address the Commission.
  
- Brian Schowengerdt – 780 E. Ryan Road – He said that he was here last month and spoke in opposition to regulating parking in the rear yard. He said that he does not think the City has the right or should they be involved in what goes on in his backyard unless it is a health and safety issue. He said there should be less government involvement instead of

**Commissioners Present**

Craig Shelton  
Justin Tyson  
Scott Shafer  
Jayci Stratton  
Chris Bamman  
Debbie Saffell  
Elijah Greene  
Rick Knox BOA Liaison

**Commissioners Absent**

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer  
Ryan Head – City Attorney



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more. It is not a city level decision on what I can park in my backyard.

- Andrea McHardie – 616 SW Cross Creek Drive – I have been a resident for almost 6 years. I am opposed to the ordinance because we already have many ordinances that are not being enforced. I have sent notices of parking violations that when I look at other properties are not being enforced. If we are going to have ordinances, then they need to be equally enforced. You can drive around and see RVs parked on side yards and weeds growing. We pay higher taxes than any other city in Missouri. We have kids driving UTV and no ordinance being enforced. I should be allowed to park whatever I want in my backyard.
- Carol Povolish – 606 SW Muriel Drive – I am against what you guys are trying to push through. We park a pop-up camper in the rear yard on a gravel pad. I am against what you are trying to decide.
- Jason Stalinsk – 1318 W. Ryan Road – I am also opposed to proposed regulation. My wife and I purchased 1318 Ryan Road which has some space. We moved out of Blue Springs to get more space. I put the garage back there. I have a trailer and a boat that I park in the backyard. If you keep property up, you should be able to do whatever you want. I moved out of the neighborhood with an HOA. There are other issues that can be delt with in the city.
- Derk Hawks – 1400 W. Ryan Road – I live on Ryan Road. My family moved here in 1998. We have almost a 2-acre lot. We built a garage to put our stuff into. I am opposed to changing the ordinance. I store camper in the backyard. It would be difficult for me to build a pad because of the Ryan Road ditch. I cannot get a concrete truck in the backyard because of the ditch. He does not know how he can accommodate with the way the road is constructed. I walked my dog and saw a truck with two flat tires and an expired license, and nothing had been done.
- Mike Walker – 1008 NW Long Drive – I live in Valley Hills. You are going to have more cars parked on the street. Parking my vehicle on the street is going to be a bigger problem than me parking it behind the fence. It will lead to more property damage if

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Craig Shelton  
Justin Tyson  
Scott Shafer  
Jayci Stratton  
Chris Bamman  
Debbie Saffell  
Elijah Greene  
Rick Knox BOA Liaison

**Commissioners Absent**

**Staff Officials Present**  
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Dick Tuttle – City Engineer  
Ryan Head – City Attorney



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boats and trailers are parked on the street. I am against any changes to the ordinance. I agree with the other gentlemen that spoke, if it is not a health and safety issue then you should not be involved.

- Joshua Mashburn – 616 SW Cross Creek Drive - I am with Andrea McHardie. I do agree with the safety issue because we are close to traffic circle and the kids do burn-outs all night long. That should be a bigger issue than parking a vehicle in the backyard. You are going to create concrete pads in the backyard. There are bigger issues to deal with than this in Grain Valley. I do not understand why this is not a public vote.
Roland Steele – 1318 R.D. Mize Road – I am for it. I think if you have a 2-acre lot then that is ok. I live on a small lot. People put their items on grass in the backyard and then do not mow under or around it. You can get rats and cats living around the junk. I am in favor of regulating or not allowing parking in the rear yard.

ITEM VI: PUBLIC HEARINGS

- The Vacation of the NW Jefferson Court Cul-De-Sac Right-of-Way – Ronnie Parker is requesting that the platted cul-de-sac on the east and west side of NW Jefferson Court be vacated since it serves no public interest and that the adjacent property owners can use it. The description is the platted cul-de-sac right-of-way lying adjacent to lots 3, 4, and 6, Replat of Lot 1, Interstate Development Park, a subdivision in Grain Valley, Missouri.
Director Trosen presented the Staff Report. The proposed right-of-way vacation does not adversely affect properties in the general vicinity. The platted right-of-way no longer serves a public purpose. Staff recommends approval.
There was no public comment.
Commissioner Tyson motioned to close the public hearing. Commissioner Shafer seconded the motion. The motion was approved by a vote of 7 to 0.

ITEM VII: ACTION ITEMS

- The Vacation of the NW Jefferson Court Cul-De-Sac Right-of-Way – Ronnie Parker is

Commissioners Present

Craig Shelton
Justin Tyson
Scott Shafer
Jayci Stratton
Chris Bamman
Debbie Saffell
Elijah Greene
Rick Knox BOA Liaison

Commissioners Absent

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Ryan Head – City Attorney



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requesting that the platted cul-de-sac on the east and west side of NW Jefferson Court be vacated since it serves no public interest and that the adjacent property owners can use it. The description is the platted cul-de-sac right-of-way lying adjacent to lots 3, 4, and 6, Replat of Lot 1, Interstate Development Park, a subdivision in Grain Valley, Missouri.

- Commissioner Tyson motioned to recommend approval for the requested vacation of the NW Jefferson Court cul-de-sac right-of-way. Commissioner Shafer seconded the motion. The motion was approved by a vote of 7 to 0.

**ITEM VIII: PREVIOUS BUSINESS**

- REMINDER - SAVE-THE DATE – JOINT WORKSHOP – COMPREHENSIVE PLAN UPDATE AND PARKS MASTER PLAN – WEDNESDAY, JULY 19, 2023; 6:00PM; COUNCIL CHAMBERS; CITY HALL

**ITEM IX: NEW BUSINESS**

- DISCUSSION TO AMEND SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) PROHIBITING PARKING IN THE REAR YARD UNLESS PARKED ON HARD SURFACE AND/OR ENCLOSED BY A 6-FOOT PRIVACY FENCE AND/OR LIMIT THE NUMBER OF VEHICLES PARKED IN REAR YARD.
- Chair Shelton stated that as you know the Board of Aldermen has sent back to us the issue of parking in the rear yard and for us to reconsider if this is something we feel passionate about to move forward with a public hearing to gather additional input and then make another recommendation to the Board again.
- Commissioner Greene asked what this language look would like for a proposed ordinance. Director Trosen responded that he has provided examples from other communities and that there could be several options for the Commission to consider in drafting new regulations.
- Commissioner Greene asked are not there are not any ordinances that regulation trash in your backyard. Trosen said only trash and debris. Commissioner Greene asked what the intent of changing things is. Director Trosen said there is currently no ordinance against

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**Commissioners Present**  
Craig Shelton  
Justin Tyson  
Scott Shafer  
Jayci Stratton  
Chris Bamman  
Debbie Saffell  
Elijah Greene  
Rick Knox BOA Liaison

**Commissioners Absent**

**Staff Officials Present**  
Mark Trosen – CD Director  
Dick Tuttle – City Engineer  
Ryan Head – City Attorney



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parking vehicles, boats, trailers, and RVs in the backyard on the grass or how many you can park in the backyard.

- Commissioner Tyson said that he has a problem with the number of items that could be parked in the backyard. He does not have a problem with a small pop-up camper or small utility trailer. He is concerned with allowing several vehicles to be parked in the backyard. He said the two acre lots are a different situation. He thinks it is better to have something in the books instead of waiting and reacting to a big problem.
- Chair Shelton reviewed other city ordinances such as Blue Springs, Oak Grove, and Independence.
- Commissioner Shafer said that every city is different. Do we combine everything and come up with something reasonable?
- Commissioner Saffell said we should not automatically adopt another city ordinance. We would need to decide what is best for Grain Valley.
- Commissioner Shafer said that if we are going to make this fair to everybody then we need to include all zoning districts, agricultural and residential. Also, regardless of the size of your property, you should comply with any new regulations. He referenced a property over on Nelson Court having four acres and not wanting multiple campers in the backyard. If we do something, you make it across the board regardless of zoning.
- Commissioner Tyson asked if we should come up with a setback rule. He asked if we should have a workshop to figure this out.
- Chair Shelton asked if the Commission wants to do anything and what would that be.
- Commissioner Saffell stated that we should have something rather it is a setback or limiting the number of items in the backyard. What prevents someone from driving a tractor trailer into a backyard? We need to decide where we draw the line on what is or is not acceptable. She would like the city to be more flexible than an HOA. She said that I do not know the answer now but would like to explore it more.
- Commissioner Stratton said she agrees. She stated that she owns a boat and camper trailer. We added onto the driveway to park the boat and the camper is in storage. We need to continue discussion to come to some common ground.
- Commissioner Shafer said that he has a six-foot privacy fence and keeps a 16-foot utility trailer in the backyard. I have had a camper in the backyard but now I park it in driveway that I enlarged with concrete. He said that if he did not have his fence then he would see

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**Commissioners Absent**

**Staff Officials Present**  
Mark Trosen – CD Director  
Dick Tuttle – City Engineer  
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two boats and other items in his neighbor's property, and it would be a complete eyesore. I am leaning toward limiting the number of items in the backyard.

- Commissioner Bamman said that he appreciates the samples from other communities. I appreciate the opinions that came forward this evening. His family lives in the Brigadoon neighborhood that has some of the most restrictive regulations. He is confident that we can find a balance.
- Commissioner Stratton said that she heard a letter went out or personal visits from Alderman Arnold and comments made to people that have these items but feel that tonight is a misrepresentation on how others in the city feel regarding this issue. She has talked to several citizens to get their thoughts and had equal number that are for this and want something done. She said that it warrants further discussion.
- Commissioner Shafer does not believe that this is a government overreach. You moved into the city and there are going to be rules and regulations and there are going to be changes.
- Alderman Knox stated representing Ward II, he has talked to a lot of people, and it is 20 to 1 against it. The people living in the older part of town are really upset about this. He said he talked to someone who recently bought a house in Grain Valley so that they could park trailers in the back yard.
- Chair Shelton asked Alderman Knox what the Board wants and why was it kicked back to the Commission. Alderman Knox said the first time it was brought up there were not enough votes to approve a change in the ordinance.
- Chair Shelton said that if there is not enough support at the Board level then why even talk about it. He suggested that we need to have a joint workshop to discuss the issue and talk about what needs to be regulated.
- Alderman Knox agreed that a joint workshop would be good.
- Director Trosen confirmed that the Commission would like to hold a joint workshop with the Board of Aldermen before the Commission discusses this item any further.

**ITEM X: ADJOURNMENT**

- Commissioner Tyson made a motion to adjourn the meeting. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 7 to 0.

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Craig Shelton  
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**Commissioners Absent**

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*-The Regular Meeting Adjourned at 7:43 PM-*

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**Commissioners Present**  
Craig Shelton  
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**Commissioners Absent**

**Staff Officials Present**  
Mark Trosen – CD Director  
Dick Tuttle – City Engineer  
Ryan Head – City Attorney



**STAFF REPORT**

**Zoning Regulation Amendment – Chapter 425  
August 9, 2023**

**ACTION:**

Requesting Planning and Zoning Commission approve Resolution 2023-01 that will amend Chapter 425 by removing Medical Marijuana Facilities and replacing it with Comprehensive Marijuana Facilities.

**ANAYLSIS:**

In the November 2022 election, Missouri voters approved an amendment to the Missouri Constitution, Article XIV, Section 2, through Amendment 3, legalizing recreational marijuana.

In Order to implement the Missouri Department of Health and Senior Services' rules and Amendment 3, the City needs to amend Chapter 425 and remove the reference to Medical and replace it with Comprehensive.

**PUBLIC INFORMATION AND PROCESS:**

Public notice was given in the Examiner on Saturday, July 22, 2023

**RECOMMENDATION:**

Staff recommends approval.

**RESOLUTION NO.: 2023-01**

**A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT TITLE IV, CHAPTER 425 OF THE CODE OF ORDINANCES BE AMENDED BY REMOVING MEDICAL MARIJUANA FACILITES AND REPLACING IT WITH COMPREHENSIVE MARIJUANA FACILITES.**

**WHEREAS**, Effective December 6<sup>th</sup>, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana; and

**WHEREAS**, effective December 8<sup>th</sup>, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana; and

**WHEREAS**, to implement the Department’s rules and Amendment 3, the Grain Valley Planning Commission initiated the process to amend the text of Chapter Four Hundred and Twenty-Five of the Grain Valley City Code (the “Grain Valley Zoning Ordinance”) to address marijuana facilities; and

**WHEREAS**, the language of this Resolution has been submitted to the Planning and Zoning Commission, which, after conducting a public hearing on August 9, 2023, which was properly noticed, is recommending that the Board of Alderman amend the Zoning Code of the City of Grain Valley as provided herein; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS, TO WIT:**

**SECTION 1.** Chapter Four Hundred and Twenty-Five of the Grain Valley City Code is hereby amended as follows, with boldened language representing new language and struck through language, representing language to be removed.

Chapter 425 – ~~MEDICAL~~ MARIJUANA FACILITIES

Sec. 425.010. – Definitions.

For the purpose of this Chapter, the following words shall have the meanings set forth below:

**ADMINISTER**

**means the direct application of marijuana to a Qualifying Patient by way of the following methods:**

- a. Ingestion of capsules, teas, oils, and other marijuana-infused products;**

- b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
- c. Application of ointments or balms;
- d. Transdermal patches or suppositories; or
- e. Consuming marijuana-infused food products.

CHURCH

A permanent building primarily and regularly used as a place of religious worship.

COMPREHENSIVE FACILITY

A comprehensive marijuana cultivation facility, comprehensive marijuana dispensary facility, or a comprehensive marijuana-infused products manufacturing facility.

COMPREHENSIVE MARIJUANA CULTIVATION FACILITY

A facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls. but shall not include the manufacture of marijuana-infused products.

COMPREHENSIVE MARIJUANA DISPENSARY FACILITY

A facility licensed by the Department to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient or primary caregiver, as those terms are defined in section I of Article XIV, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of this Article and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in this Article and provided

for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.

**COMPREHENSIVE MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY**

A facility licensed by the Department to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.

**CONSTITUTION**

The Constitution of the State of Missouri.

**CONSUMER**

A person who is at least twenty-one years of age.

**DAY CARE**

A child-care facility, as defined by Section 210.201, RSMo., that is licensed by the State of Missouri.

**DEPARTMENT**

The Department of Health and Senior Services, or its successor agency.

**DIRECTLY**

The shortest possible practicable route from the Medical Marijuana Facility to the permitted destination or destinations, without any voluntary detours or additional stops.

**ELEMENTARY OR SECONDARY SCHOOL**

Any public school as defined in Section 160.011, RSMo., or any private school giving instruction in a grade or grades not higher than 12th grade, including any property owned by the public or private school that is regularly used for extracurricular activities, but does not include any private school in which education is primarily conducted in private homes.

**ENCLOSED, LOCKED FACILITY**

1. An indoor stationary closet, room, garage, greenhouse, or other comparable fully enclosed space equipped with locks or other functioning security devices that permit access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana; or

2. An outdoor stationary structure:

a. That is enclosed on all sides, except at the base, by chain-link fencing, wooden slats, or a similar material that is anchored, attached, or affixed to the ground and that cannot be accessed from the top; and

b. In which the plants are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure at any level; and

c. That is equipped with locks or other security devices that restrict access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana.

#### IDENTIFICATION CARD

A document, whether in paper or electronic format, issued by the department that authorizes a qualifying patient, primary caregiver, or employee or contractor of the licensed facility to access medical marijuana as provided by law.

#### MARIJUANA or MARIHUANA

Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" does not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent (0.3 of 1%) on a dry-weight basis, or commodities or products manufactured from industrial hemp.

#### MARIJUANA BUSINESS

**any facility licensed by the Department of Health and Senior Services under the authority granted by Article XIV of the Constitution.**

#### MARIJUANA DISPENSARY

**Either a Medical Marijuana Dispensary, a Comprehensive Marijuana Dispensary, or a Micro-Business Dispensary as those terms are defined in Art. XIV of the Constitution.**

#### MARIJUANA FACILITY

**A Micro-Business, Medical Marijuana Facility or a Comprehensive Facility as those terms are defined by Art. XIV Section 2 of the Constitution.**

#### MARIJUANA-INFUSED PRODUCTS

Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures, and concentrates.

#### MEDICAL MARIJUANA CULTIVATION FACILITY

A facility licensed by the department to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility. **and shall also mean a Comprehensive Marijuana Cultivation Facility, as that term is defined in Article XIV of the Constitution.**

MEDICAL MARIJUANA DISPENSARY FACILITY

A facility licensed by the department to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this Section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the department to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA TESTING FACILITY

A facility certified by the department to acquire, test, certify, and transport marijuana.

MEDICAL MARIJUANA TRANSPORTATION FACILITY

A facility certified by the department to transport marijuana to a qualifying patient, a primary caregiver, a medical marijuana cultivation facility, a medical marijuana-infused products manufacturing facility, a medical marijuana dispensary facility, a medical marijuana testing facility, or another medical marijuana transportation facility.

MICROBUSINESS DISPENSARY FACILITY

A facility licensed by the Department to acquire, process, package, store on site or offsite, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as the term is defined in Section I of Article XIV of the Missouri Constitution, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of such Article XIV and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via internet, including from a third party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.

MICROBUSINESS WHOLESALE FACILITY

A facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other

**microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and marijuana infused products.**

PRIMARY CAREGIVER

An individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under this Section or in other written notification to the department.

QUALIFYING PATIENT

A Missouri resident diagnosed with at least one (1) qualifying medical condition.

THEN EXISTING

**Shall mean any school, child day-care center, or church with a written building permit from the City to be constructed, or under construction, or completed and in use at the time a business regulated in this Chapter first applies for either zoning or building permit, whichever comes first.**

Sec. 425.020. – Rules of Interpretation.

- (a) The distance limitations in this Chapter, when referring to distances between ~~medical~~-marijuana facilities and churches, day cares and elementary or secondary schools, shall be measured in accordance with **Article XIV of the Constitution**. ~~19 CSR 30-95.040(4)~~.
1. In the case of a freestanding **marijuana** facility, the distance between the facility and the school, day care or church shall be measured from the external wall of the facility structure closest in proximity to the school, day care, or church to the closest point of the property line of the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.
  2. In the case of a **marijuana** facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, day care, or church to the facility's entrance or exit closest in proximity to the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.



3. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
- (b) The distance limitations in this Chapter, when referring to distances between a ~~medical~~-marijuana facility and a separate ~~medical~~ marijuana facility shall be measured in a straight line between the primary entrances of each ~~medical~~ marijuana facility.

Sec. 425.030. – No Additional Licenses.

- (a) ~~Medical~~ Marijuana facilities shall be required to be properly licensed and/or certified by the **Department** ~~Missouri Department of Health and Senior Services as required by 19 CSR 30-95~~. Each ~~medical~~ marijuana facility in operation shall obtain a separate license, but multiple licenses may be utilized in a single location. All licenses shall be displayed at all times within twenty (20) feet of the main entrance to the ~~medical~~ marijuana facility.
- (b) Furthermore, ~~medical~~ marijuana facilities shall be required to have a city business license as require by Title VI of the Code of the City of Grain Valley and a Conditional Use Permit as required by Section 400.240 of the Grain Valley Code of Ordinances and any other license required by ~~the City that complies with 19 CSR 30-95~~ **the Department**. Certain activities performed in relation to such facilities may require permits from other agencies not related to the City.

Sec. 425.040. – ~~Medical~~-Marijuana Dispensary Siting Requirements.

- (a) A ~~medical~~-marijuana dispensary may be located as a conditional use in any Controlled Business District (C-B), Central Business District (C-1), General Business District (C-2), Highway Commercial District (C-3), and the Downtown Overlay District upon satisfactory compliance with the provisions of this section:
  1. ~~Medical~~ Marijuana dispensary conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to the requirements of this Section.
  2. A ~~medical~~ marijuana dispensary shall have the appropriate State license ~~pursuant to 19 CSR 30-95~~. An applicant may apply for a conditional use permit upon showing that they have applied for ~~this~~ State license **as required by law**, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

3. A ~~medical~~ marijuana dispensary facility shall not be located closer than five hundred (500) feet from any other ~~medical~~ marijuana dispensary or ~~medical~~ marijuana facility, except when the facilities share common ownership.
4. No ~~medical~~ marijuana dispensary shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, daycare, or church.
5. An applicant for a ~~medical~~-marijuana dispensary conditional use permit shall provide the following plans and documentation for city review and approval:
  - a. A site plan for a ~~medical~~-marijuana dispensary that shall include a floor plan showing where the various activities will be conducted. No ~~medical~~ marijuana products shall be visible from the exterior of the building.
  - b. All city-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - c. A plan which reasonably shows that the ~~medical~~-marijuana dispensary is capable, when functioning properly, or preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the ~~medical~~-marijuana dispensary is located.
  - d. A security plan for review and **input from** approval by the Grain Valley Police Department, which reasonably shows that the ~~medical~~-marijuana dispensary can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the ~~medical~~ marijuana dispensary at any hour.
  - e. A waste disposal plan for any unused product, ~~medical~~-marijuana byproduct, or hazardous materials used as part of normal operations by a ~~medical~~-marijuana dispensary in accordance with Missouri Department of Health and Senior Services guidelines.
  - f. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
6. If an application for a ~~medical~~-marijuana dispensary conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City

ordinances and State law regarding the operation of a ~~medical~~ marijuana dispensary facility. A ~~medical~~ marijuana dispensary conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

7. If any change occurs from the permitted use of a structure as a ~~medical~~ marijuana dispensary, a new conditional use permit shall be required in all cases.
8. The State licensed operator of any ~~medical~~-marijuana dispensary shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Community Development Department annually to confirm their continuing licensed status with the State of Missouri. In the case of a ~~medical~~ marijuana dispensary that was granted a conditional use permit by the City, the state licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

Sec. 425.050. – ~~Medical~~ Marijuana Cultivation Facility Siting Requirements.

- (a) A ~~medical~~ marijuana cultivation facility and microbusiness wholesale facility may be located as a conditional use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  1. ~~Medical~~ Marijuana cultivation facility and microbusiness wholesale facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  2. A ~~medical~~ marijuana cultivation facility and microbusiness wholesale facility shall have the appropriate State license pursuant to ~~19-CSR-30-95~~. An applicant may apply for a conditional use permit upon showing that they have applied for ~~this~~ State license **as required by law**, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
  3. A ~~medical~~ marijuana cultivation facility and microbusiness wholesale facility shall not be located closer than five hundred (500) feet to any other ~~medical~~-marijuana cultivation facility or microbusiness wholesale facility or ~~medical~~ marijuana facility, except when the facilities share common ownership.

4. No ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
5. An applicant for a ~~medical~~ marijuana cultivation facility and microbusiness wholesale facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - (1) A site plan for a ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility that shall include a floor plan showing where the various activities will be conducted.
  - (2) All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - (3) A plan which reasonably shows that the ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility is located.
  - (4) A security plan for review and ~~approval by~~ **input from** the Grain Valley Police Department, which reasonably shows that the ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the ~~medical~~-marijuana cultivation facility or microbusiness wholesale facility at any hour.
  - (5) A waste disposal plan for any unused product, ~~medical~~ marijuana byproduct, or hazardous materials used as part of normal operations by a ~~medical~~ marijuana cultivation facility in accordance with Missouri Department of Health and Senior Services guidelines.
  - (6) All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
6. If an application for a ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility conditional use permit is approved, such conditional use permit

shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility. A ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

7. If any change occurs from the permitted use of a structure as a ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility, a new conditional use permit shall be required in all cases.
8. The State-licensed operator of any ~~medical~~ marijuana cultivation facility or microbusiness wholesale facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a ~~medical~~-marijuana cultivation facility or microbusiness wholesale facility that was granted a conditional use permit by the City, the State-licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

Sec. 425.060. ~~Medical~~ Marijuana-Infused Products Manufacturing Facility Siting Requirements.

(a) A ~~medical~~ marijuana cultivation facility may be located as a conditional use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:

1. ~~Medical~~-marijuana-infused products manufacturing facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
2. A ~~medical~~ marijuana-infused products manufacturing facility shall have the appropriate State license pursuant to ~~19 CSR 30-95~~. An applicant may apply for a conditional use permit upon showing that they have applied for ~~this~~ State license, **as provided by law**, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

3. A ~~medical~~ marijuana-infused products manufacturing facility shall not be located closer than five hundred (500) feet to any other ~~medical~~ marijuana-infused products manufacturing facility or ~~medical~~ marijuana facility, except when the facilities share common ownership.
4. No ~~medical~~ marijuana-infused products manufacturing facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
5. An applicant for a ~~medical~~ marijuana-infused products manufacturing facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - i. A site plan for a ~~medical~~ marijuana-infused products manufacturing facility that shall include a floor plan showing where the various activities will be conducted.
  - ii. All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - iii. A plan which reasonably shows that the ~~medical~~ marijuana-infused products manufacturing facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the ~~medical~~ marijuana-infused products manufacturing facility is located.
  - iv. A security plan for review and ~~approval by~~ **input from** the Grain Valley Police Department, which reasonably shows that the ~~medical~~-marijuana-infused products manufacturing facility can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the ~~medical~~-marijuana-infused products manufacturing facility at any hour.
  - v. A waste disposal plan for any unused product, ~~medical~~ marijuana byproduct, or hazardous materials used as part of normal operations by a ~~medical~~ marijuana-infused products manufacturing facility in accordance with the Missouri Department of Health and Senior Services guidelines.
  - vi. All signage shall conform to the standards of Section ~~400.300~~ and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as

the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

6. If an application for a ~~medical~~-marijuana-infused products manufacturing facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a ~~medical~~ marijuana-infused products manufacturing facility. A ~~medical~~-marijuana-infused products manufacturing facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.
7. If any change occurs from the permitted use of a structure as a ~~medical~~ marijuana-infused products manufacturing facility, a new conditional use permit shall be required in all cases.
8. The State-licensed operator of any ~~medical~~ marijuana-infused products manufacturing facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a ~~medical~~ marijuana-infused products manufacturing facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

#### Sec. 425.070 Medical Marijuana Testing Facility and Medical Marijuana Transportation Facility Siting Requirements.

(a) A medical marijuana cultivation facility may be located as a conditional use in any Research Park District (R-P), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:

1. Medical marijuana testing facility or medical marijuana transportation facility conditional use permit applicants shall comply with all provisions of Section ~~400.240~~ of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
2. A medical marijuana testing facility or a medical marijuana transportation facility shall have the appropriate State license ~~pursuant to 19 CSR 30-95~~. An applicant

may apply for a conditional use permit upon showing that they have applied for a State license **as provided by law** for each medical marijuana **transportation or testing** facility type applied for, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

3. A medical marijuana testing facility or a medical marijuana transportation facility shall not be located closer than five hundred (500) feet to any other ~~medical~~ marijuana facility, except when the facilities share common ownership.
4. No medical marijuana testing facility or medical marijuana transportation facility may be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
5. The applicant for a medical marijuana testing facility or a medical marijuana transportation facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - i. A site plan for the operation that shall include a floor plan showing where the various activities will be conducted.
  - ii. All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction related to a medical marijuana facility.
  - iii. A plan which reasonably shows that the medical marijuana facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana facility is located.
  - iv. A security plan for review and ~~approval by~~ **input from** the Grain Valley Police Department, which reasonably shows that the medical marijuana facility can be kept secure from access by unauthorized persons both during and after normal operating hours.
  - v. A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana facility in accordance with Missouri Department of Health and Senior Services guidelines.
  - vi. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of City of Grain Valley as well as the



Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

6. If an application for a medical marijuana testing facility or medical marijuana transportation facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana testing facility or medical marijuana transportation facility. A medical marijuana testing facility or medical marijuana transportation facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.
7. The State-licensed operator of any medical marijuana testing facility or medical marijuana transportation facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana testing facility or medical marijuana transportation facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

**Sec. 425.080 Residential Medical Marijuana Cultivation.**

- ~~(a) Should a qualifying patient or primary caregiver decide to cultivate medical marijuana at their residence, the qualifying patient or primary caregiver shall do so in accordance with the provisions of 19 CSR 30-95, the provisions of this Section, and all other relevant Sections of the Code of the City of Grain Valley.~~
- ~~(b) All residential medical marijuana cultivation by a qualifying patient or primary caregiver shall take place within an enclosed, locked facility in accordance with 19 CSR 30-95.030.~~
- ~~(c) All residential medical marijuana cultivation by a qualifying patient or primary caregiver shall be done in such a way as to prevent odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot upon which the medical marijuana plants are located. If a qualifying patient or primary caregiver is cultivating in a multiple-tenant building, the qualifying patient or primary caregiver shall not permit odor~~

~~of marijuana which is capable of being detected by a person of ordinary senses outside of the tenant space the qualifying patient or primary caregiver occupies.~~

**SECTION 2.** That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

**PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 9<sup>th</sup> DAY OF AUGUST 2023.**

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Craig M. Shelton  
Chairperson

ATTEST:

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City Clerk

# THE EXAMINER

## AFFIDAVIT OF PUBLICATION

Notice ID: kCI9hg1x6gGydaRFrCgb  
P&Z public hearing ch 425 & comp plan adoptio

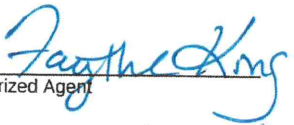
AFFIDAVIT OF PUBLICATION: #1284480

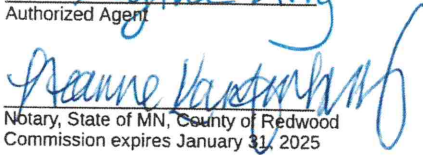
STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

I, Faythe King, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

22 Jul 2023

  
Authorized Agent

  
Notary, State of MN, County of Redwood  
Commission expires January 31, 2025

Printer's Fee: \$44.00

## CITY OF GRAIN VALLEY PLANNING & ZONING COMMISSION PUBLIC HEARINGS

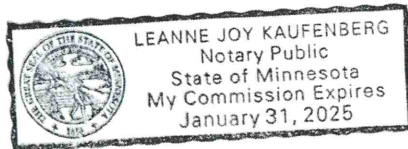
The Grain Valley Planning & Zoning Commission will hold public hearings at 6:30 PM on August 9, 2023 at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following requests:

1) A Resolution recommending to the Board of Aldermen that Title IV of the Code of Ordinances be amended in Chapter 425 by removing Medical Marijuana Facilities and changing it to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.

2) A Resolution adopting the Grain Valley Comprehensive Plan 2050 that will serve as a guide for future growth and development of the city and outlines the vision of future land use, housing, economic development, transportation, and utilities. The adoption of the Comprehensive Plan is in accordance with Section 89.340 of the Missouri Revised Statutes. All interested parties are encouraged to attend.

Published in the Examiner, Jul 22, 2023

1284480



**RESOLUTION NO.: 2023-02**

**A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, ADOPTING THE 2050 COMPREHENSIVE PLAN FOR THE CITY OF GRAIN VALLEY, MISSOURI.**

**WHEREAS**, the City of Grain Valley, Missouri (the “City”) is committed to retaining and enhancing the desirability and livability of its community, and has sought to create a vision of the community through the development of a Comprehensive Plan (the “Plan) for the City; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Grain Valley, Missouri (the “Commission”), is required by Section 89.340 of the Missouri Revised Statutes to “make and adopt a city plan for the physical development of the community;” and,

**WHEREAS**, the Plan, with accompanying maps, plats, charts, and descriptive and explanatory matter, contains a statement of principles, goals and implementation strategies based on broad public input and shows the Commission’s recommendations for the physical development and uses of land; and,

**WHEREAS**, the Plan further seeks to guide and accomplish the coordinated development of the City which, in accordance with existing and future needs, will best promote the general welfare, as well as efficiency and economy, in the community development process; and,

**WHEREAS**, on August 9, 2023, the Commission, under authority granted to it by the Missouri Revised Statutes, after a duly called public hearing, and after considering the views of all those who came before it, voted to approve the **2050 Grain Valley Comprehensive Plan** as the official comprehensive plan for the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI AS FOLLOWS:**

**SECTION 1.** The 2050 Grain Valley Comprehensive Plan is hereby approved, and the Commission hereby orders that the Plan be made available to the public.

**SECTION 2.** All maps, descriptive matter and other matters in the Plan are intended by the Commission to be a part of the Comprehensive Plan.

**SECTION 3.** All prior comprehensive plans, portions thereof, updates thereto, or additions thereto, are hereby repealed to the extent they are inconsistent with the Plan.

**SECTION 4.** The Community Development Director is instructed to:

- a) Make available a copy of the Comprehensive Plan in the office of the Jackson County Recorder of Deeds.

b) Give an approved copy of the Comprehensive Plan to the Board of Aldermen, City Clerk and keep an approved copy on file; and

d) Make the 2050 Grain Valley Comprehensive Plan available for public inspection during normal office hours and approved electronic copy posted on the City's website.

**SECTION 5.** That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

**PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 9<sup>th</sup> DAY OF AUGUST 2023.**

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Craig M. Shelton  
Chairperson

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Debbie Saffell  
Secretary

ATTEST:

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City Clerk

# THE EXAMINER

## AFFIDAVIT OF PUBLICATION

Notice ID: kCI9hg1x6dGydaRFrCgb  
P&Z public hearing ch 425 & comp plan adoptio

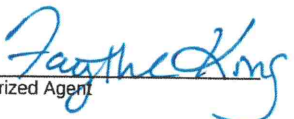
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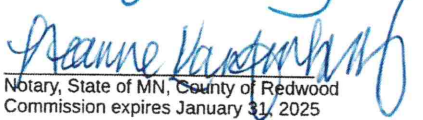
STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

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Authorized Agent

  
Notary, State of MN, County of Redwood  
Commission expires January 31, 2025

Printer's Fee: \$44.00

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