



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

**2/12/2020**  
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**ITEM I: CALL TO ORDER**

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on February 12, 2020 in the Council Chambers of the Grain Valley City Hall.
- The meeting was called to order at 6:31 PM by Vice Chair Craig Shelton.

**ITEM II: ROLL CALL**

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

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Greene motioned to approve the minutes from the November 20, 2019 regular meeting; the motion was seconded by Commissioner Tyson; Commissioner Loving abstained since he was not a member of the Commission at that time. The Commission approved the minutes by vote 3-0 and one abstention.

**ITEM V: CITIZEN PARTICIPATION**

- None

**ITEM VI: PUBLIC HEARING**

- Chair Shelton opened public hearing on a request by Old Towne Marketplace LLC to change the zoning on approximately 1.2 acres from Downtown Transition Zone to R-3p (Multi-Family Residential District – Planned Overlay District) and approximately 1.9 acres from C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned

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**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Justin Tyson

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Scott Shafer

**Staff Officials Present**

Mark Trosen – CD Director



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Overlay District). The Lofts at Old Towne Market Place will consist of 154 rental units and a mixed-use indoor amenity center. The development includes demolition of the building that previously contained the former Patricia's Foods and Hardware store. A new four-story building (Building A) will be built that includes the first-floor mixed use amenity level and 64-rental units in three additional floors. There will be three mostly identical three-story apartment buildings (Buildings B, C, and D) containing a total of 90 rental units on the vacant tract to the west.

- Director Trosen reviewed the Staff Report with the Commission. Staff recommends approval of the change of zoning to R-3p (Multi-Family Residential District-Planned Overlay District) and approval of the preliminary development plan for the Lofts at Old Towne.
- Bryan Rahn, 1000 NW Highpoint Drive, Lee's Summit, stated that he was representing Old Towne Market Place LLC and asked if there were any questions.
- Commissioner Greene asked for a clarification on how the buildings are labeled and numbered for clarification. Mr. Rahn answered the question.
- Commissioner Loving asked how soon would project start after the Board's approval. Mr. Rahn responded that project will start shortly after approval is obtained. Rahn stated that all three buildings will start at same time during phase 1.
- Commissioner Loving asked if the tenants in buildings B, C, and D will have access to amenities in Building A. Rahn responded yes.
- Commissioner Loving asked about the area where the amenities will be and if pool area will be in a separate area. Rahn responded that the pool area would need to be in a separate area for temperature control and humidity.
- Commissioner Loving stated that this area is within a designated Tax Increment Financing (TIF) District and will that be changing and what is impact with the rezoning from the Transition Overlay to Multi-Family Planned Overlay District. Director Trosen explained that there will be no change to the existing TIF District area or the plan.
- Commissioner Loving asked about the change of zoning request and will there be two districts overlapping each other. Director Trosen explained that part of building A will be zoned District R-3p to allow residential units on the first floor.

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**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Justin Tyson

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Scott Shafer

**Staff Officials Present**

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The Transition Overlay District does not allow residential units on first floor but does have residential units on floors above.

- Commissioner Loving asked if city will be losing tax revenue by converting the zoning from Commercial to Residential. Director Trosen explained that the building that was formerly occupied by Patricia's Foods has been vacant for two years and the lot to the west is vacant. The new four-story building and the three new multi-family residential units will yield higher property taxes for the city than what is currently being collected for these two areas.
- Commissioner Loving asked what impact will the multi-family units have on the School District. Rahn responded that he does not have any specific numbers on the number of school age children that will occupy the residential units in this project.
- Commissioner Tyson asked what will be the range for rent on the units. Rahn responded that it will range from \$1,000 to \$1,200 per month since units will be one, two and some three-bedroom units. Rahn said that rents will be probably higher compared to other units in city because of the number of amenities that are being offered.
- Commissioner Greene asked why there are so many handicap spaces in a private parking lot. Rahn responded that they are complying to city regulations. Director Trosen responded that the City's zoning regulations specify that based on the number or required parking spaces for a proposed land use then the parking area must provide so many ADA accessible spaces. This ratio is established by the American Disability Act and guidelines.
- Commissioner Greene asked if Building C had a fire on the south side of building then it appears that there is limited area for the fire department to respond. Rahn explained that there is a driving lane in the back associated with the existing four-plex buildings and that this area will all be open to resemble one development.
- Commissioner Tyson motioned to close the public hearing. Commissioner Greene second the motion. The Commission approved motion by vote of 4 to 0.

**ITEM VII: ACTION ITEMS**

- **The Lofts at Old Towne Market Place** – Rezoning request as described above and Approval of the Preliminary Development Plan.

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**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Justin Tyson

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Scott Shafer

**Staff Officials Present**

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- Chair Shelton asked about the building north of the development and how does this request for rezoning affect the zoning on that building. Director Trosen responded that the zoning will remain C-1 on that free-standing building. David Ward also stated that he has a contract to purchase back that building and the proposed use will be a sit-down restaurant.
- Commissioner Tyson motioned that the Commission recommend approval to the Board of Aldermen on the change of zoning and preliminary development plan for the Lofts at Old Towne Market Place as written. Commissioner Loving second the motion. The Commission approved motion by vote of 4 to 0.
- **Preliminary Plat Approval – Re-plat of Bush Business Park** – 4 lots – 7.92 acres – General location is east of Storage Mart facility and west of Valley Outdoor Equipment on the north side of Jefferson Street.
  - Director Trosen reviewed the staff report with the Commission. Staff recommends approval of the preliminary plat.
  - David Ward explained that four industrial buildings will be built in this development. Two buildings will be built at one time. With the extension of the Jefferson Street and connection to Bush Street, this will provide more efficient traffic pattern for trucks generated by the new industrial buildings.
  - Commissioner Tyson motioned that we accept the preliminary plat for Bush Business Park as written. Commissioner Greene second the motion. The Commission approved motion by a vote of 4 to 0.
- **Final Plat Approval – Mercado Plaza** – 2 lots and Tracts A, B and C – 11.37 acres – Zoning: Transition Overlay District – General location is west of Buckner Tarsney Road, south of NW Woodbury Drive and north of N. Jefferson Street.
  - Director Trosen reviewed the staff report with the Commission. The preliminary plat was approved by the Commission on November 20, 2019. The final plat substantially conforms to the approved Preliminary Plat. The final plat is in conformance with City Standards and the engineering civil plans have been approved by City Engineer. Staff recommends approval of the final plat.
  - Commissioner Greene motioned to approve the final plat for Mercado Plaza. Commissioner Tyson second the motion. The Commission approved motion by a vote of 4 to 0.

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**Commissioners Present**

Craig Shelton  
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Paul Loving  
Justin Tyson

**Commissioners Absent**

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**ITEM VIII: PREVIOUS BUSINESS**

None.

**ITEM IX: NEW BUSINESS**

- **Election of Officers**
  - **Chairperson**
  - **Vice Chairperson**
  - **Secretary**

Chair Shelton stated that Debbie Saffell has expressed an interest to continue as the Chair even though she was unable to attend tonight.

The Commission spent several minutes in discussing the election process and the responsibilities for each office. The Commission decided that since three members were absent, they wanted to hold the elections at the scheduled meeting on March 11, 2020. This will allow the opportunity for all Commissioners to participate in the election process.

Commissioner Tyson motioned to continue the process to elect Commission Officers until the March meeting. Commissioner Greene second the motion. The Commission approved the motion by a vote of 4 to 0.

**ITEM X: ADJOURNMENT**

- Commissioner Tyson motioned to adjourn the meeting. Commissioner Greene second the motion. The Commission approved the motion by a vote of 4 to 0.

***-The Regular Meeting Adjourned at 7:24 PM-***

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**Commissioners Present**

Craig Shelton  
Elijah Greene  
Paul Loving  
Justin Tyson

**Commissioners Absent**

Debbie Saffell  
Kevin Browning  
Scott Shafer

**Staff Officials Present**

Mark Trosen – CD Director