



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

3/11/2020
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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 March 11, 2020 in the Council Chambers of the Grain Valley City Hall.
- The meeting was called to order at 6:31 PM by Chair Debbie Saffell.

ITEM II: ROLL CALL

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

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Shelton motioned to approve the minutes from the February 12, 2020 regular meeting; the motion was seconded by Commissioner Tyson. The Commission approved the minutes by vote 7-0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

1. Craig Rookstool – CR Aerospace, LLC.

- Chair Saffell opened public hearing on a request by a change of zoning from District C-2 (General Business) to District M-1 (Light Industrial) on a 3.1-acre tract of land. The proposed land use is custom manufacturing. The building was

Commissioners Present

Craig Shelton
Elijah Greene
Paul Loving
Justin Tyson
Debbie Saffell
Kevin Browning
Scott Shafer

Commissioners Absent

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle, PE – City Engineer



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previously occupied by a church. The 3.1-acre tract is generally located north of R.D. Mize Road on the west side of the intersection of Pavilion Drive and Golfview Drive lying in the southwest quarter of the southeast quarter of Section 28, Township 49, Range 30 in Grain Valley, Missouri aka 1206 Pavilion Drive.

- Director Trosen reviewed the Staff Report with the Commission. Staff recommends approval of the change of zoning from District C-2 (General Business) to District M-1 (Light Industrial).
- Commissioner Greene asked if it was just the one lot being rezoned or spot zoning. Director Trosen responded that the change of zoning to M-1 would be consistent with surrounding zoning and that this is reversing a previous spot zoning that probably accommodated previous uses of the building.
- Commissioner Loving asked if the applicant owned the property. Mr. Craig Rookstool stated that he owns the property.
- Commissioner Greene asked what kind of manufacturing is this? Mr. Rookstool stated it is 4-pound compressor case assembly for turbine engine for aircraft helicopters. No hazardous waste. It is a locked facility. Mr. Rookstool has a patent on this process.
- Alderman Headley asked if occupying existing building. Mr. Rookstool said yes. They will be upgrading the electrical service.
- No one else was present to speak on this request.
- Commissioner Shelton motioned to close the public hearing. Commissioner Shafer second the motion. The Commission approved motion by vote of 7 to 0.

2. Missouri Made Marijuana, LLC.

- Chair Saffell opened public hearing on a request for a Conditional Use Permit for a Medical Marijuana Cultivation Facility on approximately 6 acres. The property is zoned District M-1 (Light Industrial). The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 lying in the northwest corner of the northeast quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri.
- Director Trosen reviewed the Staff Report with the Commission. Staff recommends approval of the Conditional Use Permit to operate a Medical Marijuana Cultivation Facility on the described site subject to the following conditions:

Commissioners Present

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1. The Conditional Use Permit is issued only to Missouri Made Marijuana LLC at the approved site and shall not run with the land.
 2. If Missouri Made Marijuana LLC's State-issued license is not renewed or is revoked for any reason, then the Conditional Use Permit shall terminate immediately without any additional notice.
 3. Missouri Made Marijuana LLC 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.
 4. The perimeter fence for the facility shall be no taller than 8 feet and shall be a wrought iron spike type fence or other similar material.
 5. The site plans and landscape plan need to be amended to show the same landscaping materials on the north side of property (swamp white oak and sea green juniper) and pattern will be planted along the frontage on the new public street.
- Steven Lucas with Rouse Frets law firm introduced himself, Mr. Randy Black and the rest of the team. He requested that the Planning and Zoning Commission recommend approval subject to Staff conditions.
 - Chair Saffell asked about the fence. Trosen responded that the plan illustrates a 9-foot fence and the ordinance only allows an 8-foot fence. The plan describes a chain link with barb wire on top and Staff is recommending that the fence be 8 feet and shall be a wrought iron spike type fence or similar material as depicted in picture.
 - Commissioner Shafer asked how many employees? Mr. Lucas stated that the maximum number of employees on a shift would be 15 and they plan to have three shifts.
 - Commissioner Greene asked how much water consumption will the business have at full build-out? Do you have any idea how much water costs in this city? Mr. Lucas stated that they do not have that information. Commissioner Greene stated that it is three times higher than Independence. Mr. Randy Black stated they are aware of water costs and have calculated into business plan.
 - Commissioner Greene asked why this facility is not being built in the county. Mr. Black stated that the application process is difficult, and they want to ensure they

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- select a site where they can fit in and comply. Over 2800 people applied and only 69 were selected.
- Commissioner Shafer asked about traffic. Mr. Black responded that with 15 employees you won't even know we are there. Mr. Black stated they will start out small and cultivate around 600 pounds a month in the first building. Mr. Lucas stated that this facility is not open to public and only employees will come to the facility.
 - Commissioner Loving asked if this is a hydroponic gardening process. Mr. Black responded yes. Mr. Black said they cut off a stem piece. They put it into a cube. It is measured and tagged and reported to state.
 - Commissioner Loving asked if Mr. Black owned other facilities in the country. Mr. Black responded that he did in Nevada and been in business for over 6 years. Mr. Black said that it has taken 6 years and \$3 million investment.
 - Mr. Black talked about the security of the facility and that it is based on an artificial intelligence system that will detect cameras throughout interior and exterior facility. Employees will be double carded with a thumb print detection. Cameras are on 24 hours a day. They will also have security on site.
 - Commissioner Tyson asked about the transportation of product. Mr. Black said that it will be transported in an unmarked van and tracked via GPS by them and the state.
 - Alderman Headley asked how big are the other facilities you own? Mr. Black said that one of his facilities in Las Vegas is exactly like the one being proposed here.
 - Chair Saffell asked if there will be gas on-site like oxygen or nitrogen? Mr. Black responded that there will be CO2, but at a limited level.
 - Chair Saffell said that she was sure that the applicant met with Central Jackson County Fire Protection District but asked that in case of an emergency inside the building, can fire department access the facility. Mr. Black responded yes.
 - Mr. Loving asked if inventory control system is computerized. Mr. Black said that the state tracks the plants throughout the process by a tag.
 - Mr. Browning asked if this site was in a floodplain. Mr. Black responded yes. Director Trosen explained that part of the site is in the floodway fringe which would require a building's lowest floor to be one foot above the determined base flood elevation. At the time of building, the applicant will need to provide a certified elevation certificate at pre-construction and post development. The proposed development is not in the floodway.

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- Commissioner Shafer asked when they plan to open? Mr. Black stated that once they have all approvals from City, they will begin construction immediately. Mr. Lucas stated that with state license they need to be operating within one year.
- Commissioner Shafer asked how this will impact the city's tax revenue. Director Trosen responded that the city will receive real estate property taxes and business tax on contents.
- Alderman Headley asked about processing the waste. Mr. Black said that most waste is sent out. Composting would occur near the trash container within the secured area for the facility.
- Mr. Black said there is a 200-foot easement on property for a 20-inch-high pressured gas line.
- Mr. Loving asked if any soil testing was done on site. Mr. Black said not yet but feels if there is an issue, then soil would be remediated and mitigated.
- Chair Saffell asked if anyone in the audience would like to speak on the request.
- Commissioner Greene asked what type of signage. Mr. Black said they will have no signage.
- Mr. Dan Nelson is a resident of city for nearly 40 years. He stated that he is a potential dispensary for Lake Lotawana and Blue Springs area and is here to support application.
- Commissioner Shelton motioned to close the public hearing. Commissioner Shafer second the motion. The Commission approved motion by vote of 7 to 0.

ITEM VII: ACTION ITEMS

1. Craig Rookstool – CR Aerospace, LLC. – Requesting a change of zoning from District C-2 (General Business) to District M-1 (Light Industrial) on a 3.1-acre tract of land as described above. Commissioner Shelton motioned to approve the request for rezoning from District C-2 to District M-1. Commissioner Shafer second the motion. The Commission approved motion by a vote of 7 to 0.
2. Missouri Made Marijuana, LLC. – Requesting a Conditional Use Permit for a Medical Marijuana Cultivation Facility on approximately 6 acres as described above. Commissioner Tyson motioned to grant the Conditional Use Permit to MMM, LLC subject

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to conditions as written in the Staff Report. Commissioner Shafer second the motion. The Commission approved motion by a vote of 7 to 0.

ITEM VIII: PREVIOUS BUSINESS

- **Election of Officers** – After several minutes of discussion, Commissioner Shafer motioned that the Officers remain the same as last year; Debbie Saffell as Chairperson, Craig Shelton as Vice Chairperson and Kevin Browning as Secretary. Commissioner Tyson second the motion. The Commission approved motion by a vote of 7 to 0.

ITEM IX: NEW BUSINESS

- Director Trosen passed out the 2019 Year in Review of the business conducted by the Planning and Zoning Commission.

ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 7:31 PM-

Commissioners Present

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