



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

October 8, 2025, at 6:30 P.M.

OPEN TO THE PUBLIC

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

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- September 10, 2025, Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

Big O's Equipment Rental and Sales LLC- Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

ITEM VII: ACTION ITEMS

Big O's Equipment Rental and Sales LLC- Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

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 November 12, 2025, 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.



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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 September 10, 2025, in the Council Chambers at City Hall.
- The meeting was called to order at 6:30 PM by Chair Justin Tyson.

ITEM II: ROLL CALL

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

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Saffell motioned to approve minutes from July 9, 2025, regular schedule planning and zoning meeting Commissioner Bamman seconded the motion. The motion was approved by a vote of 7 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

1. **Elevation Onyx Dispensary**- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell
Bob Headley
Craig Shelton

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director



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Trip. AKA 205 NW Jefferson St.

- Commissioner Tyson opened the public hearing at 6:34 PM
- Director Martin read aloud the staff report.
- David Holtorf: owner of Sergeants auto has concerns about the type of business and concerns over the location of the business. Also has concerns over the hours of operation and additional traffic.
- Stan Crider: owner of the welding school on Jefferson. Wants to know the location of the dispensary.
- Commissioner Tyson explained the location south of Jefferson behind Quik Trip and north of Sergeants Auto.
- Stan C. does not want it in Grain Valley and does not near property. Has concerns over the proximity of his place of business.
- Commissioner Tyson stated the distance from schools is met.
- Stan C. Stated he didn't want it at all in town.
- Commissioner Tyson ended the public hearing at 6:40 after no one else had comment pertaining to the public hearing.

2. **Rezoning- DBL Architecture, INC & Raj Kaur-** Requesting a change of zoning from District C-1 "Central Business" to C-2 "Central Business District" and R-3 "Multifamily residential district" for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.

- Commissioner Tyson opened the public hearing at 6:42 PM
- Director Martin read aloud the staff report
- John Riotte has concerns over safety with a gas station too close to residential lots, second concern over traffic counts, and the third concern of environmental/ fuel spills. Is against any rezoning of this property.
- John Law has concerns over traffic flow and traffic count. Also has concerns of environmental impacts of a gas station in the area with the amounts of other gas stations. Over he is against this rezoning.
- Dan Chrisco backs up to this property and has concerns of security and believes this is unacceptable. Safety is a major concern of foot traffic through his property.

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
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Craig Shelton

Commissioners Absent

Rick Knox BOA Liaison

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Patrick Martin – CD Director



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- Anthony & Charleigh Carter, she does not want a gas station in her area and knows other stations are close and another isn't needed. Charleigh has concerns over traffic and noise concerns. Anthony, questioned the dog park on the development and was curious why that is a part of the proposed development.
- Garth Gilbert, sent a letter of concern and has concerns above the letter sent for additional town houses. He does not want more townhomes in the area. Does not like the town homes size.
- Dana Blay: architect for the project, stated the planning and reasoning for a lot of items was because of the comprehensive plan. By adding the dog park and design of the building to meet the items stated in the comprehensive plan. By putting a gas station outside of the center of town. This also meets the comp plan priorities. He stated the location of this lot is good for the community and close to residents. A traffic study will be conducted and possibly a traffic light could be installed. When gas stations are placed environmental standards are met to ensure no run off or leakage happens to protect surrounding areas. Also, the possibility of adding additional taxes to Grain Valley. The current zoning is C-1 he believes his development is a good fit. Screening and lighting would be provided in this development.
- Levi Smith, lives in the Hoot Owl neighborhood. He has concerns about gas stations being too close to residential areas. Believe no additional taxes will be raised it would just be redistributed.
- Darrik Mason, has concerns about lighting and screening.
- Michale Falwell, has screening concerns. Dollar General backs up to her and she has no privacy with that development. Neighbors have moved due to these concerns.
- Jamy Carsel, has concerns over proximity of children and gas stations for increase chances of cancer.
- Nancy Helt, agrees with all the other concerns. A major concern is the width of the road and additional traffic is not in the best interest of Grain Valley.
- Marsha Gilbert, believes the future has something better than a gas station at this location.
- Justin Shumake, questioned why the owner wasn't present at the meeting.
- Commissioner Tyson closed the public hearing at 7:22PM after no additional participation.

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
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Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director



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ITEM VII: ACTION ITEMS

1. **Elevation Onyx Dispensary-** Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.
 - Director Martin added the school location of the trade school was not a issue per code and the location met the code.
 - Commissioner Greene asked about any changes from the last approved CUP.
 - Director Martin stated the ownership has changed and that's why a new application is being considered.
 - Commissioner Greene asked if a representative was present and stated lighting is a concern and the business needs additional lighting.
 - Commissioner Shaffer stated the hours of operation are 8AM to 6PM
 - Commissioner Sheldon made a motion to approve the conditional use permit for Onyx Dispensary. Commissioner Saffell second the motion. The motion passed 6-1
2. **Rezoning- DBL Architecture, INC & Raj Kaur-** Requesting a change of zoning from District C-1 "Central Business" to C-2 "Central Business District" and R-3 "Multifamily residential district" for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.
 - Commissioner Tyson does not believe the rezoning is the right fit for this application due to numerous reasons.
 - Commissioner Saffell noted the property is currently C-1 zoning and something will be there in the future without a new zoning approval if it meets the current code. Also, the road concerns should also be directed to MODOT.

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell
Bob Headley
Craig Shelton

Commissioners Absent

Rick Knox BOA Liaison

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- Commissioner Shelton believes the traffic concerns are real and has concerns with adding additional multifamily lots to a development.
- Commissioner Tyson suggested to the audience to talk to the police department for any policing concerns.
- Commissioner Tyson stated the proposed dog park is not adequate.
- Commissioner Shaffer told the audience to reach out to Director Martin about any additional questions or concerns about any future items.
- Commissioner Bamman made a motion not to approve the rezoning, commissioner Shaffer second the motion. The motion failed 7-0

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- Director Martin stated Commissioner Shaffer will be resigning his position with the Planning and Zoning Commission due to retirement and wished him the best of luck in the future and thanked him for the years of service in Grain Valley in multiple roles.

ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 7:44 PM-

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell
Bob Headley
Craig Shelton

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director



STAFF REPORT

Big O's Equipment Rental and Sales LLC

October 5, 2025

PURPOSE: Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

ANAYLSIS: The applicant owns the property and operates Big O's Equipment Rental and Sales from this address.

Referring to the applicant's description of the request, he states that the plant will be located on the northeast section of the property, and the plant will allow local contractors and citizens to rent the equipment to purchase smaller batches of concrete. The applicant further states that the east half of the lot is gravel and used for storage of their rental equipment which is allowed in Section 400.290 (A) (5) (a) (3) (Off-Street Parking and Loading) of the City's Zoning Regulations and they will be installing a 6-foot privacy fence on the north and south side. The east side backs up to a timbered lot. The plant itself is set on a concrete pad and is fully enclosed and the only permanent opening that lets cement out by air pressure when the plant is on goes directly into the opening of the trailer by way of a hose sock. The sock is a 6" latex type of heavy mesh material. It is flexible and is of enough length to be able to drop into the top of the concrete trailer for mixing. There is a cap that is removed to fill the mixture into the plant which is then reinstalled and clamped before mixing which contains everything within the plant while mixing. There is also a filter system on the top of the plant for any dust that is created while mixing a batch of concrete. The applicant has two (2) yard carts and three (1) yard carts for rent. Both sizes of carts have a small opening to allow the carts to be filled from the plant and to unload the concrete. These carts appear like miniature versions of the big concrete trucks that spin with the use of a motor and keep the concrete mixed as you travel. They are completely enclosed during travel with covers made specifically for them that go around the opening to prevent anything escaping and the cover is removed when you are ready to unload the concrete.

In Section 400.240 (A) (1) (I) (Conditional Uses) of the City's Zoning Regulations, it states Industrial or commercial activities that use or produce materials that can be offensive or dangerous by nature, subject to M-1 or M-2 performance standards. Such activities shall include, but not limited to: (#2) Cement, lime, gypsum or plaster of paris manufacture.



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Big O's Equipment Rental and Sales LLC

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Section 400.170 District "M-1" (Light Industrial District) Use Regulations.

Section 400.170 D States: Performance Standards. To be permitted industrial use in Light Industrial District (M-1) whether as a permitted use or as a special use, such use must meet the following performance standards:

1. Physical Appearance. All operations shall be carried out within an enclosed building except that new material or equipment in operable condition may be stored in the open. Normal daily waste of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from the street. Junk, salvage, auto wrecking and similar operations shall be shielded from view from streets and from adjacent properties in another district by means of a sturdy, sight-obscuring eight-foot-high fence in good repair and two (2) rows of alternate planted evergreen trees.
(Response): The plant is a totally enclosed unit.
3. Noise. No operations shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, heat frequency or shrillness.
(Response): The plant runs for one and a half minutes while mixing a batch and makes less noise than other equipment or vehicles on the property.
5. Air Contaminants.
 - b. Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths (0.2) grains per cubic foot as corrected to a temperature of five hundred degree Fahrenheit (500 F), except for a period of four (4) minutes in any one-half (1/2) hour, at which time it may equal but not exceed six tenths (0.6) grains per cubic foot as corrected to a temperature of five hundred degrees Fahrenheit (500 F).
(Response): They will be using the Silo top Zero filtration system on the plant.
 - c. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this Section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other materials in such a quantity as to cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public in general or to endanger the comfort, repose, health or safety of any such considerable



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Big O's Equipment Rental and Sales LLC

October 5, 2025

number of persons or to the public in general or to cause or have a natural tendency to cause injury or damage to business, vegetation or property.

(Response): They will be using the Silo top Zero filtration system on the plant.

PUBLIC INFORMATION AND PROCESS: Public Notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for Big O's Equipment Rental and Sales LLC subject to the following conditions:

- 1) The Conditional Use Permit will expire in 3 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the concrete plant on this property, the applicant will need to apply for a new conditional use permit at that time.
- 2) The applicant shall maintain an opaque, sight-obscuring six (6) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the storage yard from the street and adjacent properties. This would be the entire north side of the property and south side of the property where the storage lot abuts the right of way.
- 3) Containment structures must be maintained and used for all materials: including but not limited to sand and rock.
- 4) Final minor plat be executed and recorded in county records.



September 22, 2025

Dear Property Owner:

As an owner of property located within 185 feet of a proposed Conditional Use Permit application you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, October 8th, 2025, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street, to receive input concerning the following requests:

Big O's Equipment Rental and Sales LLC- Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin". The signature is written in a cursive, flowing style.

Patrick Martin
Community Development Director

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher 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:

Publication Dates:

- Sep 20, 2025

Printer's Fee: \$57.48

Ankit Sachdeva

Agent

VERIFICATION

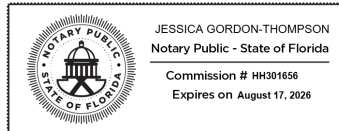
State of Florida
County of Orange

Signed or attested before me on this: 09/22/2025



Notary Public

Notarized remotely online using communication technology via Proof.



**CITY OF GRAIN VALLEY
PLANNING AND ZONING
COMMISSION
PUBLIC HEARING**

The Grain Valley Planning and Zoning Commission will hold a public hearing at 6:30 PM on October 8 th 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

Big O's Equipment Rental and Sales LLC- Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

All interested parties are encouraged to attend.

Published in the Examiner, Sep 20, 2025

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