



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

2/9/2022  
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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 9, 2022 in the Council Chambers at City Hall.
  
- The meeting was called to order at 6:30 PM by Chairman Craig Shelton.

**ITEM II: ROLL CALL**

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

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Shafer motioned to approve the minutes from the January 12, 2022 regular meeting. Commissioner Tyson second the motion. The Commission approved the minutes by a vote of 5 to 0.

**ITEM V: PUBLIC HEARINGS**

- **None**

**ITEM VI: ACTION ITEMS**

- 1) **Final Plat – Eagle Ridge Estates – 5<sup>th</sup> Plat** – Requesting final plat approval for Eagle Ridge Estates – 5<sup>th</sup> Plat consisting of lots 135 thru 142, lots 167 thru 181, lots 198 thru 205 and tract B lying in the southeast quarter of Section 27, Township 49 North, Range 30 West in the City of Grain Valley. The plat consists of 31 lots and is zoned District R-1 (Single Family Residential).

**Commissioners Present**

Craig Shelton  
Debbie Saffell  
Justin Tyson  
Jim Hofstetter  
Scott Shafer

**Commissioners Absent**

Kevin Browning  
Elijah Greene  
Bob Headley BOA Liaison

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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The plat contains approximately 7.65 acres and is generally located east of NW Hilltop Lane, east of NW High View Drive and south of Woodbury Drive.

- Director Trosen presented the Staff Report for both the Eagle Ridge Estates and Eagle Ridge Multi-Family final plats. Staff recommends approval on both plats.
- Bryan Rahn with Ward Development was present to answer any questions.
- Commissioner Tyson asked about the drainage in the area and particularly for the existing houses on Aspen Court.
- City Engineer Tuttle explained that after further study the existing drainage lake could not handle the additional development so the area south of Woodbury Drive had to be widened and enlarged which removed a couple of planned lots from the approved preliminary plan and therefore creating Tract B on the final plat.
- Commissioner Shafer stated that the street has a significant drop. City Engineer Tuttle said that they took off 11 feet before the street was constructed. Shafer asked what about all the water from the hill. Tuttle said that it was designed for the water to drain to the west.
- Commissioner Tyson asked who maintains the stormwater detention area. City Engineer Tuttle responded the Homeowner's Association as outlined in the recent changes to the City's ordinances.
- Bryan Rahn commented that on the duplex lots to reduce the steepness of the lots they are looking at installing no taller than 4-foot walls.
- Chair Shelton stated that one of the previous concerns that we discussed was the traffic onto Woodbury and they were doing a traffic study for a light. City Engineer Tuttle talked about the studies that he has the anticipated numbers for Whitney and the need for a four-way stop sign at Woodbury and Whitney.
- Chair Shelton asked about the light at Buckner Tarsney and Woodbury. City Engineer Tuttle said that we have made requests to MoDOT about the need for a light at that intersection, but MoDOT does not like to put lights that close to each other.
- Commissioner Tyson asked what needs to happen to install no parking signs on Woodbury from Whitney east to Buckner Tarsney Road on both sides. City Engineer Tuttle explained the process of the study and that it would require an Ordinance passed by the BOA to post the signs.
- Chair Shelton asked Mr. Rahn when he anticipates making the connection of Whitney to Woodbury. Mr. Rahn stated probably 18 months before full occupancy of the lots.
- Commissioner Tyson made a motion to recommend approval of the final plat of Eagle Ridge Estates 5<sup>th</sup> Plat to the Board of Aldermen. Commissioner Shafer second the motion. The Commission voted 5 to 0 to approve to motion.

2) **Final Plat – Eagle Ridge Multi-Family – 3<sup>rd</sup> Plat** – Requesting final plat approval for Eagle Ridge Multi-Family -3<sup>rd</sup> Plat consisting of lots 45 thru 76 lying in the southeast quarter of Section 27,

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**Commissioners Present**

Craig Shelton  
Debbie Saffell  
Justin Tyson  
Jim Hofstetter  
Scott Shafer

**Commissioners Absent**

Kevin Browning  
Elijah Greene  
Bob Headley BOA Liaison

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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Township 49 North, Range 30 West in the City of Grain Valley. The plat consists of 32 lots and is zoned District R-2 (Duplex Residential). The plat contains approximately 8.40 acres and is generally located east of NW Eagle Ridge Drive.

- Commissioner Tyson made a motion to recommend approval of the final plat of Eagle Ridge multi-family 3<sup>rd</sup> Plat to the Board of Aldermen. Commissioner Shafer second the motion. The Commission voted 5 to 0 to approve the motion.

**ITEM VII: PREVIOUS BUSINESS**

- **None**

**ITEM VIII: NEW BUSINESS**

**1) 2021 Year-In-Review**

- Director Trosen reviewed the report in the agenda packet. Trosen stated that regarding building inspections during the 2022 budget process, the Department requested funding to hire a Part-time Building Inspector. The funding was approved. We have hired Eddie Saffell. Eddie brings a lot of experience and knowledge in construction from his employment with Central Jackson County Fire District. City Engineer Tuttle talked about the street overlay program and the pavement condition assessment.
- Chair Shelton asked about the traffic from the Club Car Wash and if we were looking at that. City Engineer Tuttle responded yes as well as MoDOT is probably keeping an eye on it.
- Chair Shelton asked about Panda Express and if they had replaced the rock with the sod. Director Trosen said the Temporary Occupancy Certificate expires in Mid- March and since this isn't the best time of year to get fresh cut sod, we are working with them to get the sod installed before the TCO expires. Panda also has a punch list that must be completed for City Engineer Tuttle.

**2) Capital Improvement Plan FY2023-FY2027**

- Dick explained that he is beginning to work on updating the CIP and will be meeting with Ken Murphy, Steven Craig, and Mark to talk about projects and future funding. Dick said that as we are doing more streets each year with the funding provided by the BOA that we will eventually be able to introduce other methods of treating the streets such as

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**Commissioners Absent**

Kevin Browning  
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Bob Headley BOA Liaison

**Staff Officials Present**

Mark Trosen – CD Director  
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slurry seal to extend the life for another 4 or 5 years at a lower cost than an over lay. Dick said that if any of the Commissioners had a project that they would want to be added to the CIP, email Dick the project, he would work up the costs and discuss with Ken and Steven. Dick said that once he has the plan drafted, he will bring the plan back to the Planning and Zoning Commission for review and recommendation to proceed to the Board of Aldermen.

- Commissioner Shafer said the only project that he can think of is Whitestone Drive. City Engineer Tuttle responded that it is scheduled to be overlaid next year, 2023.
- City Engineer talked about the Parks Trail system. There was also discussion regarding sidewalks and trails along Sni-A-Bar Blvd.
- The Commission discussed the need for a bridge over the railroad tracks on Main Street.

**ITEM IX: ADJOURNMENT**

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

*-The Regular Meeting Adjourned at 7:40 PM-*

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**Commissioners Present**

Craig Shelton  
Debbie Saffell  
Justin Tyson  
Jim Hofstetter  
Scott Shafer

**Commissioners Absent**

Kevin Browning  
Elijah Greene  
Bob Headley BOA Liaison

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer