



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

7/12/2023
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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

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Chris Bamman
Debbie Saffell
Elijah Greene
Rick Knox BOA Liaison

Commissioners Absent

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
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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 dealt 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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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

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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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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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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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-The Regular Meeting Adjourned at 7:43 PM-

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