



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

7/8/2020
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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 July 8, 2020 via video conference of the Commissioners because of the social distancing order due to the COVID-19 pandemic.
- The meeting was called to order at 6:31 PM by Chair Debbie Saffell.

ITEM II: ROLL CALL

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

ITEM III: APPROVAL OF MINUTES

- Commissioner Shelton motioned to approve the minutes from the June 10, 2020 regular meeting with two revisions: 1) correct spelling of Commissioner Loving's name and 2) include Alderman Headley in footnote of those present; the motion was seconded by Commissioner Tyson. The Commission approved the minutes by vote 6-0.

ITEM IV: ACTION ITEMS

- 1) **FINAL 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.

Commissioners Present

Craig Shelton
Elijah Greene
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Bob Headley (BOA Liaison)

Commissioners Absent

Kevin Browning

Staff Officials Present

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



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- Director Trosen presented the staff report. Staff recommends approval of the final plat for Bush Business Park Re-plat.
- There were no questions or comments from the Commissioners.
- Commissioner Tyson made a motion to approve the final plat of Bush Business Park Re-plat. Commissioner Shelton second the motion. The motion passed by a vote of 6 to 0.

2) FINAL PLAT APPROVAL – Greystone Estates Phase II – 9 lots – 3.07 acres – Generally south where Amanda Jean Way terminates in the Greystone Estates Subdivision.

- Director Trosen presented the staff report. Staff recommends approval of the final plat for Greystone Estates Phase II.
- Commissioner Greene asked where is the temporary cul-de-sac shown? City Engineer Tuttle commented that the cul-de-sac is shown on construction plans and will be built within the designated easement on the plat.
- Commissioner Greene asked what is the construction materials for the temporary cul-de-sac? City Engineer Tuttle stated asphalt pavement with no curb and gutter. He further stated that the road will have curb and gutter.
- Commissioner Shafer made a motion to approve the final plat of Greystone Estates Phase II. Commissioner Tyson second the motion. The motion passed by a vote of 6 to 0.

ITEM V: PREVIOUS BUSINESS

- None

ITEM VI: NEW BUSINESS

- Commissioner Loving asked about the construction at the westbound exit ramp of I-70 to Buckner Tarsney on the north side and south of Taco Bell. Director Trosen stated that there have been preliminary discussions with an Engineering firm representing Panda Express. Director Trosen furthered comment that a Land Disturbance Permit was issued, and they were only moving dirt at this point. Site Plan Review will need to come before the Planning and Zoning Commission for approval.
- Clayton Ward stated that in Bush Business Park, they are finishing a contract for Dell's Honda to move from Blue Springs and build a new facility.

Commissioners Present

Craig Shelton
Elijah Greene
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Bob Headley (BOA Liaison)

Commissioners Absent

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ITEM VII: ADJOURNMENT

- Commissioner Tyson motioned to adjourn the meeting. Commissioner Loving second the motion. The Commission approved the motion by a vote of 6 to 0.

-The Regular Meeting Adjourned at 6:52 PM-

Commissioners Present

Craig Shelton
Elijah Greene
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Bob Headley (BOA Liaison)

Commissioners Absent

Kevin Browning

Staff Officials Present

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