



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

**9/9/2020**  
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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 September 9, 2020 in the City Hall Council Chambers.
- The meeting was called to order at 6:35 PM by Chair Debbie Saffell.

**ITEM II: ROLL CALL**

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

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Shafer motioned to approve the minutes from the July 8, 2020 regular meeting. Commissioner Browning second the motion. The Commission approved the minutes by vote 6-0.

**ITEM V: CITIZEN PARTICIPATION: None**

**ITEM VI: PUBLIC HEARING**

1. **The Vacation of 20 foot alleyway between 309 and 311 Front Street**– Wayne and Nancy Totten (309 Front Street) and Jeannette Gwinn (311 Front Street) are requesting that the 20 foot wide alley between these two properties be vacated since it serves no public interest and that it can be used as a permanent private driveway. The description is the alleyway

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**Commissioners Present**

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

**Commissioners Absent**

Elijah Greene  
Bob Headley (BOA  
Liaison)

**Staff Officials Present**

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



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between Lot 5, Block 2 of the Finnell's Addition (309 Front) and Lot 13, Davis Place Subdivision (311 Front), from Front Street on the north to the Kansas City Southern Railroad ROW on the south, all within the City limits of Grain Valley, Missouri.

- Director Trosen presented the staff report. Staff recommends approval of the vacation of 20-foot alleyway between 309 and 311 Front Street.
- Commissioner Shelton motioned to close the public hearing. Commissioner Browning second the motion. The Commission voted 6 to 0 to close the public hearing.

**ITEM VII: ACTION ITEMS**

**1. The Vacation of 20-foot alleyway between 309 and 311 Front Street** - Wayne and Nancy Totten (309 Front Street) and Jeannette Gwinn (311 Front Street) are requesting that the 20-foot-wide alley between these two properties be vacated.

- Commissioner Shelton motioned to approve the vacation of the 20-foot alleyway between 309 and 311 Front Street. Commissioner Tyson second the motion. The Commission voted 6 to 0 to recommend approval to the Board of Aldermen.

**2. Final Plat – Valley Subdivision** – L&L Development LLC – 61 lots – 16 acres – generally located north of Tisha Lane and west of Gateway Court.

- Director Trosen presented the staff report. Staff recommends approval of the final plat for the Valley Subdivision.
- Commissioner Tyson motioned to approve the final plat. Commissioner Browning second the motion. The Commission voted 6 to 0 to recommend approval to the Board of Aldermen.

**3. Preliminary Plat – Eagle Ridge Estates 1<sup>st</sup> Plat – Tract A Replat** – Eagle Ridge Homes LLC – 12 lots – 3.35 acres – generally located on the west side of where Eagle Ridge Blvd. ends and east of Tyler Road, north of the Water tank and tower.

- Director Trosen presented the staff report. Staff recommends approval of the preliminary plat.

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Debbie Saffell  
Scott Shafer  
Justin Tyson  
Kevin Browning

**Commissioners Absent**

Elijah Greene  
Bob Headley (BOA  
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- Commissioner Loving asked what is the size of the water main on Tyer Road? City Engineer Tuttle responded a 12-inch line.
- Commissioner Tyson motioned to approve the preliminary plat of Eagle Ridge Estates 1<sup>st</sup> Plat Tract A replat. Commissioner Loving second the motion. The Commission voted 6 to 0 to approve the preliminary plat.

**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- None

**ITEM X: ADJOURNMENT**

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

***-The Regular Meeting Adjourned at 7:00 PM-***

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**Commissioners Present**

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

**Commissioners Absent**

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Bob Headley (BOA  
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