



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

5/12/2021
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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 May 12, 2021 in the Council Chambers at City Hall.
- The meeting was called to order at 6:31 PM by Chair Craig Shelton.

ITEM II: ROLL CALL

- *Present: Scott Shafer*
- *Present: Jim Hofstetter*
- *Present: Craig Shelton*
- *Present: Elijah Greene*
- *Present: Justin Tyson*
- *Absent: Kevin Browning*
- *Absent: Debbie Saffell*
- *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 April 14, 2021 regular meeting. Commissioner Tyson second the motion. The Commission approved the minutes by a vote of 5 to 0.

ITEM V: PUBLIC HEARINGS

1. **Greystone West Tract A** - Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District-Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District) to District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is

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Craig Shelton
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Elijah Greene

Commissioners Absent

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Staff Officials Present

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



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legally described as Tract A of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.

- Director Trosen presented the Staff Report and reviewed the comments. Staff recommends approval of the rezoning and preliminary development plan for the Greystone West Tract A subject to the Applicant agreeing to revisions to the preliminary development plan.
- Commissioner Greene asked what the speed limit was on Buckner Tarsney? City Engineer Tuttle responded 45.
- Commissioner Greene asked if you have a trail by a road with that speed limit does the trail need to be elevated? City Engineer Tuttle stated that the trail would be separated from the roadway and that we are trying to get MoDOT to improve the roadway. There is an existing drainage swale that would prevent cars from getting to close to the trail.
- Commissioner Greene said that the four-plex at the end of Shale Court looks like it is right at the 60-foot setback for Buckner Tarsney Will that be a concern with kids playing in the backyard? City Engineer Tuttle said the ROW is 120 feet so there is plenty of greenspace between the building and edge of payment with Buckner Tarsney.
- Andrew Danner introduced himself and said that he has developed in Kansas City, North Kansas City, Blue Springs, Lee’s Summit, Independence and that he is excited to be developing in Grain Valley. He said that his engineer Robert Walquist has done a lot of work in the city and apologizes that the drawings does not include the comments in the staff report and that he is in 100% agreement with the staff comments. He does want to point out that he wanted to put in the trail and that they were not required but thought it would be a great addition. He said that they are not asking for variations in building setbacks.
- Commissioner Tyson said regarding Commissioner Greene’s point on the four-plex, do you have any plans to put boulders? Mr. Danner said that they will put a landscape buffer such as a berm that will provide the separation.
- Commissioner Tyson asked what type of fence will be installed behind the commercial? Mr. Danner said that he does not like the wood, so he plans to install a white vinyl fence.
- Mr. Danner said that he does not plan to build the four-plex but that he plans to sell to builders that will sell to owner occupied.
- Commissioner Greene asked if there are plans to have lighting behind the commercial? Mr. Danner said yes but that the lighting will be photometrics to ensure that it meets city code of not more than one footcandle to ensure that it does not shine into residential area.

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Commissioners Absent

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- Chairman Shelton asked with the commercial buildings is the intent to have several units? Mr. Danner said it could be but that he would need an anchor tenant to secure a loan and start construction so one building could be a single tenant like a Dentist office.
 - Commissioner Shafer made a motion to close the public hearing. Commissioner Hofstetter second the motion. The motion was approved by a vote of 5 to 0.
2. **Greystone West Tract B** – Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.
- Director Trosen presented the Staff Report. Staff recommends approval of the rezoning and preliminary development plan for the Greystone West Tract B subject to the Applicant agreeing to revisions to the preliminary development plan.
 - Commissioner Greene asked does R-3p allow three story buildings? Director Trosen responded yes.
 - Commissioner Greene asked where is the fire hydrant? City Engineer Tuttle responded that it is east of the entrance to the commercial development. They will need a fire hydrant at the end of cul-de-sac and the fire department may also require one inside the parking area of the senior apartment complex.
 - Andrew Danner introduced himself and apologized again for the drawings and said the senior citizen apartments will be fully sprinkled. He said that he thought 83 parking spaces is sufficient, but he is fine with including 96 spaces and will show the additional spaces around the gazebo area.
 - Mr. Danner does not anticipate that the parking lot will be totally full with 96 parking spaces. Based on their experience, most seniors only have one car and some rely on transportation such as OATS and relatives, so they have provided a covered drop-off area for residents.
 - Commissioner Greene asked about lighting in the parking lot? Mr. Danner said that we have use photometrics to ensure we meet city code and that no lighting will impede upon the neighboring property.

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- Commissioner Tyson asked if Mr. Danner plans to remain the owner. Mr. Danner said yes at this time.
- Commissioner Hofstetter asked if Mr. Danner plans to have a presence there. Mr. Danner said that there will be a full-time office and full-time maintenance but not sure if the manager would live there. Mr. Danner said this would not be assisted living.
- Commissioner Greene asked where is the front entrance? Mr. Danner pointed out the entrance of the development plan and referenced the elevation drawings.
- Commissioner Tyson made a motion to close the public hearing. Commissioner Shafer second the motion. The Commission passed the motion by a vote of 5 to 0.

ITEM VI: ACTION ITEMS

1. **Greystone West Tract A** - Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District-Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District) to District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract A of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.
 - Commissioner Shafer voiced his concern about giving up property zoned for business to residential but since this is a mixed use and we are keeping some commercial, he is good with it. He thanked the Staff, and he does not hide from giving up property intended for commercial to residential especially when we are trying to get sit down restaurants to come to this town, but he thinks this is a good plan.
 - Commissioner Greene asked how many people must live in the Greystone subdivision before a streetlight could go at the intersection of Greystone Blvd and Buckner Tarsney. City Engineer Tuttle responded that since it is a MoDOT road they would need to do a study and determine if there are enough warrants to require a light. Director Trosen said that we can request MoDOT to conduct a study.

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- Chairman Shelton asked Mr. Danner if they need the flexibility to the setback requirement as noted in the Staff Report. Mr. Danner said they do not. The preliminary plan did not have the appropriate layers on the CAD drawing turned on to show everything regarding setback distances.
 - Commissioner Greene made a motion to approve the rezoning and preliminary development plan for Greystone West Tract A subject to Staff Comments and adding a landscape berm on the west side of the four-plex building on Shale Court closest to Buckner Tarsney Road. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 5 to 0.
2. **Greystone West Tract B** – Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.
- Commissioner Tyson made a motion to approve the rezoning and preliminary development plan for Greystone West Tract B with 96 parking spaces and Staff conditions. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 5 to 0.
3. **Club Carwash Operating, LLC** – Requesting Site Plan Approval for an Automated Carwash with Vacuum bays on property that is in the Main Street Corridor – Transition Overlay Zoning District. The property is generally located north of US Highway 40, west of Main Street (Buckner Tarsney Road) and south of the eastbound exit ramp for I-70.
- Director Trosen presented the Staff Report. Staff recommends approval with only one comment: on the east elevation, install the downspouts within the pilasters instead of on the outside of the building.
 - Commissioner Greene asked if there are any requirements for car washes regarding drainage. City Engineer Tuttle said that it will go into the sewer system, but they will need a grease and sand interceptor. Tuttle said that many car wash facilities recycle the water but is uncertain if they plan to do that with this facility.

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- Commissioner Tyson asked if there would be an alternative to the type of material regarding the downspout like a hammered metal or something more aesthetically pleasing. Director Trosen said that he is open to working with the applicant on alternative materials if it is unfeasible to place them within the pilasters.
- Eric Kirchner with Cochran Engineering introduced himself representing Club Car Wash. He talked about the project and the facility. He discussed the site plan. He said that they are staffed by employees and the facility is only open when staffed. He said the stone pilasters are currently designed to have downspouts on the outside. He said that he talked to the contractor and if the Commission desires, it can be done, it would just require the stone to stick out farther. Club Car Wash takes pride in their facility and will take care of their facility. The facility will use underground stormwater storage. Regarding drainage, Kirchner said that they do recycle to clean out the tracks and wash off internal equipment.
- Commissioner Hofstetter asked how many do you own? Kirchner responded 42.
- Commissioner Shafer asked how much stress will this put on our water system? City Engineer Tuttle responded that we have enough capacity and main size as well as water supply, now and future demands.
- Commissioner Tyson asked what percentage is recycled of water used? Justin Barnes with Club Car Wash introduced himself and said they are collecting 80% of the water and using it in the reclamation system.
- Chairman Shelton asked about the stacking of vehicles. Mr., Kirchner said that they can process 2 cars per minute. He also said that they will be able to stack up to 30 plus until you get to the drive entrance.
- Chairman Shelton asked if the Commission needs to address the issue regarding downspouts. Director Trosen stated that he is confident that Staff can work with the applicant to find an acceptable material for the downspouts.
- Commissioner Tyson made a motion to approve the site plan for Club Car Wash. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 5 to 0.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

- Director Trosen stated that during a conversation with Commissioner Tyson, we agreed it would be beneficial to have Joe Lauber provide training to the Commission. We have no

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business currently scheduled for the June 9th meeting so those present agreed to have training on that evening.

ITEM IX: ADJOURNMENT

- Commissioner Greene 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 8:09 PM-

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