



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

10/12/2022
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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 October 12, 2022 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: Jim Hofstetter*
- *Present: Elijah Greene*
- *Present: Craig Shelton*
- *Present: Scott Shafer*
- *Absent: Debbie Saffell*
- *Absent: Justin Tyson*
- *Absent: Kevin Browning*
- *Absent: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Hofstetter motioned to approve minutes from the September 14, 2022 meeting. Commissioner Shafer second the motion. The motion was approved by a vote of 4 to 0.

ITEM V: PUBLIC HEARINGS

1. **City Code Chapter 400 Zoning Regulation Amendments**- A Resolution (2022-07) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended whereby a portion of Section 400.230 pertaining to Home Occupations is repealed and new Section 400.520 for Home Occupations is established for No Impact Home Based Businesses under the provisions of HB 1662, new state statutes

Commissioners Present

Craig Shelton
Elijah Greene
Jim Hofstetter
Scott Shafer

Commissioners Absent

Kevin Browning
Justin Tyson
Debbie Saffell
Rick Knox BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
John Mautino – City Attorney



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effective August 28, 2022 that changes the ability of cities to regulate and control home-based occupations.

- Director Trosen presented the Staff Report.
Commissioner Shafer made a motion to close the public hearing. The motion was second by Commissioner Greene. The motion was approved by a vote of 4 to 0.

ITEM VI: ACTION ITEMS

- 1. City Code Chapter 400 Zoning Regulation Amendments- A Resolution (2022-07) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended whereby a portion of Section 400.230 pertaining to Home Occupations is repealed and new Section 400.520 for Home Occupations is established for No Impact Home Based Businesses under the provisions of HB 1662, new state statutes effective August 28, 2022 that changes the ability of cities to regulate and control home-based occupations.
Commissioner Hofstetter asked are we passing what has already been approved by the State Legislature and just ensuring that are local ordinance follows state statute?
Director Trosen responded that is correct.
Commissioner Shafer made a motion to approve Resolution 2022-07. Commissioner Hofstetter second the motion. The motion was approved by a vote of 4 to 0.

ITEM VII: PREVIOUS BUSINESS

- None

ITEM VIII: NEW BUSINESS

- None

ITEM IX: ADJOURNMENT

- Commissioner Hofstetter made a motion to adjourn the meeting. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 4 to 0.

-The Regular Meeting Adjourned at 6:40 PM-

Commissioners Present

Craig Shelton
Elijah Greene
Jim Hofstetter
Scott Shafer

Commissioners Absent

Kevin Browning
Justin Tyson
Debbie Saffell
Rick Knox BOA Liaison

Staff Officials Present

Mark Trosen - CD Director
John Mautino - City Attorney