



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

1/11/2023
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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 January 11,2023 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: Debbie Saffell
Present: Elijah Greene
Present: Craig Shelton
Present: Jayci Stratton
Present: Chris Bamman
Absent: Justin Tyson
Absent: Scott Shafer
Present: Rick Knox (BOA Liaison)
There was a quorum.

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Saffell motioned to approve minutes from the October 12,2022 meeting. Commissioner Greene second the motion. The motion was approved by a vote of 5 to 0.

ITEM V: PUBLIC HEARINGS

- None

ITEM VI: ACTION ITEMS

- Final Development Plan/Final Plat – Copper Creek fka The Lofts at Creekside Landing- Blue Springs Safety Storage South II LLC is requesting final development plan and final plat approval. The property is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of four (4) apartment buildings containing 24 units in each building; three (3) four-plex buildings and one duplex. The total number of units on the property is 110. The development site is

Commissioners Present

Craig Shelton
Elijah Greene
Debbie Saffell
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Scott Shafer
Justin Tyson

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



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located at the dead end of NW Sni-A-Bar Blvd. east of NW Sni-A-Bar Parkway being part of the southwest quarter of Section 34, Township 49, Range 30, Jackson County, Missouri.

- Director Trosen presented the Staff Report and recommended approval of the final development plan and final plat.
- Commissioner Greene asked where this development was located. Chair Shelton responded to the question.
- Commissioner Bamman asked if there would be any complications with the floodplain in the area. Director Trosen responded that all the proposed development is outside of the floodway and 100-year flood boundary and therefore no special considerations are necessary.
- Commissioner Greene asked that there is only one entrance into the development and was wondering if that should be a concern. City Engineer Tuttle responded that we addressed that issue by requiring the entrance to be 36 feet wide street or three lanes and therefore one lane will be open for first responders, if necessary. This is like what is in Rosewood subdivision when crossing the creek.
- Commissioner Greene said his next concern is the lighting in the parking lot and neighboring subdivision lots. Director Trosen responded that the lights in the parking lots would be directed to the interior parking spaces and not outward toward the adjoining residential lots. The footcandle for the parking lot lighting would also be minimal. Bryan Rahn with Ward Development further stated that the lighting is directional and very conscientious to not point the lighting on neighboring property.
- Commissioner Greene asked about the placement of the fire hydrants. City Engineer Tuttle responded that they are located to meet city requirements.
- Commissioner Saffell asked about the two units in the southwest location and if they had adequate parking. Mr. Rahn responded that those units have garages plus the driveway for each unit. Also, there is more that the required parking for the overall development so overflow parking if needed could park at the clubhouse.
- Commissioner Greene asked about the number of trash bins. There are three trash enclosures at the corners of the development. Every corner but the southwest corner.
- Alderman Knox provided an overview of what the BOA discussed regarding the development plan.

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- Commissioner Greene made a motion to recommend approval to the Board of Aldermen the final development plan and final plat of Copper Creek formerly known as the Lofts and Creekside Landing. Commissioner Bamman second the motion. The motion was approved by a vote of 5 to 0.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

- 1) Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary
- Chair Shelton suggested that since there are two members absent that we postpone the election until the next meeting and hopefully have more people there.
- Both Commissioners Stratton and Bamman would also like to wait since they are new to the Commission.
- The Election of Officer will be postponed until the February 8,2022 meeting.
- 2) Chair Shelton reminded the Commission of the January 17,2023 Joint Workshop with the Board of Aldermen and Park Board to discuss the update on the Comprehensive Plan and the Parks Master Plan. The workshop is scheduled for 6:00PM in the City Hall Council Chambers.
- 3) Debbie Saffell asked if it was possible to ask Kevin Browning to attend the next Planning and Zoning Commission meeting and recognize him for his years of service. Director Trosen said he would.

Commissioners Present

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ITEM IX: ADJOURNMENT

- Commissioner Bamman made a motion to adjourn the meeting. Commissioner Saffell second the motion. The Commission approved the motion by a vote of 5 to 0.

-The Regular Meeting Adjourned at 6:52 PM-

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