



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

6/14/2023
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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 June 14, 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: Scott Shafer*
- *Present: Justin Tyson*
- *Present: Craig Shelton*
- *Present: Jayci Stratton*
- *Present: Chris Bamman*
- *Absent: Elijah Greene*
- *Absent: Debbie Saffell*
- *Present: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Tyson motioned to approve minutes from the February 8, 2023, meeting. Commissioner Bamman seconded the motion. The motion was approved by a vote of 5 to 0.

ITEM V: CITIZEN PARTICIPATION

- Chair Shelton stated that if anyone in the audience is here to discuss one of the action items you will have time to address the Commission when we discuss it later the agenda. If you are here to discuss the parking in the rear yard item that has been referred by the Board of Aldermen, please note that we will not be diving into the details tonight but will have a public hearing at another meeting.
- Chair Shelton asked Director Trosen to explain the public hearing and notification process. Director Trosen stated that if the Commission decides that they want to discuss

Commissioners Present

Craig Shelton
Justin Tyson
Scott Shafer
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



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this item during a meeting, then we will include the parking in the rear yard as a discussion item on the July 12, 2023, agenda which is posted one week prior to meeting on the city website. A formal public hearing would be required. The public hearing is advertised 15 days prior to the Planning and Zoning Commission meeting in the Examiner and then again posted on the city website approximately one week prior to the meeting. The public hearing could take place during the meeting on August 9, 2023, depending on what the Commission wants to do.

- Mike Walker, 1008 NW Long Drive – Mr. Walker asked regarding the speed limit signs, are we looking at getting cameras that could catch speeders in action? He lives at the corner of Long and Meadow. He said that there are speeders on Meadow especially since the double yellow line was installed.
- Director Trosen stated that your request is beyond the scope of the Planning and Zoning Commission and suggested that he contact the new Chief of Police Ed Turner. Director Trosen said that he would give the contact information to Chief Turner.
- Cami Dietz, 1209 SW Foxtail Drive – Ms. Dietz stated she just moved into Brigadoon Estates and since moving in, they have multiple speeders in the neighborhood. They use Ryan Road as a drag strip. She calls the Police but by the time they get there, the speeders are gone. Her neighbors are also speeding. She called the Police Department and asked them to put in the mobile speed bumps, and they told her she needed to come to this meeting and voice that to the Commission. City Engineer Tuttle gave her his card. He said to call him, and he will send her the paperwork to make that request.
- Brian Schowengerdt – 780 E. Ryan Road – He said that although the Commission will be discussing parking in the rear yard at a later date, after what happened at the Board meeting on Monday, he felt that he needed to come and speak. He said that he does not think the City has the right or should they be involved in what goes on in his backyard unless it is a health and safety issue. He said there should be less government involvement instead of more. It is not a city level decision on what I can park in my backyard.

ITEM VI: PUBLIC HEARINGS

- None

Commissioners Present

Craig Shelton
Justin Tyson
Scott Shafer
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
Elijah Greene

Staff Officials Present

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ITEM VII: ACTION ITEMS

1. **FINAL DEVELOPMENT PLAN APPROVAL-JAC'D LLC.** Requesting final development plan approval on 16.27 acres for Creekside Village – 4th Plat that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The proposed use of land for the 4.83 acres zoned District R-1P (Single Family Residential – Planned Overlay District) is 51 single family residential lots. The proposed use of land for the 11.44 acres zoned District M-1P (Light Industrial – Planned Overlay District) will be four industrial buildings each containing 11,200 square feet. This tract of land is in the southwest quarter of the southeast quarter of Section 26, Township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.
 - Director Trosen presented the staff report and stated that the final development plan is identical to the preliminary development plan. Staff recommends approval.
 - Commissioner Shafer made a motion to approve the final development plan. Commissioner Tyson seconded the motion. The motion was approved by a vote of 5 to 0.

2. **FINAL PLAT – CREEKSIDE VILLAGE 4th PLAT** – Requesting approval of the final plat for Creekside Village – 4th Plat consisting of 18 single family residential lots on 1.94 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. This is the first phase for the proposed development plan. This tract of land is in the southwest quarter of the southeast quarter of Section 26, Township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.
 - Director Trosen presented the staff report and stated that the Creekside Village 4th Plat is the first phase of the single-family development and will consist of 18 lots. Staff recommends approval of the final plat.
 - Commissioner Tyson made a motion to approve the final plat. Commissioner Stratton seconded the motion. The motion was approved by a vote of 5 to 0.

Commissioners Present

Craig Shelton
Justin Tyson
Scott Shafer
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
Elijah Greene

Staff Officials Present

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3. **FY2024-2028 Capital Improvement Plan** – Capital improvements planning is the multi-year scheduling of large-scale capital improvements and major purchases. The CIP is a public information document to advise residents and property owners on how the city plans to address significant capital needs over the next five years. The CIP is a flexible planning tool and not a financial, static, budget.
- City Engineer Tuttle presented the FY2024 – FY2028 Capital Improvement Plan.
 - Commissioner Bamman asked regarding the prices in the future, how are they determined?
 - City Engineer Tuttle replied the pricing is based on trends in the past and includes anticipated price increases in the future.
 - Commissioner Bamman made a motion to approve the Capital Improvement Plan. Commissioner Tyson second the motion. The motion was approved by a vote of 5 to 0.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- SAVE-THE DATE – JOINT WORKSHOP – COMPREHENSIVE PLAN UPDATE AND PARKS MASTER PLAN – WEDNESDAY, JULY 19, 2023; 6:00PM; COUNCIL CHAMBERS; CITY HALL
- “PLANNING AND ZONING PROCEDURES FOR MISSOURI MUNICIPALITIES” by Missouri Municipal League, March 2023
- Director Trosen summarized that at the Board of Aldermen meeting on June 12, 2023, the Board voted to refer to the Commission the matter regarding parking in the rear yard for further study and recommendation.

ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 7:20 PM-

Commissioners Present

Craig Shelton
 Justin Tyson
 Scott Shafer
 Jayci Stratton
 Chris Bamman
 Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
 Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
 Dick Tuttle – City Engineer