



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

8/9/2023
Page 1 of 4

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on August 9, 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: Debbie Saffell*
- *Present: Craig Shelton*
- *Present: Jayci Stratton*
- *Present: Chris Bamman*
- *Absent: Elijah Greene*
- *Absent: Justin Tyson*
- *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 July 12, 2023, meeting. Commissioner Shafer seconded the motion. The motion was approved by a vote of 5 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

1. Resolution 2023-01 recommending to the Board of Aldermen that Title IV of the Code of Ordinances be amended in Chapter 425 by removing Medical Marijuana Facilities and changing it to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.
 - Director Trosen presented the staff report. Staff recommends approval.

Commissioners Present

Craig Shelton
Scott Shafer
Jayci Stratton
Chris Bamman
Debbie Saffell
Rick Knox BOA Liaison

Commissioners Absent

Justin Tyson
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Anthony Hernandez – City Attorney



City of Grain Valley

Planning & Zoning Commission

Meeting Minutes

Regular Meeting

8/9/2023
Page 2 of 4

- City Attorney Hernandez further stated that this expands the marijuana ordinance to include comprehensive facilities because of the election that was held last November to legalize recreational marijuana. The process to require a Conditional Use Permit and distance requirements are still the same.
 - Commissioner Bamman motioned to close the public hearing. Commissioner Shafer second the motion. The motion was approved by a vote of 5 to 0.
2. A Resolution 2023-02 adopting the Grain Valley Comprehensive Plan 2050 that will serve as a guide for future growth and development of the city and outlines the vision of future land use, housing, economic development, transportation, and utilities. The adoption of the Comprehensive Plan is in accordance with Section 89.340 of the Missouri Revised Statutes.
- Director Trosen made a few comments. Staff is recommending that the Planning and Zoning Commission approve Resolution 2023-02 adopting the 2050 Comprehensive Plan.
 - Christopher Shires with Confluence, Inc. reviewed the project schedule, reviewed the public input forum, and reviewed the major areas of the plan.
 - Commissioner Shafer asked about the Gildehaus (now city owned) property and what the plan was for it. Mr. Shires responded that the plan shows the property to be for public use or civic activity. Commissioner Shafer asked about the plans to bring a train here for people to ride it to the stadium or downtown. Mr. Shires responded that plan is not included in this plan. Director Trosen responded that railroad vision has been around for several years, and the major obstacle is financing.
 - Commissioner Shafer asked about the multi-family mix and where should the city be. Mr. Shires explained the different styles of residences and said the desire would be around 10%. Currently, the city is at 6%.
 - Commissioner Shafer asked how much bigger you see the city growing even with the proposed growth areas. Mr. Shires said that our projections show, based on history, the population would be in the upper 40,000.
 - Commissioner Bamman asked does the future land use map show areas for future schools. Mr. Shires stated that we typically do not show that in plans because we do not want to trigger an increase in land prices if a school was to go there and we don't want to dictate to a property owner that you can only have a school if you were looking to sell.

Commissioners Present

Craig Shelton
Scott Shafer
Jayci Stratton
Chris Bamman
Debbie Saffell
Rick Knox BOA Liaison

Commissioners Absent

Justin Tyson
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Anthony Hernandez – City Attorney



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

8/9/2023
Page 3 of 4

- Commissioner Bamman said that as property is annexed there appears to be good guidance for zoning. Mr. Shires said yes. Director Trosen said that the ordinance for annexation brings a property in zoned Agricultural and then the property owner/developer would follow the procedure to rezone the property.
- Commissioner Saffell motioned to close the public hearing. Commissioner Shafer seconded the motion. The Commission voted 5 to 0 to approve the motion.

ITEM VII: ACTION ITEMS

1. Resolution 2023-01 recommending to the Board of Aldermen that Title IV of the Code of Ordinances be amended in Chapter 425 by removing Medical Marijuana Facilities and changing it to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.
 - Commissioner Saffell motioned to approve Resolution 2023-01 to recommend to the Board of Aldermen that Chapter 425 be amended pertaining to Marijuana Facilities. Commissioner Shafer seconded the motion. The Commission voted 5 to 0 to approve the motion.
2. A Resolution 2023-02 adopting the Grain Valley Comprehensive Plan 2050 that will serve as a guide for future growth and development of the city and outlines the vision of future land use, housing, economic development, transportation, and utilities. The adoption of the Comprehensive Plan is in accordance with Section 89.340 of the Missouri Revised Statutes.
 - Commissioner Shafer motioned to approve Resolution 2023-02 adopting the 2050 Grain Valley Comprehensive Plan. Commissioner Bamman seconded the motion. The Commission voted 5 to 0 to approve the motion.

ITEM VIII: PREVIOUS BUSINESS

- Chair Shelton asked if there was any discussion on the Board level regarding the workshop to discuss the parking in the rear yard issue. Director Trosen stated that he shared the Commission’s request to hold a joint workshop with City Administrator Ken Murphy who in turn has shared this with Mayor Mike Todd.

Commissioners Present

Craig Shelton
Scott Shafer
Jayci Stratton
Chris Bamman
Debbie Saffell
Rick Knox BOA Liaison

Commissioners Absent

Justin Tyson
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Anthony Hernandez – City Attorney



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

8/9/2023
Page 4 of 4

ITEM IX: NEW BUSINESS

- None

ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 7:21 PM-

Commissioners Present

Craig Shelton
Scott Shafer
Jayci Stratton
Chris Bamman
Debbie Saffell
Rick Knox BOA Liaison

Commissioners Absent

Justin Tyson
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Anthony Hernandez – City Attorney