



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

8/14/2024
Page 1 of 7

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on August 14, 2024, in the Council Chambers at City Hall.
The meeting was called to order at 6:30 PM by Chair Craig Shelton.

ITEM II: ROLL CALL

- Present: Scott Shafer
Present: Craig Shelton
Present: Chris Bamman
Present: Justin Tyson
Present: Bob Headley
Present: Rick Knox (BOA Liaison)
Absent: Elijah Greene
Absent: Debbie Saffell
There was a quorum.

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Bamman motioned to approve minutes from the July 10,2024 meeting. Commissioner Tyson seconded the motion. The motion was approved by a vote of 5 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

- City Code Chapter 400 Zoning Regulation Amendment Section 400.290- A Resolution (2024-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the number of items (boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper and lawnmower) to no more than two (2) that could be parked in the rear yard in certain zoning districts.

Commissioners Present

Craig Shelton
Scott Shafer
Chris Bamman
Justin Tyson
Bob Headley
Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Madison Touchstone – City Attorney



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Regular Meeting

8/14/2024
Page 2 of 7

- Director Trosen presented the staff report. Staff recommend approval of the proposed code amendment that would limit the number of items that could be parked in the rear yard.
- **Brian Schowengerdt, 780 SW Ryan Road**, said that he owns approximately 1 acre with an open backyard. He said that he can drive around his house to access the backyard. He said that he had been here before and is still against the proposed amendment. He said that limiting the number of items that can be parked in the backyard is limiting his right to freedom. He owns it, he pays the taxes and should be able to do what he wants with it.
- **Dale Arnold, 31603 E. Ryan Road**, said this will not affect him but it will impact others within the city. He said that typically when an ordinance is done it pertains to safety or health issues and this proposed amendment is more of an aesthetic issue. He said some folks on Sni-A-Bar no longer have the campers in the backyard. He said that government should not regulate beyond a structure unless there are valid and good reasons. He said that he has signatures from across the community that are opposed to this amendment and do not want the government to regulate what goes on in their backyard.
- **John Riotte, 1603 NE Andeon Street**, asked for clarification regarding the concrete drive in the rear yard. Director Trosen stated that this pertains to a residence that has a rear yard garage entry.
- **Bob Shrauner, 617 NW Albatross Drive**, is new to the community and just moved in a month ago. He said that he has a fishing boat, motorcycle, sailboat, camper, and lawnmower. There was discussion regarding non-conforming use. He said what if you had a privacy fence. Director Trosen said that would not matter. Mr. Shrauner is opposed to more regulation.
- Commissioner Tyson made a motion to close the public hearing. Commissioner Shafer seconded the motion. The Commission voted 5 to 0 to approve the motion.
- **Grain Valley Safety Storage, LLC** – Requesting a change of zoning from District A (Agricultural) and District C-1 (Central Business District) to District R-3P (Multi-Family Residential Planned Overlay District) on 15.76 acres and from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business Planned Overlay District) on 1.69 acres. The applicant is also requesting approval of the Preliminary Development Plan/ Preliminary Plat know as Greystone Crossings which will consist of six (6) multi-family residential buildings containing a total of 187 units, one restaurant pad site and two retail pad sits. The property is located less than ¼ quarter of mile south of Duncan Road on the west side of Buckner Tarsney Road, lying in the northwest quarter

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Meeting Minutes
Regular Meeting

8/14/2024
Page 3 of 7

and southwest quarter of Section 26, Township 49 North, Range 30 West in the city of Grain Valley, Missouri.

- Director Trosen and City Engineer Tuttle presented the staff report. The proposed rezoning and preliminary development plan/plat, Greystone Crossings, is consistent with the preferred land use plan in the City’s 2050 Comprehensive Plan and complies with city zoning regulations. Staff recommends approval.
- **Bryan Rahn with Ward Development** reviewed a PowerPoint presentation that discussed the goals and objectives of this project and why this site was selected for this type of development. He said that this development meets the criteria of the Comprehensive Plan and development requirements of the city. He said that he talked to the school district and shared the plan with the fire district. He shared the community amenities that will be constructed at the developer’s expense. Mr. Rahn also reviewed the proposed amenities for the residents of the development.
- **Katie Crum, 1602 NE Andeon Street**, appeared in opposition. She asked to look at Buckner Tarsney and the amount of traffic on it. She is asking for it to be safe to enter and leave her subdivision. Buckner Tarsney needs to be fixed and built before we look at adding additional development.
- **James Griffin, 207 NE Hanna Court**, gave background on the population growth in the city. He said that there have not been more police officers added even though there has been extensive growth. He said the city growth has over burden law enforcement and utility workers. He said what attracted him to this town was the small-town vibe and good schools. When is enough development enough. He said that this developer has told him there would be no development behind him and there is.
- **Michael Helt, 1609 NW Rust Road**, stated that he owns the property to the west of the development. He is opposed to the proposed development plan. He said that he believes that the development is too dense for property. He said there is a significant amount of traffic, and the development will impact the creek. He said that the number of rental units should be reduced and the elimination of one commercial building. Secondly, he said there is little open space for the residents to enjoy. Third, this development will have an impact on property values in surrounding areas. He is concerned with the noise. He said if this project does more forward that it be conditioned upon the installation of a privacy fence along the parking areas.
- **Allen McElwain, 303 W. Rust**, said that he has had erosion issues from the multi-family on Woodbury. He said that his shop had been broken into and he had to run people off his

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City of Grain Valley

Planning & Zoning Commission

Meeting Minutes

Regular Meeting

8/14/2024
Page 4 of 7

property. He is worried about what kind of sex offenders will be brought in. He is against this housing.

- **Susan Reedy, 300 W. Rust Road**, said that her property is south of the creek, and she is concerned that the creek will not be able to manage the overflow of water from the proposed development. She is also concerned with the traffic on Buckner Tarsney Road. She would suggest senior patio homes or starter homes.
- **John Riotte, 1603 NE Andeon Street**, is against this project. He is concerned with retention problems and water run-off. He is also concerned about the increased traffic. He is also concerned with losing open space.
- **Sue Shrauner, 617 NW Albatross**, is a recent resident of Grain Valley, she said that she lived in Lee's Summit from 1999 to this year. In Lee's Summit, crime has increased, the schools have gone downhill, and the reason is the multi-family. Grain Valley does not want to become Lee's Summit. Her concern is the impact on the schools.
- **Andrew Onrein, 1400 NE Jacklyn Road**, is opposed to this development. It is not in the spirit of the community to approve this development. This project will bring in transients that are not willing to establish roots in the city. He said that we did not hear any feedback from the entities such as the school district and fire district. He is concerned with the infrastructure to this development and the risk that this development brings to the community.
- **Lance Pollard, 34108 E. Truman Road**, said there is a traffic concern on Buckner Tarsney. He said that he likes growth and development. He would put more emphasis on revitalizing the downtown area. He said he likes this development but not in the proposed location.
- **Clay Collums, 1005 NW Long Drive**, stated that he enjoys the small town feel of Grain Valley. However, the city is feeling growing pains. There is only so much ground to develop in the city and this type of development is not right for the city. Let Blue Springs and Lee's Summit have high-density housing.
- **Marcee McElwain, 303 W. Rust Road**, said she has been a teacher for 25 years. She wants to clarify that the schools have been added on and added on for years and seems like there is plenty of room. However, if you are employed in the school, you will find that the previous spaces for the teacher lounge are now a classroom. She said there is no available space for new classes. She also said that her class size is increasing as well.
- **Dale Arnold, 31603 E. Ryan Road**, said that because of staff and Board planning for the future, infrastructure is not an issue. He said the concern is the speed of developing multi-

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

8/14/2024
Page 5 of 7

family. He talked about the development north of the school bus barn that is under construction and the completion of the one on Eagles Parkway. He said the same developer had proposed pad sites for the development on Eagles Parkway and some of them have taken 25 years to develop. He is concerned with that happening on this development and not seeing the commercial or restaurant for several years. The idea of this development is great because it is going to be taxed at 31% of the assessed valuation so there will be a significant amount of tax dollars. Mr. Arnold said that commercial development should be included in phase one. He said that although this may be good for the community, it is too fast and will burden the school district. It is a timing thing more than a need.

- **Lora Casey, 3207 S Bellechasse Road**, said that growth is not always progress. Her biggest concern is the traffic. Kids are late to school because of the traffic. She said the economy is in bad shape and if these units are not rented then they will be subsidized.
- Commissioner Tyson made a motion to close the public hearing. Commissioner Bamman second the motion. The Commission voted 5 to 0 to approve the motion.

ITEM VII: ACTION ITEMS

1. **Resolution 2024-01-City Code Chapter 400 Zoning Regulation Amendment Section 400.290**- Approval of Resolution (2024-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the number of items (boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper and lawnmower) to no more than two (2) that could be parked in the rear yard in certain zoning districts.
 - Commissioner Tyson made a motion to approve Resolution 2024-01 pertaining to the amendment to Section 400.290. Commissioner Shafer seconded the motion. The Commission voted 4 (Shafer, Bamman, Tyson, and Shelton) to 1 (Headley) to approve the motion.
2. **Rezoning - Grain Valley Safety Storage, LLC** – Recommend to the Board of Aldermen the approval of a change of zoning from District A (Agricultural) and District C-1 (Central Business District) to District R-3P (Multi-Family Residential Planned Overlay District) on 15.76 acres and from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business Planned Overlay District) on 1.69 acres.

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Planning & Zoning Commission
Meeting Minutes
Regular Meeting

8/14/2024
Page 6 of 7

- Commissioner Headley asked once these are built, if they are built, will they be held by Ward Development or sold to out-of-state company. Brian Rahn said that it is their intention to hold on to the project, but he cannot guarantee that.
 - Commissioner Headly said that you stated that you talked to the school, fire, and police department. What was their response? Mr. Rahn said that he apologizes if he said that he talked to the police department because he has not. He did forward project to fire department through Captain Llewellyn. He said they have not heard back but have addressed concerns that the fire department had on previous projects such as spacing the buildings. He said that he did talk to the school district, and they do not have a concern with this project.
 - Commissioner Headly said Buckner Tarsney is owned by MoDOT. What is the plan for improvements? Mr. Rahn said regarding improvements to Buckner Tarsney along the frontage of this development and turning lanes will be built and paid for by the developer. Commissioner Headley said that he stops going down Buckner Tarsney because of the traffic.
 - Commissioner Shafer made a motion to recommend disapproval of the rezoning request. Commissioner Tyson second the motion. The Commission voted 5 to 0 to approve the motion and recommend disapproval to the Board of Aldermen.
- 3. Preliminary Development Plan/Preliminary Plat – Greystone Crossing – Recommend to the Board of Aldermen the approval of the Preliminary Development Plan/ Preliminary Plat know as Greystone Crossings which will consist of six (6) multi-family residential buildings containing a total of 187 units, one restaurant pad site and two retail pad sits. The property is located less than ¼ quarter of mile south of Duncan Road on the west side of Buckner Tarsney Road, lying in the northwest quarter and southwest quarter of Section 26, Township 49 North, Range 30 West in the city of Grain Valley, Missouri.**
- Commissioner Tyson made a motion to recommend disapproval on the preliminary development plan/plat to the Board of Aldermen. Commissioner Shafer second the motion. The Commission voted 5 to 0 to recommend disapproval on the preliminary development plan/plat to the Board of Aldermen.

ITEM VIII: PREVIOUS BUSINESS

- None

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Planning & Zoning Commission
Meeting Minutes
Regular Meeting

8/14/2024
Page 7 of 7

ITEM IX: NEW BUSINESS

- Director Trosen announced there would not be a meeting in September. The next scheduled meeting, if needed, will be on Wednesday, October 9, 2024, at 6:30PM

ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 8:15 PM-

UNOFFICIAL

Commissioners Present

Craig Shelton
Scott Shafer
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