

CITY OF GRAIN VALLEY
Board of Aldermen Meeting Minutes
Regular Session

04/28/2025
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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on April 28, 2025, at 6:30 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: Roll Call

- City Clerk Jamie Logan called roll
- *Present: Bray, Cleaver, Knox, Mills, Skinner, Sole*
- *Absent:*

-QUORUM PRESENT-

ITEM III: Invocation

- Valley Community Church provided the invocation.

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Ryan Skinner

ITEM V: Approval of Agenda

- No changes

ITEM VI: Public Comment

- Scott Shafer, 1006 SW Shorthorn, thanked the outgoing board members (Tom Cleaver & Darren Mills) for their service

ITEM VII: Previous Consent Agenda

- April 14, 2025 – Board of Aldermen Regular Meeting Minutes
- April 28, 2025 – Accounts Payable
- *Alderman Skinner made a Motion to Accept the Previous Consent Agenda*
- *The Motion was Seconded by Alderman Bray*
 - *No discussion*
- *Motion to Approve the Previous Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ITEM VIII: Previous Business

- None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole
Alderman Lisa Limberg
Alderman James Myers

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
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ITEM IX: Presentations

- None

ITEM X: Resolutions

- None

ITEM XI: Ordinances

Bill No. B25-05: An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard

Bill No. B25-05 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Skinner moved to accept the second reading of Bill No. **B25-05** and approve it as ordinance #2466*
- *The Motion was Seconded by Alderman Knox*
 - None
- *Motion to accept the second reading of Bill No. **B25-05** and approve it as ordinance #2466 was voted upon with the following roll call vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B25-05 Became Ordinance #2466 6-0-

Bill No. B25-06: An Ordinance Acknowledging the Certified Results of the General Election Held in the City of Grain Valley, Missouri on April 8, 2025

Bill No. B25-06 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Sole moved to accept the first reading of Bill No. **B25-06** and bring it back for its second reading*
- *The Motion was Seconded by Alderman Mills*
 - Acknowledging the JCEB results
- *Motion to accept the first reading of Bill No. **B25-06** and bring it back for a second reading was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole
Alderman Lisa Limberg
Alderman James Myers

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
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Chief Ed Turner
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Bill No. B25-06: An Ordinance Acknowledging the Certified Results of the General Election Held in the City of Grain Valley, Missouri on April 8, 2025

Bill No. B25-06 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Sole moved to accept the second reading of Bill No. **B25-06** and approve it as ordinance #2467*
- *The Motion was Seconded by Alderman Skinner*
 - None
- *Motion to accept the second reading of Bill No. **B25-06** and approve it as ordinance #2467 was voted upon with the following roll call vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B25-06 Became Ordinance #2467 6-0-

ITEM XII: Proclamations

- A Proclamation and plaque was presented for the Recognition of Service as Alderman Ward I to Tom Cleaver
- A Proclamation and plaque was presented for the Recognition of Service as Alderman Ward II to Darren Mills

ITEM XIII: Elected Officials Oath of Office

- Jamie Logan gave the oath of office to the following individuals:
 - Ward I: James Myers
 - Ward II: Lisa Limberg
 - Ward III: Brian Bray

ITEM XIV: New Business

- Liquor License JKEHP Three LLC DBA Iron Kettle Taphouse
- This is the first presentation for a liquor license application that has been submitted. This will be new ownership for the current Iron Kettle Brewery and it will become the Iron Kettle Taphouse. The application was sent to the police department for their review and the owner's fingerprints have been completed. There are some outstanding items (Jackson County liquor license is needed & the State of Missouri temporary license has been received) that need to be received before a license will be issued. There will be a second presentation at the next board meeting 5/12/25.
- The owner is here if you have any questions.

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole
Alderman Lisa Limberg
Alderman James Myers

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
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ITEM XV: Public Hearing

- Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard

*-Mayor Todd opened the public hearing for **Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard** at 6:44PM –*

- Mr. Martin stated Auto Tow Recovery LLC is requesting a CUP for an auto tow yard at 205 NW Harris Street and current zoning is C-1. The CUP is recommended for 2-years and need to provide a sight obscuring fence; this is recommended for approval by the Planning and Zoning commission and staff.
- *Mayor Todd opened the floor to citizens for comment at 6:45PM for **Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard***
- *No Discussion*

*-Mayor Todd closed the public hearing for **Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard** at 6:46PM-*

- City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard.

*-Mayor Todd opened the public hearing for **City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard** at 6:46PM –*

- Mr. Martin stated this would amend zoning section 400.290 of the code; this would be adding subsection 2 stating no more than 2 items from a list to include to include various trailers, boats, etc. may park in the back yard with lot sizes less than .75 acres in certain zonings. This would come with an exception that the storage of the vehicle/item cannot be readily visible from a public place or surrounding private property and doesn't apply to .75 acres or more.
- No question/discussion
- *Mayor Todd opened the floor to citizens for comment at 6:48PM for **City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard***
- Dale Arnold; 31603 E Ryan Road- stated that this ordinance doesn't effect him. He feels the exception paragraph would cause considerable issues if a neighbor or someone driving by wants to complain; stated it would be an issue of enforcement for codes and the lot sizes, grandfathering, etc. He feels if the exception was removed, it would be

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Alderman James Myers

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more acceptable with being allowing 2 items to be parked on a lot. Otherwise, there will be lots of complaints with people not knowing about the exceptions/variables.

- Brian Schowengerdt; 780 E Ryan Rd;; He is not in favor of ordinances that speak out against what people can do on their property; he said the exception states if it is visible from public place or surrounding private property – he says the way his property fits, the grade of his property would allow everyone to still see in his yard- then someone can see it and complain- even with a privacy fence. He thinks this ordinance is based on aesthetics then they should worry about the car lots vs. what is seen in someone's backyard
- Alderman Skinner asked for clarification on the exception rule: His understanding is that if your yard is smaller than .75 with a privacy fence and people can't see it, then this doesn't apply. 2 can be parked on a lot under .75.

*-Mayor Todd closed the public hearing for **City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard** at 6:53PM-*

ITEM XVI: Resolutions

Resolution No. R25-26 A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement With Quality Custom Construction for the 2025 Concrete Replacement and Paving Program

- *Alderman Knox moved to approve Resolution No. R25-26*
- *The Motion was Seconded by Alderman Sole*
 - This went out to bid and this would replace curbs, sidewalks, ADA ramps; this was the low bid & have done the concrete work the past few years
- *Motion to approve Resolution No. R25-26 was voted upon with the following voice vote:*
 - *Aye: Bray, Knox, Limberg, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-26 Approved: 6-0-

ITEM XVII: Ordinances

Bill No. B25-07: An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard

Bill No. B25-07 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Bray moved to accept the first reading of Bill No. **B25-07** and bring it back for*

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Alderman Rick Knox
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Alderman Ryan Skinner
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Alderman Lisa Limberg
Alderman James Myers

ELECTED OFFICIALS ABSENT

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its second reading at the next regular scheduled meeting

- *The Motion was Seconded by Alderman Sole*
 - This goes along with the first public hearing which allows for a CUP for a vehicle tow yard
- *Motion to accept the first reading of Bill No. **B25-07** and bring it back for a second reading at the next regular scheduled meeting was voted on with the following voice vote:*
 - *Aye: Bray, Knox, Limberg, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

Bill No. B25-08: An Ordinance Amending Title IV (Land Use), Section 400.290 (Off-Street Parking and Loading Regulations) by Limiting Parking in the Rear Yard

Bill No. B25-08 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. **B25-08** and bring it back for its second reading at the next regular scheduled meeting*
- *The Motion was Seconded by Alderman Skinner*
 - Mr. Murphy stated, this ordinance goes along with the 2nd public hearing. The bold part in the ordinance is the new section. No more than 2 of the things with lot sizes less than .75. If over .75 it doesn't apply. If less than .75, but cannot be seen, then it doesn't apply
 - Alderman Knox clarified if you can see from private property, does the rule apply if you can see from your deck a yard 4 houses down.
 - Mr. Murphy stated the general rule is two for any subdivision; neighbor in Alderman Knox's backyard example can park two items
 - Alderman Knox stated he doesn't feel it is written in a way that is confusing and would prefer to remove the exception language
 - Mr. Lauber stated 2 items can be parked now. The exception states you can have a 3rd unless it isn't visible by another person; bushes could be added to obscure the view. If you take the exception away, only two were allowed.
 - Alderman Skinner referenced back to the workshop about parking; there were examples where if a fence could be put up to hide them and they can park as many as they want
 - Alderman Knox states by sitting on a deck can see 4 houses over, he can complain and he doesn't like that.
 - Mr. Lauber stated if bushes were put up to shield the items, then more could be put up
 - Alderman Knox stated the hang up for him is being able to see from the deck
 - Alderman Bray asked who would enforce it; the code enforcement officer

ELECTED OFFICIALS PRESENT

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Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole
Alderman Lisa Limberg
Alderman James Myers

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- Mr. Murphy stated lot size would be verified first before a violation letter is sent
- Alderman Bray stated he went all over the town and the people he spoke to didn't want the ordinance
- Alderman Knox stated his ward (the people he talked to and not just neighbors) is not in favor
- Alderman Bray stated he doesn't believe people want this
- Mr. Murphy stated this came back at the direction of the board and were directed to have a workshop
- Alderman Sole stated it was people in his ward asking for this. The workshop was a compromise of P&Z and the Board of Aldermen
- Alderman Skinner clarified the .75 lot size would affect him- but would be okay with his neighbor parking 3 RVs in their backyard and that is where the threshold came in. He said some of these houses have very small lots and jamming a bunch of items in their backyards can become a public safety issue; He stated the fence item – if people can't see in your backyard, then no one can have an opinion. If lots are big enough, then park what you want.
- Alderman Bray stated he hasn't seen a full backyard full of stuff in the City of Grain Valley; Alderman Bray stated he doesn't like above ground pools, trampolines and doesn't think thoughts on aesthetics should be in play
- Alderman Myers clarified 2 things – no big deal- the 3rd item is where the exception can come into play and this covers the majority of normal neighborhoods
- Alderman Knox brought up waverunners and they are smaller and asked how that would apply
- Alderman Bray asked for clarification of loaded/unloaded utility trailers; Mr. Murphy stated loaded could be with a bunch of brush
- *Motion to accept the first reading of Bill No. **B25-08** and bring it back for a second reading at the next regular scheduled meeting was voted on with the following voice vote:*
 - *Aye: Limberg, Myers, Skinner, Sole*
 - *Nay: Bray, Knox*
 - *Abstain:*

-Motion Approved: 4-2-

ITEM XVIII: City Attorney Report

- None

ITEM XIX: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - Water is coming into the building official's office after the most recent rain and will be looked at
 - The second meeting in May falls on Memorial Day and stated he did not think there was any reason to have it at this point and staff could get their items on the May

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Alderman James Myers

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12 agenda.

- Alderman Skinner motion to cancel the May 26, 2025 Board of Aldermen meeting
- *The Motion was Seconded by Alderman Sole*
 - *No discussion*
- *Motion to cancel the May 26, 2025, Board of Aldermen meeting was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

- Deputy City Administrator Theresa Osenbaugh
 - None
- Police Chief Ed Turner
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Patrick Martin
 - None
- City Clerk Jamie Logan
 - None

ITEM XX: Board of Aldermen Reports & Comments

- Alderman Brian Bray
 - Welcomed the two new aldermen
 - Alderman Bray stated someone has reported the lives of the meeting are hard to hear
- Alderman Rick Knox
 - None
- Alderman Lisa Limberg
 - None
- Alderman James Myers
 - Thanked all that voted and are helping with the transition
- Alderman Ryan Skinner
 - Thanked the first responders that responded to the recent incident up north
- Alderman Kyle Sole
 - None

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ITEM XXI: Mayor Report

- Will designate board liaison roles at the next meeting

ITEM XXII: Executive Session

- None

ITEM XXIII: Adjournment

- The meeting adjourned at 7:17 P.M.

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
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ELECTED OFFICIALS ABSENT

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