



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

April 8, 2026, at 6:30 P.M.

OPEN TO THE PUBLIC

*Located in Grain Valley City Hall – Council Chambers
711 Main Street – Grain Valley, Missouri*

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- March 11, 2026, Regular Meeting

ITEM V: CITIZEN PARTICIPATION

- Citizens are asked to please limit their comments to two (2) minutes.

ITEM VI: PUBLIC HEARINGS

Elevate Cannabis/ Swade Liberty Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

ITEM VII: ACTION ITEMS

Elevate Cannabis/ Swade Liberty Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

ITEM VIII: PREVIOUS BUSINESS

- **City Code Chapter 400 Zoning Regulation** update Section 400.300- Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).





ITEM IX: NEW BUSINESS

- None

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on May 13, 2026, at 6:30 pm.

PEOPLE REQUIRING ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.



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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 March 11, 2026, in the Council Chambers at City Hall.
The meeting was called to order at 6:30 PM by Chair Justin Tyson.

ITEM II: ROLL CALL

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

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Bamman motioned to approve minutes November 12, 2025, regular schedule planning and zoning meeting Commissioner Shelton seconded the motion. The motion was approved by a vote of 6 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

Rezoning- Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and purposed zoning would be C-2 and M-1.

- Chairperson Tyson opened the public hearing at 6:32 PM
Director Martin read the staff report
Chairperson Tyson closed the public hearing at 6:34 PM

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley
Elijah Greene
Chris Bamman
James Griffin

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin - CD Director
Nicholas Purifoy Lauber Municipal Law



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Rezoning- Requesting rezoning Seymore RD Industrial Park, approximately 10.25 acres. On the east side of Seymore Road, approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural, and the purposed zoning district would be M-1.

- Chairperson Tyson opened the public hearing at 6:34 PM
Director Martin read the staff report
Chairperson Tyson Closed the public hearing at 6:35 PM

City Code Chapter 400 Zoning Regulation update Section 400.300- Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).

- Chairperson Tyson opened the public hearing at 6:36 PM
Director Martin read the staff report
Jan Brill, Ephraim Drive, brought this up originally due to fairness in signage and she would like the new code to be written to be fair across all areas. Also, she would like it to be enforceable to allow for fairness.
Chairperson Tyson Closed the public hearing at 6:40 PM

ITEM VII: ACTION ITEMS

Rezoning- Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and purposed zoning would be C-2 and M-1.

- Bryan Rahn, ward development, gave the history of the property and the original thought during development. Those plans fell through and now the lot will be proposed to be split and not all one tract. C-2 would remain along the frontage of Jefferson and M-1 to the north matching the existing buildings.
Commissioner Griffin asked staff about traffic.
Director Martin stated the frontage road was MODOT owned and controlled.
Commissioner Bamman made a motion to approve the rezoning as requested; Commissioner Headley seconded the motion. The motion passed 7-0.

Rezoning- Requesting rezoning Seymore RD Industrial Park, approximately 10.25 acres. On the east side of Seymore Road, approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural, and the purposed zoning district would be M-1.

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley
Elijah Greene
Chris Bamman
James Griffin

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin - CD Director
Nicholas Purifoy Lauber Municipal Law



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- Bryan Rahn, ward development, gave the history of the property and the building development idea.
Chairperson Tyson confirmed location of the property north of Legacy Iron. Then asked about a tenant.
Bryan stated that no tenant was identified at this time.
Chairperson Tyson asked about the road.
Director Martin stated the road was under review for future improvements.
Commissioner Griffin asked about drainage.
Bryan stated that on the 10 acres the flood way would not be impacted and the engineers would ensure drainage requirements are met.
Commissioner Greene asked about public notification.
Director Martin confirmed all surrounding property owners were notified.
Commissioner Saffell made a motion to approve the rezoning as requested; Commissioner Shelton seconded the motion. The motion passed 7-0.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- City Code Chapter 400 Zoning Regulation update Section 400.300- Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).
Commissioner Greene asked political signs and who has the authority
Mr. Purifoy responded the City is the authority on signage in town
Chairperson Tyson stated per code signage on personal property enforcement must follow the abatement process. And stated on public property snipe signs can be removed immediately.
Mr. Purifoy stated some of the sign updates and processes are protected by the first amendment.
Commissioner discussed size and timing of the proposed sign code
Mr. Purifoy confirmed and stated why the proposed timing was proposed in the draft.
Chairperson Tyson asked about damaged signage due to timing.

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley
Elijah Greene
Chris Bamman
James Griffin

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

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- Mr. Purifoy stated there is a provision about upkeep of signage in the proposed code.
- Commissioner Saffell asked about multiple candidates on one sign.
- Mr. Purifoy stated if the size requirement was met that it was ok.
- Mr. Purifoy stated some items to discuss would be size of sign and number of signs along with timing were the main items to determine in the new code.
- Director Martin stated as a reminder this is a complete sign code update not just snipe signs and it was to update the entire sign code.
- Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary
- Commissioner Shelton motioned to re-elect the existing officers of Justin Tyson for Chair, Chris Bamman for Vice Chairperson, and Debbie Saffell for Secretary. Commissioner Griffin seconded the motion. Motion passed 7-0

ITEM X: ADJOURNMENT

- Commissioner Shelton made a motion to adjourn the meeting. Commissioner Griffin second the motion. The Commission approved the motion by a vote of 7 to 0.

-The Regular Meeting Adjourned at 7:33 PM-

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley
Elijah Greene
Chris Bamman
James Griffin

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director
Nicholas Purifoy Lauber Municipal Law

Grain Valley Community Development

Printed: 04/06/2026

205 NW Jefferson St.

Permit/License #

03/09/2026 - 03/08/2027

7785901

Planning and Zoning

Reference Number

General

2c8ac930-1bf0-11f1-9ede-31fed61f0c18

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Reviewing	03/09/2026
Final-Review	Not Reviewed	

Fees

Conditional Use	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

03/09/2026	Card Visa *4268	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Tait

Last Name

Russell

Phone Number

(314) [REDACTED]

Email

tait.[REDACTED].com

Do you have an additional contact person?

Yes

Contact First Name

Nico

Contact Last Name

██████████

Email

npent██████████.com

Phone Number

(561) ██████████

Project Street Address

205 NW Jefferson St.

City

Grain Valley

State

MO

Zip Code

64029

Zoning District

Downtown Transition

First Name

Charles

Last Name

██████████

Phone Number

(816) ██████████

Street Address

1804 ██████████

City

North Kansas City

State

MO

Zip Code

64116

Please provide a legal description of subject property

SEC-26 TWP-49 RNG-30---PT SW 1/4 & PT INTERSTATE DEVELOPMENT PARK REPLAT OF LOT 1 DAF: BEG SW COR TH N 01 DEG 26 MIN 34 SEC E 786.82' TH S 86 DEG 54 MIN 47

SEC E 508' MOL TO TRU POB TH S 87 DEG 33 MIN 51 SEC E 300.61' TH N 87 DEG 33 MIN 50
SEC W 149.95' TH S 01 DEG 25 MIN 13 SEC W 162.95' TH S 87 DEG 33 MIN 51 SEC E
120' TH S 01 DEG 25 MIN 07 SEC W 9.95' TH S 87 DEG 19 MIN 30 SEC E 45' TH N 06 DEG
19 MIN 31 SEC W 292.57' TH S 85 DEG 00 MIN 58 SEC W 74.55' TH S 77 DEG 30 MIN 05
SEC E 250.32' TH S 82 DEG 37 MIN 00 SEC W 95.40' TH S 40 DEG 21 MIN 50 SEC W 25.05'
MOL TH S 40 DEG 21 MIN 50 SEC W 2.91' MOL TO POB


Please depict general location of site

 Loading map...

Please provide a written description of the proposal

Ground up retail cannabis dispensary development with drive-thru and associated parking

Please upload proof of ownership or control of property (affidavit, deed, contract, lease) or permission from property owner

 20260311092729608.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Shiven Hospitality	LLC	8709 NE 86th St	Kansas City	MO	64157
Bush Business Park	LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
Sargent Auto Properties	LLC	200 NW Jefferson St.	Grain Valley	MO	64029

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Quicktrip	Corporation	4705 S. 129th E Ave	Tulsa	OK	74134
Kosmide Family Trust	UTD 06/21/2016	919 Foothill Blvd	La Verne	CA	91750
Harris	Timothy D	244 W Mill St Ste 101	Liberty	MO	64068

What type of project is this?

Special/Conditional Use Permit

Please provide a description of the project

Retail cannabis dispensary development with drive-thru and associated parking

Company Name

Swade Liberty, LLC

Street Address

1551 [REDACTED]

City

St. Charles

State

MO

Zip Code

63303

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Electronically Signed

Nico [REDACTED] - 03/09/2026 2:42 pm

Internal Notes

03/17/2026 16:20 pm - Jan Selck

@{{user||69b96972eed5c50f7a39a4d9||Haley Alexander}} TEST

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

COUNTY OF JACKSON)

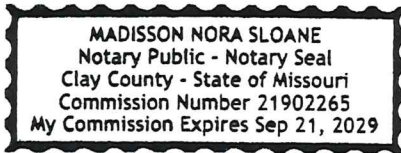
Comes now Charles V. Cuda (owner)
Who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed development permit and acknowledges the submission of the application for development on said property under the City of Grain Valley Code of Ordinances.

Date this 11th day of March, 2026

Charles V. Cuda
Signature of Owner

Charles v. Cuda
Printed Name

Subscribed and sworn to before me this 11th day of March, 2026



Madison Nora Sloane
Notary Public

SEP 21 2029
My Commission Expires

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 25, 2026

Printer's Fee: \$63.50

Anjana Bhadoriya

Agent

VERIFICATION

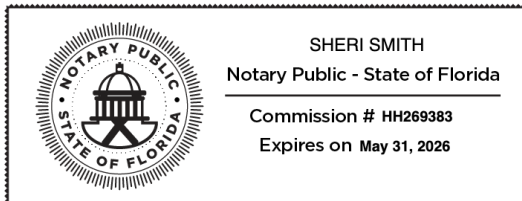
State of Florida
County of Broward

Signed or attested before me on this: 03/25/2026

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF GRAIN VALLEY
PLANNING AND ZONING
COMMISSION
PUBLIC HEARING

The Planning and Zoning Commission will hold a public hearing at 6:30 PM on April 8th, 2026, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

Elevate Cannabis Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

All interested parties are encouraged to attend.

Published in the Examiner, Mar 25, 2026

4406080



March 19, 2026

Dear Property Owner:

As an owner of property located within 185 feet of a proposed Conditional Use Permit for a proposed dispensary with drive-thru development, you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, April 8th, 2026, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street to receive input concerning the following requests:

Elevate Cannabis Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin".

Patrick Martin
Community Development Director

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES