



AGENDA

Jackson County Plan Commission

Members

*Larry Antey - Chairman
Jack Crawford - Vice Chairman
Ralph Monaco, Denise Ryerkerk,
Robert Smead, William Farrar,
Justice Horn & Roger Lake*

Meeting

*Thursday, September 19, 2024
8:30 a.m.*

Location

*Historic Truman Courthouse
Large Conference Room, 2nd Floor
112 W. Lexington, Independence, MO*

PROCEDURE FOR PUBLIC HEARING TESTIMONY

- The Chairman will open the public hearing and ask those wishing to testify, please stand, raise right hand and be sworn in by the Chairman.
- The Chairman will call for exhibits from the Staff.
- Staff comments will be heard.
- The applicant or his representative will speak.
- Witnesses in favor of the petition will be called to speak.
- Witnesses opposed to the petition will be called to speak.
- If you wish to testify, please raise your hand to be recognized. When you are recognized by the Chairman, please come forward. State your name and address, then make your comments to the Commission\Board. Please refrain from repeating points made by others.
- Questions and General Discussion
(Applicant or his representative may be recalled to respond to questions)
- Hearing Closed
- After all testimony has been made, the Commission will consider the facts and approve or deny the request.
- As a courtesy to the audience and the Plan Commission, please turn off your cellular phone and mobile beeper.
- Rezoning of each property does not affect adjacent property in regards to taxes or zoning. All property taxes are based on the usage of the property and not necessarily the zoning.

The Plan Commission will make a recommendation to the County Legislature for their review and consideration of the petition.

AGENDA
Jackson County Plan Commission
Thursday, September 19, 2024 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE July 18, 2024

B. PUBLIC HEARINGS

1. CU-2024-252 – Southern Jackson County Fire Protection District
Requesting the renewal of a Conditional Use Permit for the continual operation of a 125-foot radio transmission tower in District AG (Agricultura) at 11010 S. Milton Thomson Road.

2. RZ-2024-683 – Lisa Anderson
Requesting a change of zoning from District RE (Residential Estates) on 10.05 ± acres to District AG (Agricultural). The purpose is to back zone the property at 32608 E. Major Road.

3. LA-2024-044 – Lisa Anderson
Requesting the vacation of subdivision plat, Major Meadows. The purpose is to establish a 10.05 ± tract at 32608 E. Major Road.

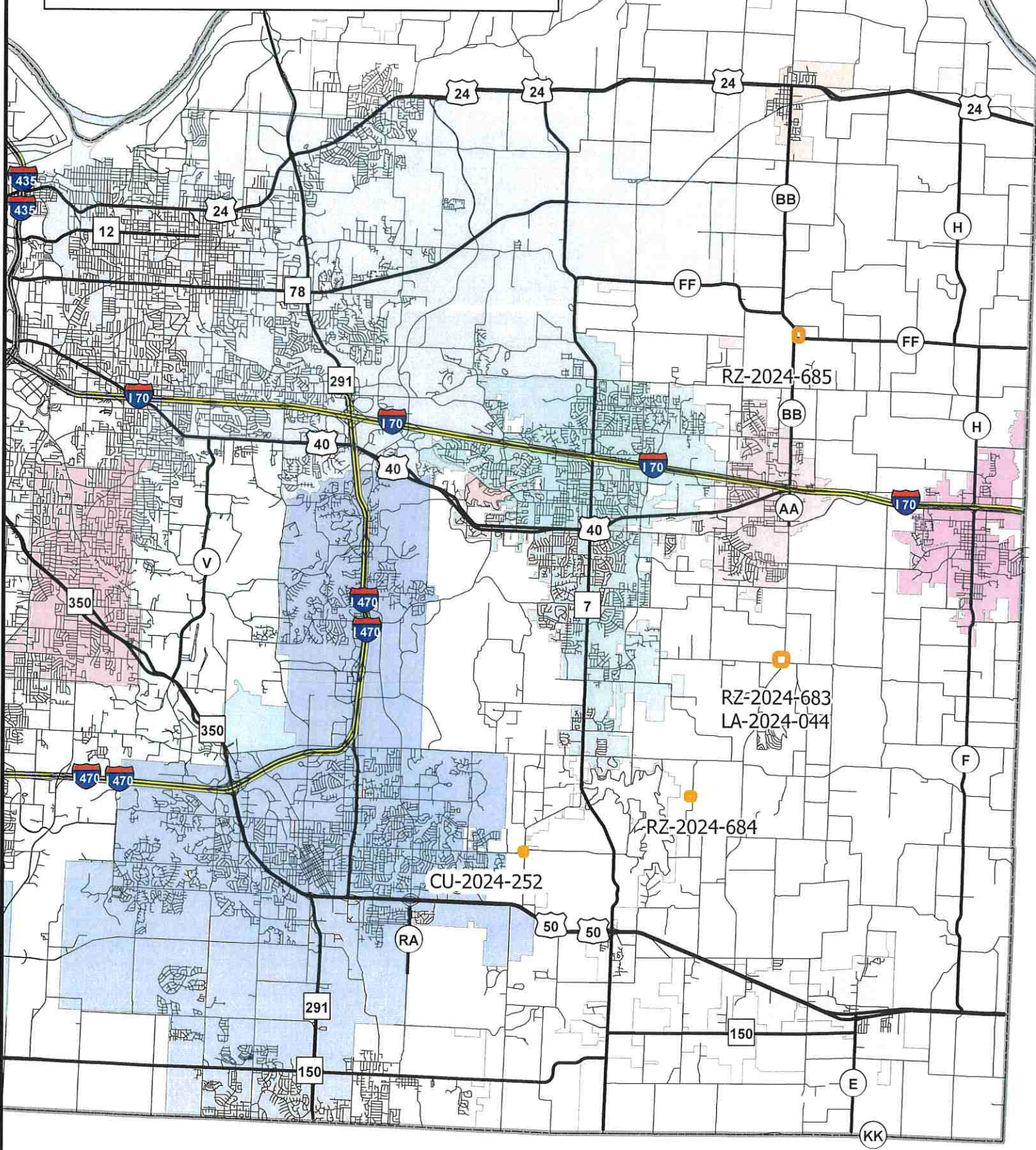
4. RZ-2024-684 – Kinney Family Irrevocable Trust/Doug Kinney
Requesting a change of zoning from District AG (Agricultural) on 3.50 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 10100 S. Perdue Road.

5. RZ-2024-685 – Steve May
Requesting a change of zoning from District AG (Agricultural) on 3.89 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 32906 E. Truman Road.

C. MEETING ADJORNED _____

Jackson County Plan Commission
September 19, 2024
Agenda Location Map

N



STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: CU-2024-250

Applicant: Southern Jackson County Fire Protection District

Location: 11010 S. Milton Thompson Road

Area: 2.29 Acres

Request: Renewal of a Conditional Use Permit for the operation of a 125-foot radio transmission tower

Zoning Classification: District AG (Agriculture)

Current Land Use and Zoning in the Area:

Comments: This is a renewal of CU-2004-182 (Ordinance 3547) adopted by the Jackson County Legislature, October 19, 2004. The permit was for a period of 20 years with no conditions listed. This tower was constructed in 1995, which replaced a 100-foot tower permitted in 1984. The District uses this tower for emergency response and personnel.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

Staff recommends APPROVAL of CU-2024-252

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number _____ CU- _____
Date filed _____ Date of hearing _____
Date advertised _____ Date property owners notified _____
Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: Southern Jackson County Fire Protection District
Address: 11010 Milton Thompson Road
Lee's Summit, MO 64086
Phone: 816-525-4200
 - b. Owner(s) Name: SAME AS ABOVE
Address: _____
Phone: _____
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: OWNER

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: maintain & operate a radio transmission tower for a period of 50 years; property described as follows: a tract of land 3 square feet/acres in size located at 11010 Milton Thompson Road. Present Zoning District A

3. Legal Description of Property: (Write Below or Attached)

Local governmental used as a fire station for the district

4. Present Use of Property: Fire Station #1

5. Proposed Use of Property: SAME AS ABOVE

6. Estimated Time Schedule for Development: Renewal of existing permit #5585 from July of 1984

7. What effect will your proposed development have on the surrounding properties?

NONE

8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

9. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Lee's Summit / NONE

b. Sewage disposal Lee's Summit / NONE

c. Electricity EVERGY / NONE

d. Heating SPIRE / NONE

e. Fire and Police protection SJCFFD / Jackson County Sheriff - NONE

10. Describe existing road width and condition: Good condition

11. What effect will proposed development have on existing road and traffic conditions? NONE

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? YES

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): FCC license up to date

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Bill Large
Fire Chief

7/30/2024

Applicant(s):

Bill Large
Fire Chief

7/30/2024

Contract Purchaser(s):

STATE OF MO.
COUNTY OF JACKSON

On this 30th day of July, in the year of 2024, before me the undersigned notary public, personally appeared Bill Large, Fire Chief

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Lisa Mahaffey

Commission Expires

02/03/2027



CU-2024-252

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
60-100-01-07-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-04-02-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-03-12-00-0-00-000	HOLLAND STEVE J & MARY V-TR	24609 E LANGSFORD RD	LEES SUMMIT	MO	64063
60-100-02-42-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
60-100-02-31-00-0-00-000	KIRSE JOHN F JR & JANET S	10919 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
60-100-02-19-01-0-00-000	MILTON THOMPSON ACRES LLC	24800 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
60-100-02-41-00-0-00-000	SOUTHERN JACKSON CO FIRE PRO DISTRICT	101 LOTAWANA DR	LAKE LOTAWANA	MO	64086



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

September 4, 2024

RE: Public Hearing: CU-2024-252
Southern Jackson County Fire Protection District

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Southern Jackson County Fire Protection District, requesting the renewal of a Conditional Use Permit for the operation of a 125-foot radio transmission tower in District AG (Agriculture) at 11010 S Milton Thompson Road.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

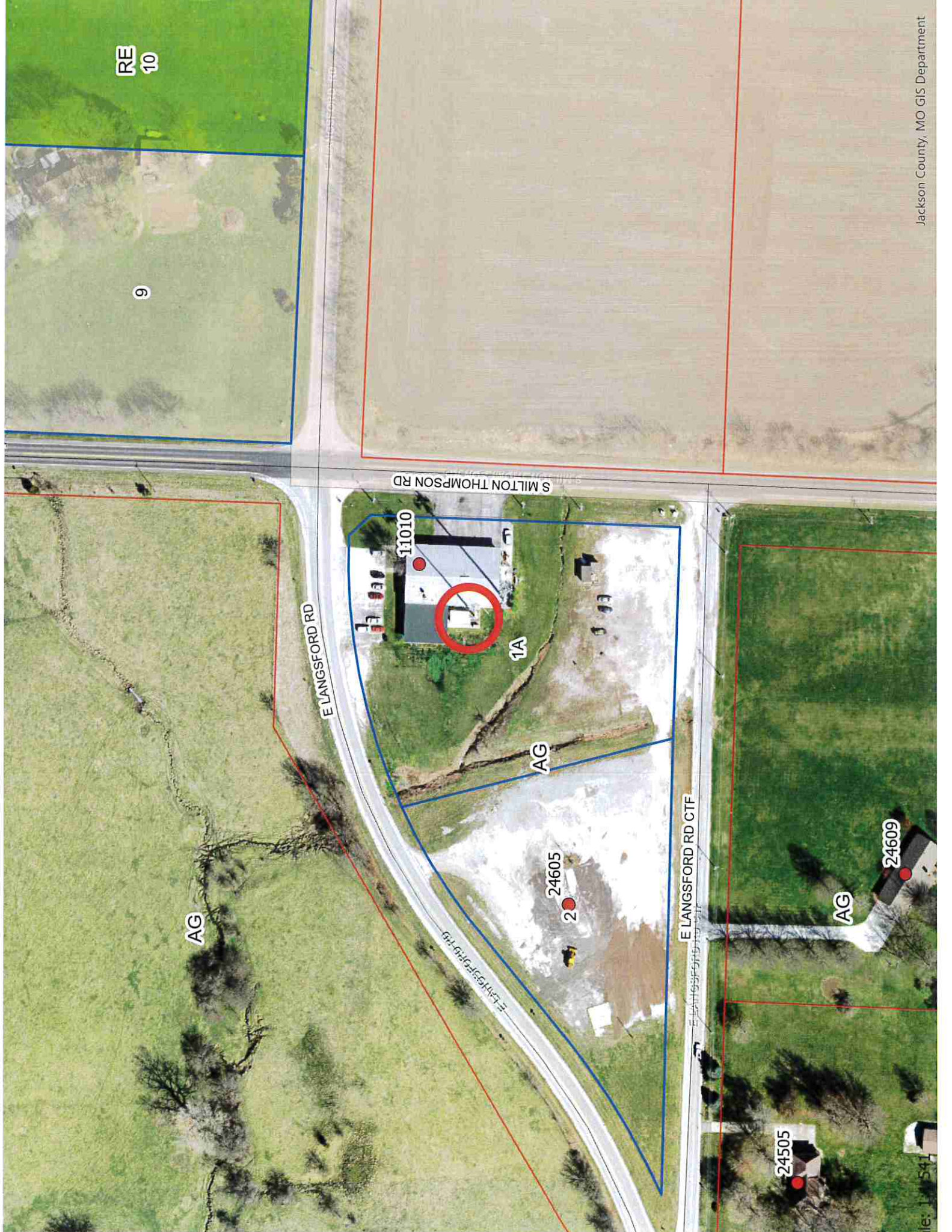
The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024 at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO. 64050

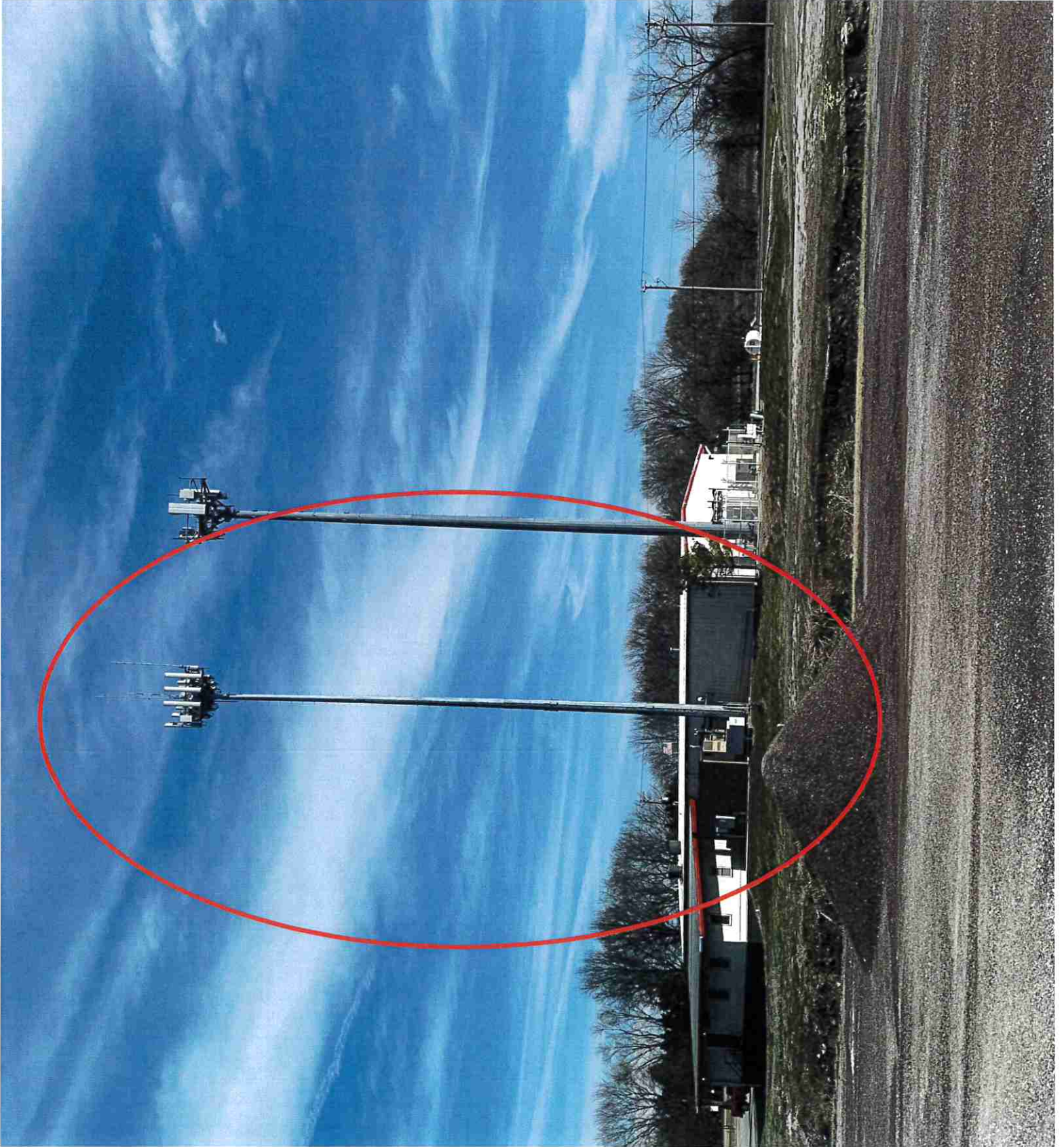
If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

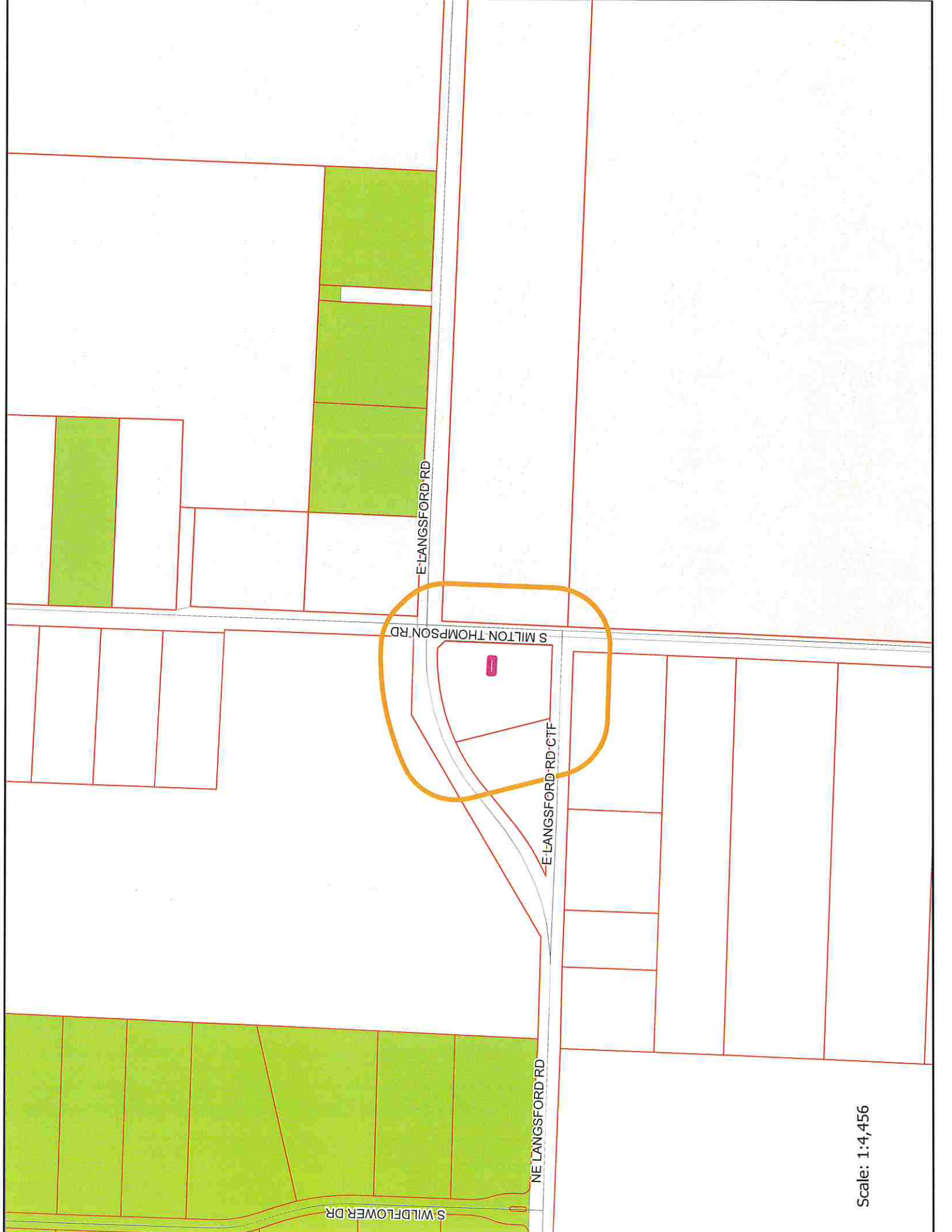
If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator







E LANGSFORD RD

S MILTON THOMPSON RD

E LANGSFORD RD-CTF

NE LANGSFORD RD

S WILDFLOWER DR

Scale: 1:4,456

STAFF REPORT

PLAN COMMISSION
September 19, 2024

RE: RZ-2024-683

Applicant: Lisa Anderson

Location: 32608 E. Major Road

Area: 10.05 ± acres

Request: Change of zoning from District RE (Residential Estates) to District AG (Agricultural)

Purpose: The purpose is to back zone the property to Agricultural zoning and subsequently vacate the plat of Major Meadows.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The property was rezoned to District RE by Ordinance 5816, December 6, 2023, and platted into a two lot subdivision, Major Meadows.

The applicant wishes to vacate the two platted lots and revert the zoning back to District AG (Agricultural) to create a 10.00-acre tract.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-683.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2024-683 & LA-2024-044

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
40-800-03-16-01-2-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-35-00-0-00-000	SIMS CAROL J & MATTHEW	32406 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-32-00-0-00-000	BROWN MICHAEL J & PATRICIA A	2325 GOYA DR	NOKOMIS	FL	34275
40-800-03-23-00-0-00-000	SHIFLETT TALLON	32409 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-33-01-0-00-000	NIEMEYER SCOTT	32500 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-18-00-0-00-000	RICHARD ROBERT D & JUDITH K-TR	7808 OAK HILL SCHOOL RD	OAK GROVE	MO	64075
40-800-03-27-00-0-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-38-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-39-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-36-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-37-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

September 4, 2024

RE: Public Hearing: RZ-2024-683 & LA-2024-044
Lisa Anderson

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Lisa Anderson for a change of zoning from District RE (Residential Estates) on 10.05 ± acres to District AG (Agricultural), and to vacate Lots 1 & 2, Major Meadows. The purpose is to back zone the property to Agricultural and vacate the platted lots at 32608 E. Major Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential *To Ag - \$350 per Randy*
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024- 683

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Lisa Anderson
Address: 7712 S. Buckner Tarsney Rd
Grain Valley, mo 64029
Phone: 816-645-5777
 - b. Owner(s) Name: Lisa Anderson
Address: 7712 S. Buckner Tarsney Rd
Phone: Grain Valley, mo 64029
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: Owner
2. General location (Road Name) 32608 E. Major Rd, Grain Valley, MO 64029 + tract adj. on west
3. Present Zoning Res + Ag Requested Zoning Ag
4. AREA (sq. ft. / acres) 10.5 Acres
5. Legal Description of Property: (Write Below or Attached 9)
Lots 1 + 2, Major meadows - to be vacated
6. Present Use of Property: Just vacant land
7. Proposed Use of Property: vacant land + to place a billboard on small area near intersection
8. Proposed Time Schedule for Development: ASAP
9. What effect will your proposed development have on the surrounding properties?
None. We own adjoining piece.
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? _____
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water All utilities still available on land
- b. Sewage disposal _____
- c. Electricity _____
- d. Fire and Police protection _____
12. Describe existing road width and condition: Public state highway +

County Bd - unaffected

13. What effect will proposed development have on existing road and traffic conditions? None

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued):

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature	Date
Property Owner(s) <u>Lisa Anderson</u>	<u>7-16-24</u>
Applicant(s): <u>Lisa Anderson</u>	<u>7-16-24</u>
Contract Purchaser(s): _____	_____

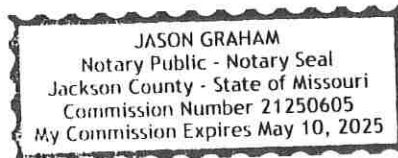
STATE OF Missouri
COUNTY OF Jackson

On this 16th day of July, in the year of 2024, before me the undersigned notary public, personally appeared Lisa Anderson

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public [Signature] Commission Expires 5/10/25





S BUCKNER TARSNEY RD

BUCKNER TARSNEY RD

E NEBGEN RD

2

E MAJOR RD

E MAJOR RD

1

2

2023090196

Filed for Record this day of

December 14, 2023

At 11:00 o'clock (14 Minutes) AM

Recorded in Book 2315 At Page 5

Instrument Number 2023090196

Director Recorder of Deeds

MISSOURI RECORDS

DEPUTY

MISSOURI RECORDS

MISSOURI RECORDS

MISSOURI RECORDS

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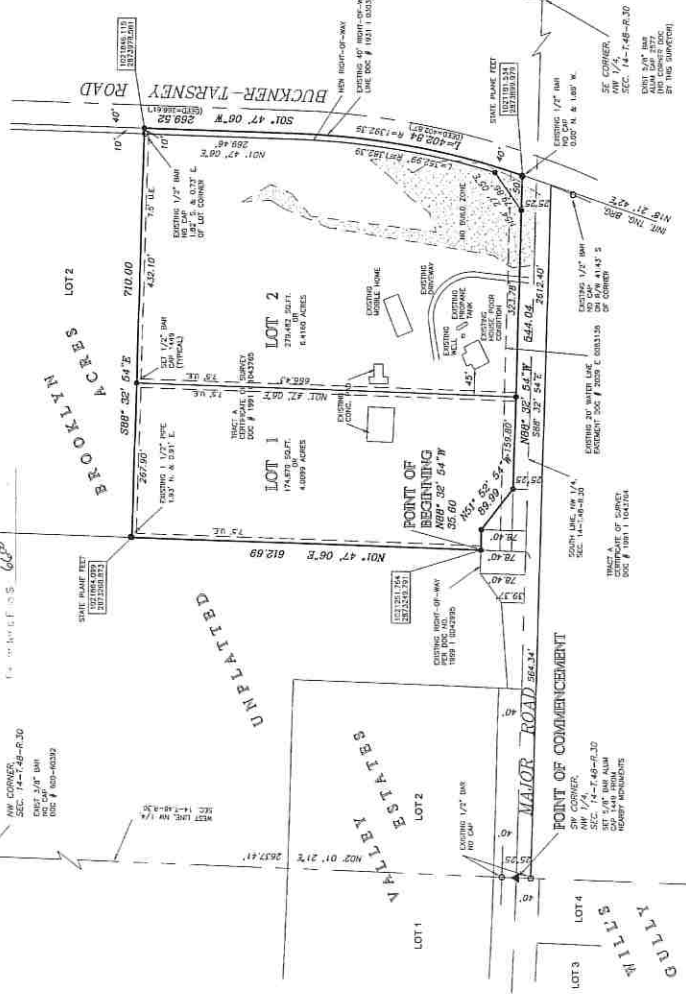
MISSOURI RECORDS

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MISSOURI RECORDS



VICINITY MAP
SECTION 14-T-48-R-30
NOT TO SCALE

PROPERTY DESCRIPTION:
PART OF THE SW 1/4, NW 1/4, SECTION 14, TOWNSHIP 48 N., RANGE 10 W., MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID ROAD, THENCE S 89° 32' 54" E, ALONG THE SOUTH LINE OF SAID HWY 14, 89.34 FEET; THENCE N 1° 10' 07" W, 40.00 FEET; THENCE S 89° 32' 54" E, ALONG THE NORTH LINE OF SAID HWY 14, 198.1 FEET; THENCE N 1° 10' 07" W, 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MAJOR ROAD; ESTABLISHED BY DOCUMENT NO. 1993 (200006), THENCE N 1° 10' 07" E, CONTAINING CORNER ALSO BEING THE SW CORNER OF BUCKNER-TARSENEY ROAD, A SUBDIVISION IN SAID JACKSON COUNTY, THENCE S 89° 32' 54" E, ALONG THE NORTH LINE OF SAID SURVEY RIGHT-OF-WAY LINE OF BUCKNER-TARSENEY ROAD, THENCE N 1° 10' 07" W, ALONG THE WEST LINE OF SAID SURVEY RIGHT-OF-WAY LINE OF BUCKNER-TARSENEY ROAD, THENCE S 89° 32' 54" E, 198.1 FEET AN AD DISTANCE OF 89.34 FEET (BEING 40.00 FEET FROM THE CONTINUED THEREOF) TO THE NORTH RIGHT-OF-WAY MAJOR ROAD AS ESTABLISHED BY SAID DOCUMENT NO. 1993 (200006), THENCE N 1° 10' 07" W, 40.00 FEET TO THE POINT OF BEGINNING. ALSO BEING THE NORTH LINE OF SAID MAJOR ROAD AS ESTABLISHED BY SAID DOCUMENT NO. 1993 (200006), THENCE N 1° 10' 07" W, 40.00 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:
1. SUBSTANTIAL MONUMENTATION WAS OBSERVED AT THE FOUR CORNERS MARKED "M".
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE BY GPS, USING THE GEOTRANSDUCER WITH A GPS NETWORK IN OCTOBER, 2023. GRID FACTOR EQUALS 0.99999999.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A CERTIFICATE OF SURVEY RECORDED AS DOC 10 1991 (100418) AND A MISSOURI WARRANTY DEED RECORDED AS DOC 10 1991 (100418).
4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE ANY INTERESTS IN THE PROPERTY DESCRIBED HEREIN. THE CLIENT'S PROPERTY AND NO OTHER EASEMENT RESEARCH HAS BEEN PERFORMED BY THE SURVEYOR; THEREFORE, THIS SURVEY IS BASED ON THE CLIENT'S REPRESENTATIONS AND WARRANTIES THAT AFFECT THE SUBJECT PROPERTY.
5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR BUREAU CLASS PROPERTY AS DEFINED BY THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
6. THE SURVEYOR'S CERTIFICATION STATEMENT USED HEREON IS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE MEASUREMENTS AND CALCULATIONS AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:
I, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR UNDER THE MISSOURI SURVEYORS ACT AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND PREPARED THIS PLAN IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I AM A MEMBER OF THE MISSOURI SURVEYORS ASSOCIATION AND AM LICENSED UNDER THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM.

ERRI W. CARO, P.L.S. 148
12/16/23
DATE



JACKSON COUNTY APPROVALS:
BRADY BUEHLER
12/16/23
DATE
KATE
12/16/23
DATE

MINOR SUBDIVISION
MAJOR MEADOWS
ALL OF TRACT AS SHOWN ON DOCS # 1991 (100418), BEING PART OF THE NW 1/4, SECTION 14-TWP-48-R30, JACKSON COUNTY, MISSOURI

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL BE BINDING ON THEM AND THEIR SUCCESSORS.

MAJOR MEADOWS

STREETS: ALL THROUGHFACES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED. THESE DEDICATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSTRUMENT WHICH MAY BE EXECUTED FROM TIME TO TIME AND TO THE TERMS AND CONDITIONS OF ANY INSTRUMENT WHICH MAY BE EXECUTED FROM TIME TO TIME.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION OR MAINTENANCE OF POWER LINES, COUPLERS AND/OR STRUCTURE FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE TELEVISION AND/OR ANY OTHER SERVICE LINES AND THEREUPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESCRIBED UNDER THIS PLAT AS UTILITY EASEMENT (U.E.) AND WITHIN ANY STREET OR THROUGHFACES CLEAR OF ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS EXCEPT DRIVEWAY PAVED AREAS, CROSSING, BRIDGES, AND FENCES WHICH WOULD INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

BUILDING SET BACK LINES: BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS TO THE BUILDING OR PORCH SET BACK FROM THE ADJACENT MAJOR ROAD AS SHOWN AND DESIGNATED ON THIS PLAT AS TO THE BUILDING OR PORCH SET BACK FROM THE ADJACENT MAJOR ROAD.

IN TESTIMONY WHEREOF, THOMAS J. GILCHRIST, A MARRIED PERSON AND HELEN CHRISTINE GILCHRIST, HIS WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF DECEMBER, 2023, AT JACKSON COUNTY, MISSOURI.
THOMAS J. GILCHRIST
HELEN CHRISTINE GILCHRIST

NOTARY CERTIFICATION:
STATE OF MISSOURI, ss
COUNTY OF JACKSON, ss
I, JANE HAYES, a Notary Public for the State of Missouri, do hereby certify that I have personally appeared THOMAS J. GILCHRIST, A MARRIED PERSON, AND HELEN CHRISTINE GILCHRIST, HIS WIFE, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES AND SIGNATURES APPEAR ON THE FOREGOING INSTRUMENT AND WHOSE NAMES AND SIGNATURES I HAVE PERSONALLY VERIFIED AND WHOSE INSTRUMENT HAS BEEN SIGNED BY THEM IN MY PRESENCE AND IN FULL KNOWLEDGE AND FREE WILL AND UNDER NO UNLAWFUL INFLUENCE AND WITHOUT ANY COERCION, UNLAWFUL INFLUENCE, AND WITHOUT ANY UNLAWFUL INFLUENCE, AND WHOSE INSTRUMENT HAS BEEN SIGNED BY THEM IN MY PRESENCE AND IN FULL KNOWLEDGE AND FREE WILL AND UNDER NO UNLAWFUL INFLUENCE AND WITHOUT ANY COERCION, UNLAWFUL INFLUENCE, AND WITHOUT ANY UNLAWFUL INFLUENCE.
I HAVE HERETOFORE SET MY HAND AND AFFIRMED BY SEAL, THE DAY AND YEAR LAST WRITTEN ABOVE.
JANE HAYES
NOTARY PUBLIC
MY COMMISSION EXPIRES



GARD HORIZON LLC
MINOR SUBDIVISION
ALL OF TRACT AS SHOWN ON A CERTIFICATE OF SURVEY RECORDED AS DOC 10 1991 (100418) IN JACKSON COUNTY, MISSOURI
THOMAS J. GILCHRIST AND
HELEN CHRISTINE GILCHRIST
2023090196
DATE
12/16/23
DATE

STAFF REPORT

PLAN COMMISSION
September 19, 2024

RE: LA-2024-044

Applicant: Lisa Anderson

Location: 32608 E. Major Road

Area: 10.05 ± acres

Request: vacation of subdivision plat

Purpose: To vacate the plat of Major Meadows and revert back to a 10.00-acre tract

Current Land Use and Zoning in the Area:

Major Meadows, a two lot subdivision, was recorded December 19, 2024.

The applicant wishes to vacate the two platted lots and revert the zoning back to District AG (Agricultural) to create a 10.00-acre tract.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of LA-2024-044.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2024-683 & LA-2024-044

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
40-800-03-16-01-2-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-35-00-0-00-000	SIMS CAROL J & MATTHEW	32406 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-32-00-0-00-000	BROWN MICHAEL J & PATRICIA A	2325 GOYA DR	NOKOMIS	FL	34275
40-800-03-23-00-0-00-000	SHIFLETT TALLON	32409 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-33-01-0-00-000	NIEMEYER SCOTT	32500 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-18-00-0-00-000	RICHARD ROBERT D & JUDITH K-TR	7808 OAK HILL SCHOOL RD	OAK GROVE	MO	64075
40-800-03-27-00-0-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-38-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-39-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-36-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-37-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

September 4, 2024

RE: Public Hearing: RZ-2024-683 & LA-2024-044
Lisa Anderson

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Lisa Anderson for a change of zoning from District RE (Residential Estates) on 10.05 ± acres to District AG (Agricultural), and to vacate Lots 1 & 2, Major Meadows. The purpose is to back zone the property to Agricultural and vacate the platted lots at 32608 E. Major Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION PLAT VACATION**

Entire Plat Portion of Plat

Applicant: Lisa Anderson

Address: 7712 S. Buckner Tarsney Rd, Grain Valley mo 64029

Phone: 816-645-5771

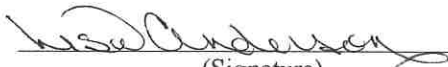
APPLICANT INFORMATION:

Application must be filed with the Jackson County Planning and Development Division, 303 West Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.

The following items need to be submitted with the application:

1. A letter to the Administrator of Planning and Development giving the reasons for the vacation request.
- An accurate legal description (metes and bounds) of the area to be vacated. This needs to be done by a Missouri Registered land surveyor who must sign and seal the legal description document. *not needed per Randy*
- Two (2) copies 22 x 33 of a black and white map which shows the subject area in detail.
4. The filing fee of \$250 (non-refundable), check payable to Manager of Finance.

Signature of individual submitting the vacation request:


(Signature)

7.16.24
(Date)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Case Number LA- _____

Date filed _____ Date of hearing _____ Date Advertised _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

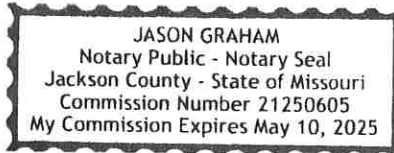
	Signature	Date
Applicant(s):	<u>Wes Anderson</u>	<u>7-16-24</u>
	_____	_____
Applicant(s):	_____	_____
	_____	_____
	_____	_____

STATE OF Missouri
COUNTY OF Jackson

On this 16th day of July, in the year of 2024, before me the undersigned notary public, personally appeared Wes Anderson known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

[Signature] Commission Expires 5/10/25
Notary Public





S BUCKNER TARSNEY RD

BUCKNER TARSNEY RD

E NEBGEN RD

2

2

E MAJOR RD

E MAJOR RD

1

July 16, 2024

To: Administrator of Planning and Development

Re: Application for Plat Vacation of Major Meadows

To whom it may concern,

I'm requesting a vacation of the entire plat of Major Meadows, recorded December 19, 2023 as Document No. 2023E0090196.

The purpose of this request is to revert the property back to sectional property so a portion of the acreage can be used for placement of a billboard.

The platted legal description is: Lots 1 & 2, Major Meadows, a subdivision in Jackson County, Missouri.

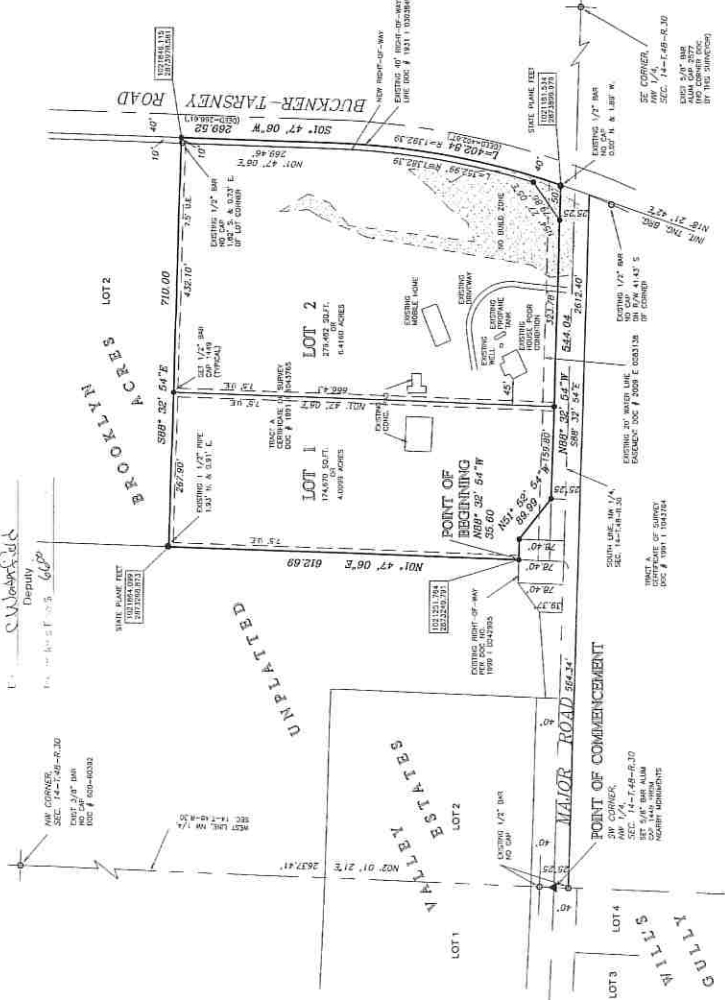
Sincerely,

A handwritten signature in black ink that reads "Lisa Anderson". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

Lisa Anderson
7712 S Buckner Tarsney Rd
Grain Valley, MO 64029
816-645-5771

202306090196

Filed for Record this day of
October 19, 2023
At 11:06 AM
Recorded in Book 2315 at Page 5
Instrument Number 202306090196
Director Recorder of Deeds
C. W. Johnson, Jr.
Deputy

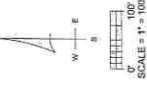


SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT I, THE SURVEYOR, AM A LICENSED PROFESSIONAL SURVEYOR AND THAT I HAVE PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS AND PRACTICES FOR PROPERTY BOUNDARY SURVEYS. I HAVE CONDUCTED A REASONABLE INVESTIGATION OF THE PROPERTY AND THE ADJACENT LANDS AND HAVE FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT AFFECT THE SUBJECT PROPERTY.

ENRIK W. GARD, PLS-148
DATE 12/15/23



JACKSON COUNTY APPROVALS:
EMERY BIEGL, Surveyor
KATIA, Assessor
12/15/23



MINOR SUBDIVISION
MAJOR MEADOWS

ALL OF TRACT A AS SHOWN ON DOC # 1991-1, TRACTS BEING PART OF THE NW 1/4, SECTION 14-T-48-R-30, JACKSON COUNTY, MISSOURI

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL BE SUBJECT TO BE RECALLED.

MAJOR MEADOWS

STREETS ALL THROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.
EASEMENTS: AN EASEMENT OR LICENCE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, FOR THE CONSTRUCTION AND MAINTENANCE OF POLICE, FIRE, AND OTHER PUBLIC UTILITIES, AND FOR THE CONSTRUCTION OF SANITARY SEWER, STORM SEWER, ELECTRICITY, AND OTHER PUBLIC UTILITIES. THESE AREAS ARE OUTLINED AND DESIGNATED UPON THIS PLAT AS WITHIN EASEMENT (E.A.) AND WITHIN ANY STREET OR THROUGHFARE CLEARANCE AREAS, STRUCTURED OR OTHER OBSTRUCTIONS EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND TREES WHICH WOULD INTERFERE WITH THE PROPER OPERATION OF SUCH UTILITIES. THIS EASEMENT SHALL BE THE SECOND PRIORITY OF THE FACILITIES LOCATED WITHIN SAID EASEMENT, AND IN THE EVENT OF CONFLICT WITH ANY OTHER EASEMENT OR INTEREST, THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING SET BACK UNLINED LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS SET BACK LINES. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF: THOMAS J. GILCHRIST, A MARRIED PERSON AND HELEN CHRISTINE GILCHRIST, HIS WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF OCTOBER 19, 2023.

THOMAS J. GILCHRIST
HELEN CHRISTINE GILCHRIST

NOTARY CERTIFICATION:

STATE OF MISSOURI, SS
COUNTY OF JACKSON, SS
I, Notary Public, ENRIK W. GARD, do hereby certify that THOMAS J. GILCHRIST, a married person, and HELEN CHRISTINE GILCHRIST, his wife, known by me to be the persons whose names are subscribed to the foregoing instrument, and who are personally known to me, executed this instrument as their free act and deed.

IN TESTIMONY WHEREOF: I HAVE HERETOFORE SET MY HAND AND AFFIRMED BY SEAL, THE DAY AND YEAR LAST WRITTEN.

ENRIK W. GARD
NOTARY PUBLIC
MY COMMISSION EXPIRES



MINOR SUBDIVISION
ALL OF TRACT A AS SHOWN ON A CERTIFICATE OF TITLE RECORDED IN BOOK 2315 AT PAGE 5, JACKSON COUNTY, MISSOURI.
THOMAS J. GILCHRIST AND HELEN CHRISTINE GILCHRIST

GARD HORIZON LLC
1000 STATE ST. SUITE 200, JACKSON, MO 64501
Phone: 573-481-1234
Fax: 573-481-1235
Email: info@gardhorizon.com
www.gardhorizon.com

MINOR SUBDIVISION
ALL OF TRACT A AS SHOWN ON A CERTIFICATE OF TITLE RECORDED IN BOOK 2315 AT PAGE 5, JACKSON COUNTY, MISSOURI.
THOMAS J. GILCHRIST AND HELEN CHRISTINE GILCHRIST

BOOK	PAGE	DATE
2315	5	10/19/23

STAFF REPORT

PLAN COMMISSION

September 19, 2024

RE: RZ-2024-684

Applicant: Kinney Family Irrevocable Trust

Location: 10100 S. Perdue Road

Area: 3.50 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

Land use is single family residences.

Property sizes range from 5.00 acres to larger tracts.

The applicant wishes to place the existing dwelling on a 3.50-acre lot. The remaining 35.00 ± acres will remain within District AG, since it is over 10.00 acres in size.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

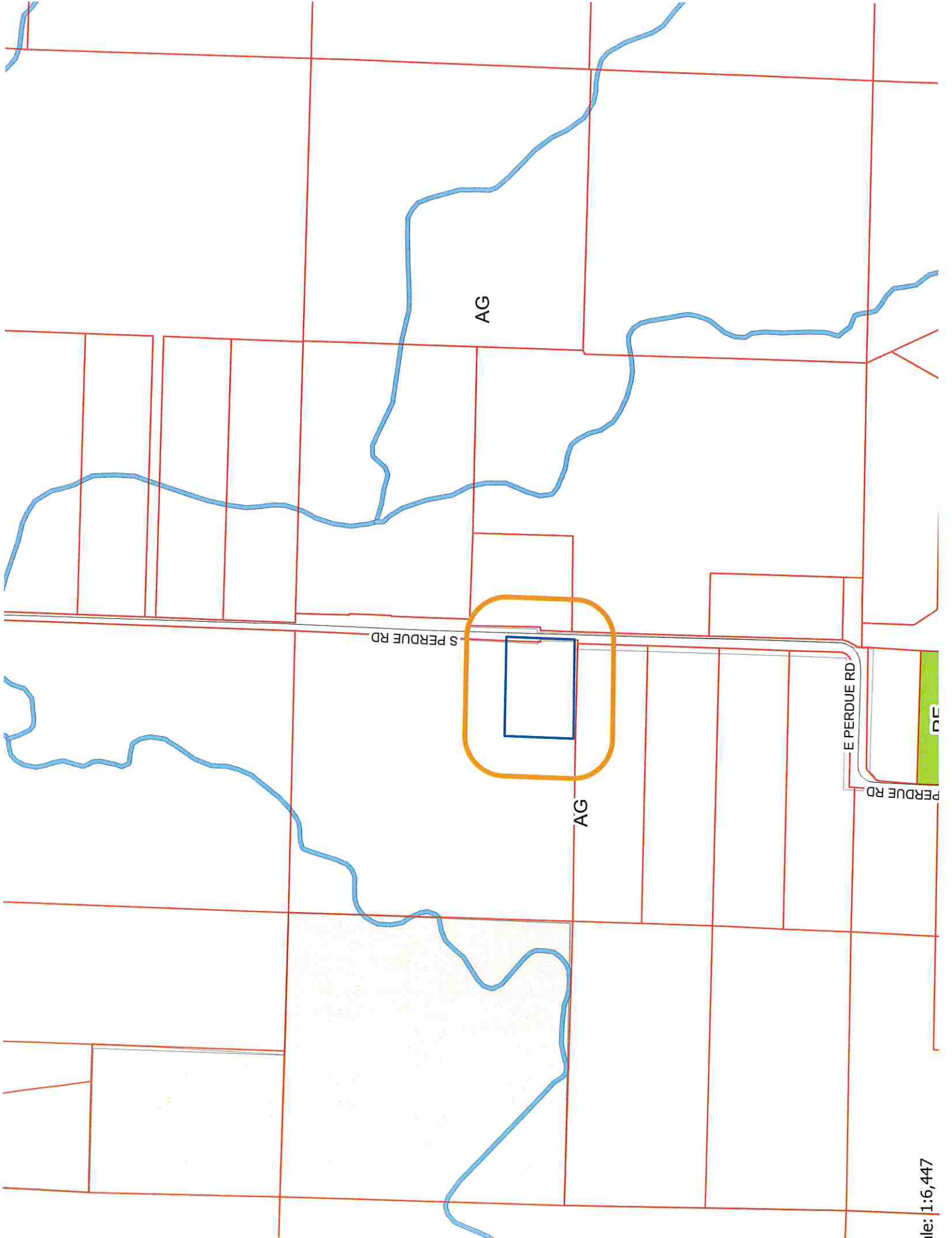
Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-684.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



AG

S PERDUE RD

AG

E PERDUE RD

PERDUE RD

RZ-2024-684

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
54-700-02-07-00-0-00-000	DILL TRUST	10106 S PERDUE RD	GRAIN VALLEY	MO	64029
54-700-01-03-01-0-00-000	PETERSEN JAMES W	PO BOX 306	GRAIN VALLEY	MO	64029
54-700-01-03-02-0-00-000	BUCHANAN BRYCE L	10101 S PERDUE RD	GRAIN VALLEY	MO	64029
54-700-02-01-01-0-00-000	KINNEY FAMILY IRREVOCABLE TRUST	29203 E COLBERN RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

September 11, 2024

RE: Public Hearing: RZ-2024-684
Kinney Family Irrevocable Trust (Doug Kinney)

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Kinney Family Irrevocable Trust (Doug Kinney) for a change of zoning from District AG (Agricultural) on 3.50 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 10100 S. Perdue Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ-

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Doug Kinney - KINNEY FAMILY IRREVOCABLE TRUST
Address: 29203 E Colbern Rd Grain Valley, MO 64029

Phone: 816 868-8217
 - b. Owner(s) Name: Doug Kinney
Address: 29203 E Colbern Rd Grain Valley, MO 64029
Phone: 916 868-8217
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) 10100 S Perdue Rd

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) 152460 SF = 3.5 Ac

5. Legal Description of Property: (Write Below or Attached 9)

See Attached

6. Present Use of Property: Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: 2024

9. What effect will your proposed development have on the surrounding properties?

No effect as use is not changed

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Water District

b. Sewage disposal On-site

c. Electricity Every

d. Fire and Police protection Fire Protection District

12. Describe existing road width and condition: Paved 22 feet wide +/-

13. What effect will proposed development have on existing road and traffic conditions? None

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? _____

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

[Signature]

Applicant(s):

[Signature]

Contract Purchaser(s):

[Signature]

STATE OF MO

COUNTY OF JACKSON

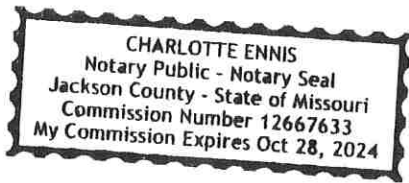
On this 9 day of Aug, in the year of 2024, before me the undersigned notary public, personally appeared Douglas Kinney

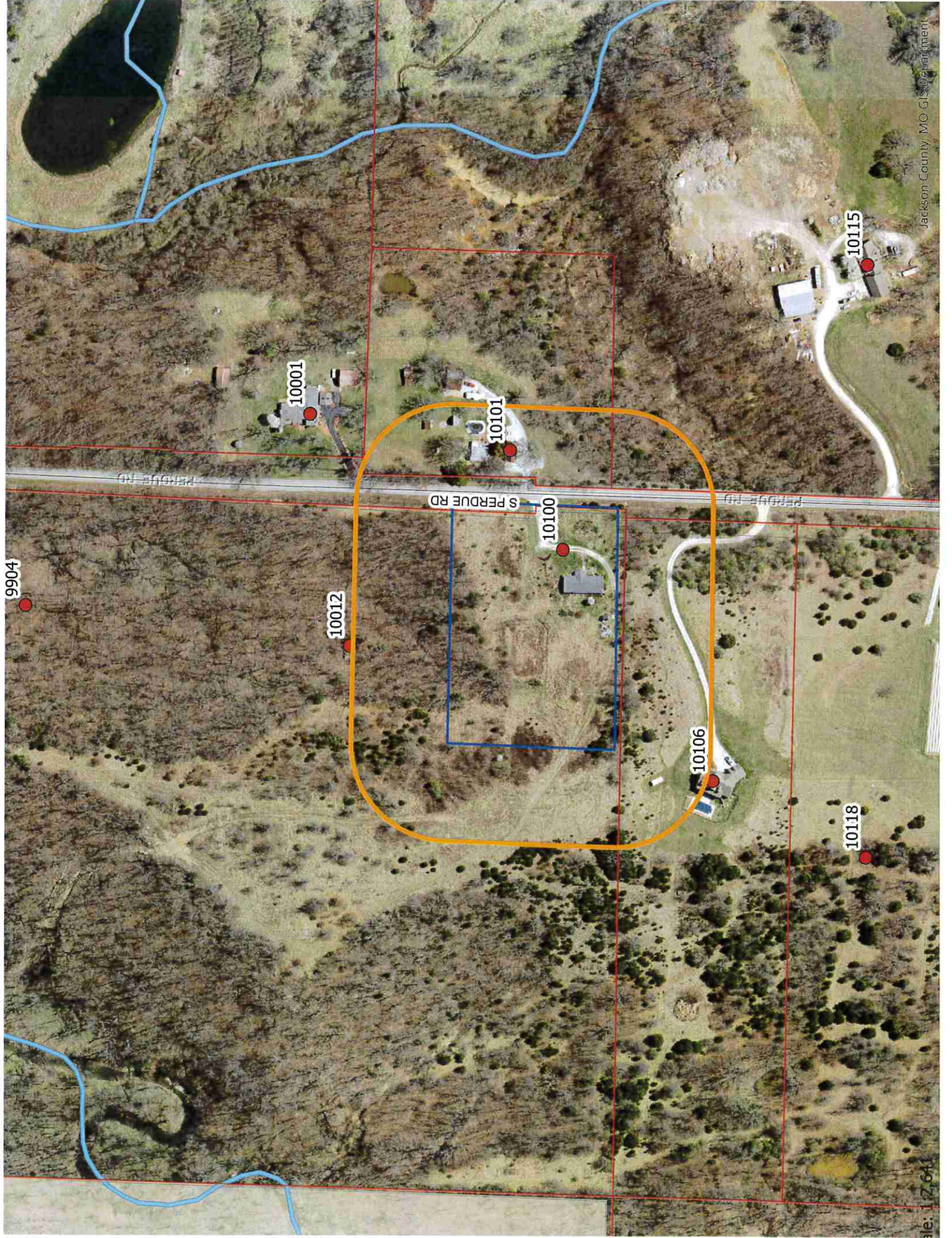
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

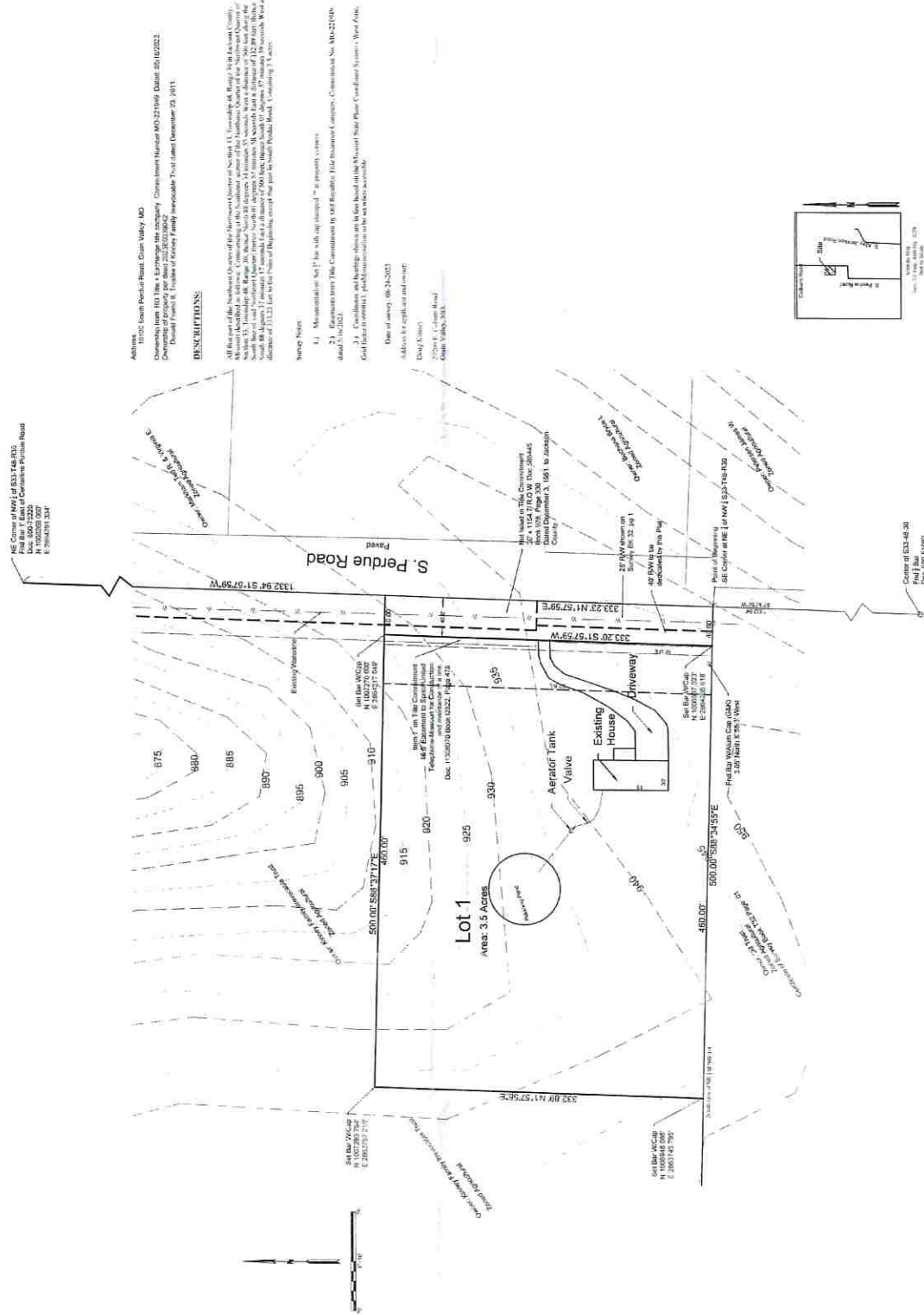
Notary Public [Signature]

Commission Expires 10-28-24





Preliminary Plat
Purdue Acres, Lot 1
The NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ of Sec. 33, Twp. 48N, Rg. 30W
In Jackson County, Missouri



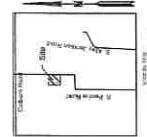
DESCRIPTIONS:

- 1.1. Measurement of 5' for width of easement "in gross" is shown.
- 2.1. Easement from 186' Committed by 186' Easement Company, Commitment No. MO-22-1049, dated 7/10/2023.
- 3.1. Conditions and Notes shown are in full based on the Missouri State Coordinate System - West Zone. Grid data is correct; plan information is to be taken as written.

Survey Notes

- 1.1. Measurement of 5' for width of easement "in gross" is shown.
- 2.1. Easement from 186' Committed by 186' Easement Company, Commitment No. MO-22-1049, dated 7/10/2023.
- 3.1. Conditions and Notes shown are in full based on the Missouri State Coordinate System - West Zone. Grid data is correct; plan information is to be taken as written.

Date of survey: 06-24-2023
 Address for applicant use only:
 2500 E. Calver Road
 Over Valley, MO 64675



STAFF REPORT

PLAN COMMISSION
September 19, 2024

RE: RZ-2024-684

Applicant: Steve May

Location: 32906 E. Truman Road

Area: 3.89 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Land use is single family residences. There are a few tracts in the area that are farmed.

Property sizes range from 3.00 acres to larger tracts.

The applicant wishes to place the existing dwelling on a 3.89-acre lot. The remaining 10.00 acres will remain within District AG and will be shown as Tract A on the plat.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-683.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RE

AG

1 RE 2

A

E PERRY RD

S PERRY RD

S BUCKNER TARSENEY RD

AG

RE

FF

E TRUMAN RD

AG

BB

AG

RZ-2024-683

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
22-500-03-34-00-0-00-000	LAND TRUST OF JACKSON COUNTY	4035 CENTRAL S	KANSAS CITY	MO	64111-2207
22-500-03-29-00-0-00-000	CROMWELL VICTORIA J & WILLIAM D	32810 E TRUMAN RD	GRAIN VALLEY	MO	64029
22-500-03-31-00-0-00-000	ERICKSON DOUGLAS C & CAROL J	32909 E PERRY RD	GRAIN VALLEY	MO	64029
22-500-03-30-00-0-00-000	HIGGINS REVOCABLE LIVING TRUST	32905 E PERRY RD	GRAIN VALLEY	MO	64029
22-500-03-32-00-0-00-000	SACKMAN JARVIS D & MARCY E	33005 E PERRY RD	GRAIN VALLEY	MO	64029
22-800-02-03-00-0-00-000	GRAIN VALLEY RESTORATION BRANCH	32811 E TRUMAN RD	GRAIN VALLEY	MO	64029
22-500-03-14-00-0-00-000	MAY STEVE	32906 E TRUMAN RD	GRAIN VALLEY	MO	64029
22-800-02-02-00-0-00-000	MAY STEVE E & GAYLA D	33003 E TRUMAN RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

September 11, 2024

RE: Public Hearing: RZ-2024-683
Steve May

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Steve May for a change of zoning from District AG (Agricultural) on 3.89 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 32906 E. Truman Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

2. Location: 32906 E. Truman Rd. Grain Valley, MO 64029
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 3.89 Acres
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: Residential & Agricultural
7. Proposed Use of Property: Residential & Agricultural / Urban Class
8. Proposed Time Schedule for Development: None -
Pre Existing House
9. What effect will your proposed development have on the surrounding properties?
None
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A
11. Describe the source which provides the following services:
- Water Provider Independence Water Utilities
 - Sewage disposal: Onsite Waste Water Public Sewer
 - Electricity West Central Electric
 - Fire protection CJCFD
 - Police Protection Jackson County Sheriff
12. Describe existing road width and condition:
FF Hwy / Truman Rd Asphalt
13. What effect will proposed development have on existing road and traffic conditions? None N/A

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO

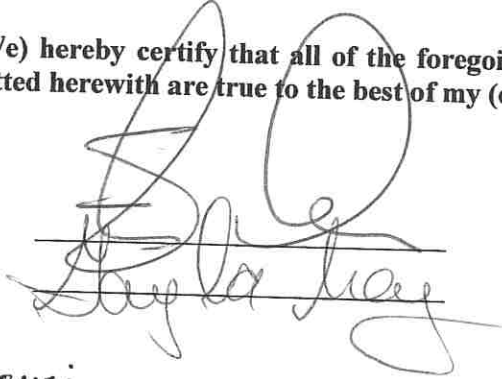
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): N/A

The LEGAL OWNER(s) of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Property Owner(s)



Gayla May

Date

7-26-24
7-26-24


STATE OF Missouri
COUNTY OF Jackson

On this 26 day of July, in the year of 2024, before me
the undersigned notary public, personally appeared Gayla May and Steve May

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public



Commission Expires

07/06/2026

KARIN KOEHN
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: July 6, 2026
ID. #22600023



RE

AG

AG

FF

E TRUMAN RD

S BUCKNER TARSNEY RD

BB

2614

AG

32810

32906

2708

