



AGENDA

Jackson County Plan Commission

Members

Larry Antey - Chairman
Ralph Monaco - Vice Chairman
Denise Ryerkerk
Robert Smead
William Farrar
Jack Crawford
Bo Moreno
Charles Barton
Greg Lock

Meeting

Thursday, September 17, 2026
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 17, 2026 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE July 16, 2026

B. PUBLIC HEARINGS

1. RZ-2026-724 – Johnita Dowhower

Requesting a change of zoning from District AG (Agricultural) on 7.70 ± acres to District RR (Residential Ranchette) for a single-family lot at 38501 E. Bone Hill Road.

2. RZ-2026-725 – Allen Mundy

Requesting a change of zoning from District AG (Agricultural) on 17.72 ± acres to District RR (Residential Ranchette). The purpose is to create three single-family lots at 26701 E. Kiefer Road.

3. RZ-2026-726 – Derek & Emily Craver and David & Nichola Hogan

Requesting a change of zoning from District AG (Agricultural) on 3.00 ± acres to District RE (Residential Estates). The purpose is to create a single-family lot at 31403 E. Ryan Road.

4. CU-2026-261 – Public Safety Towers

Requesting a Conditional Use Permit for a period of 90 years for a 175-foot self-supporting tower in District AG (Agricultural) on 2,500 square foot tract at 35601 E. Old 40 Highway.

5. CU-2026-262 – STC Towers

Requesting a Conditional Use Permit for a period of 50 years for a 195-foot self-supporting tower in District AG (Agricultural) on 4,900 square foot tract at 2307 S. Buckner Tarsney Road.

6. CU-2026-263 – Sally Jackson

Requesting a renewal of a Conditional Use permit for a period of 15 years for the continued operation of a childcare center zoning on .49 ± tract at 3255 NW Duncan Road.

C. MEETING ADJORNED _____

N



Jackson County
Plan Commission
September 17, 2026

RZ-2026-725



RZ-2026-724



CU-2026-622



CU-2026-623



CU-2026-261



RZ-2026-726



Jackson County, MO

STAFF REPORT

PLAN COMMISSION September 17, 2026

RE: RZ-2026-724

Applicant: Johnita Dowhower

Location: 38501 E. Bone Hill Road

Area: 7.70 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. The land use is primarily single-family homes and agricultural uses.

The applicant has 17.7 acres. They are dividing off the West 10.00 acres for a home site. Since the remaining 7.7 acres is less than 10.00 acres, it will need to be rezoned.

Both tracts are included on the plat, which is under review.

There are a few developments in the vicinity with District RR zoning, along with some other developments created prior to the adoption of the UDC in 1995.

County Plan:

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

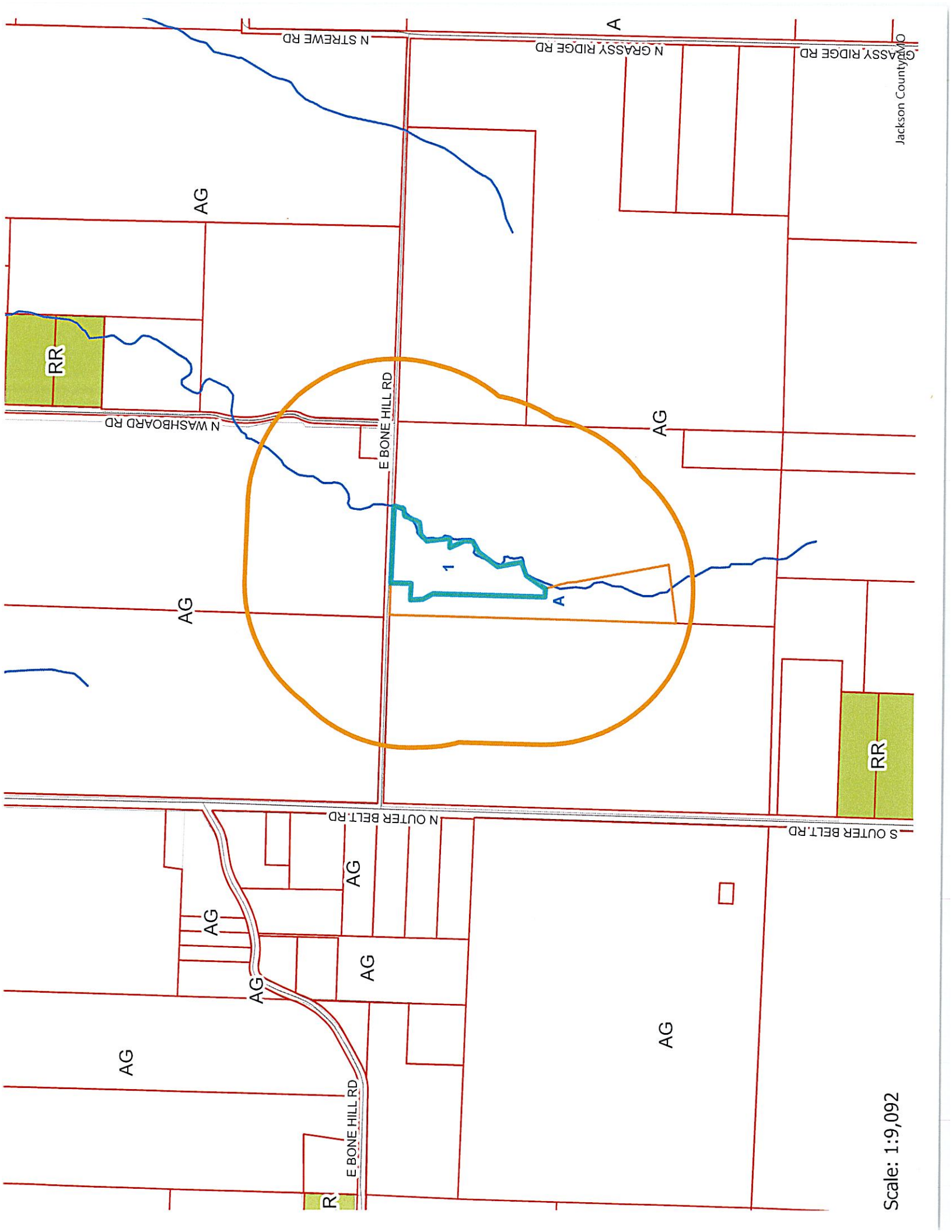
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-724

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:9,092

Jackson County, MO

RZ-2026-724

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
20-600-03-03-01-3-00-000	DROST RANDY B TRUSTEE	37503 BONE HILL RD	SIBLEY	MO	64088
20-500-04-04-00-0-00-000	FLANDERMAYER JANICE F	38710 BONE HILL RD	SIBLEY	MO	64088
20-500-04-03-00-0-00-000	FLANDERMAYER JANICE F	38710 BONE HILL RD	SIBLEY	MO	64088
20-500-04-02-00-0-00-000	DROST ROBERT B & JANSEN JO ANNE L	308 NE DUNCAN RD	BLUE SPRINGS	MO	64014
20-800-01-01-00-0-00-000	DAWSON KAREN L & MEAD CAROL E	423 OUTER BELT HWY	SIBLEY	MO	64088
20-700-02-01-01-0-00-000	MATTHES FAMILY TRUST	39203 E AUSTERMAN RD	SIBLEY	MO	64088
20-700-02-01-02-0-00-000	MCKINNEY BILLY J& CANDY L	38705 E BONE HILL RD	SIBLEY	MO	64088
20-800-01-03-01-0-00-000	BILL & CANDY MCKINNEY TRUST	38705 E BONE HILL RD	SIBLEY	MO	64088
20-800-01-03-02-0-00-000	DOWHOWER ALAN L & JOHNITA L	38501 E BONE HILL RD	SIBLEY	MO	64088



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

September 2, 2026

RE: Public Hearing; RZ-2026-724
Johnita L Dowhower

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 Johnita L Dowhower for a change of zoning from District AG (Agricultural) on 7.70 ± acres to District RR (Residential Ranchette) at 38501 E. Bone Hill Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, September 17, 2026, 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 Planning and Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive

APPLICANT INFORMATION:

- TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

Heard by	Date	Decision
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OR awright1134@gmail.com

2. Location: 38501 E. Bone Hill Rd.
Sibley, MO 64088
3. Present Zoning Agricultural Requested Zoning (RR) Residential Ranchette
4. AREA (sq. ft. / acres) 7.70
5. Legal Description of Property: (Attach copy of Deed or legal description) * Printed from County Website attached @ end.
6. Present Use of Property: Residential
7. Proposed Use of Property: Residential
8. Proposed Time Schedule for Development: N/A
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:
- a. Water Provider Jackson County Public Water Supply District 16
 - b. Sewage disposal: Onsite ^(septic) Waste Water X Public Sewer
 - c. Electricity West Central Electric Cooperative, Inc
 - d. Fire protection Fort Osage Fire Protection District
 - e. Police Protection Jackson County Sheriffs Office
12. Describe existing road width and condition: Jackson County normal 1/2 vehicle width rural road. It was just redone with chip & seal. Good condition.
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. No development happening.

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

Date

Property Owner(s) Johnita L. Dowhower 07/17/2026
Alan Dowhower died 3-23-21 death certificate included.

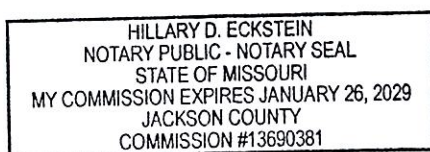
STATE OF Missouri
COUNTY OF Jackson

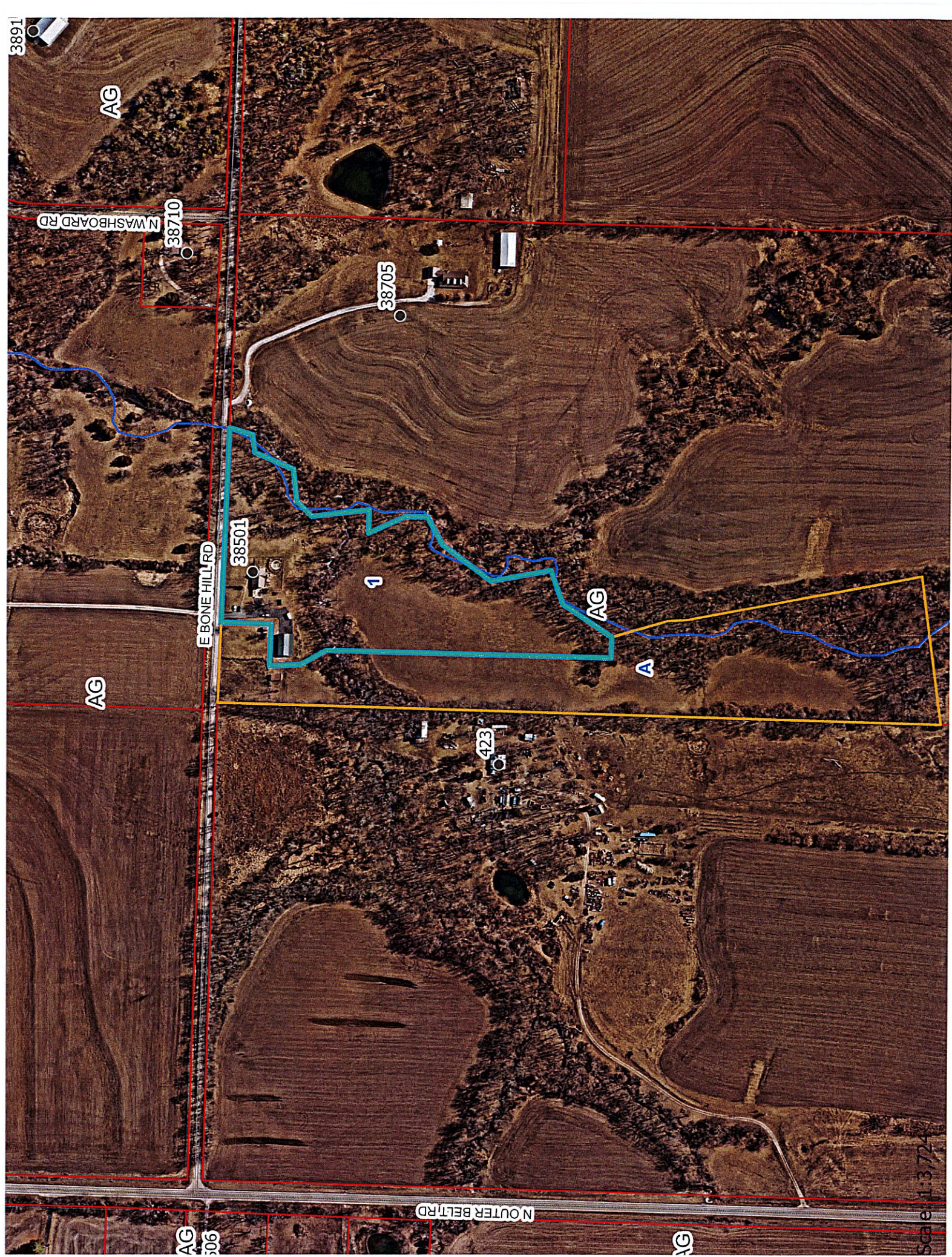
On this 17th day of July, in the year of 2026, before me
the undersigned notary public, personally appeared Johnita L. Dowhower

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.

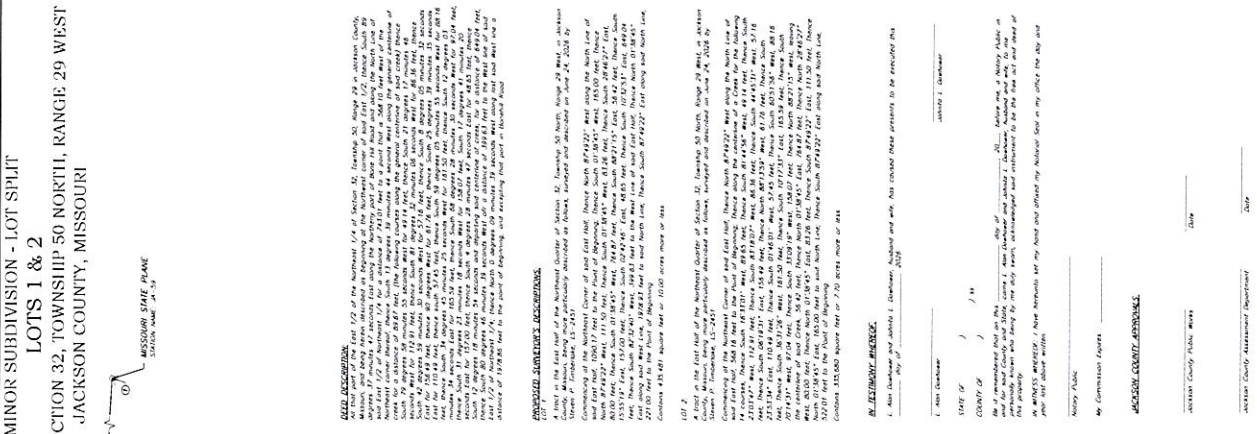
Notary Public Hillary D. Eckstein Commission Expires 01/26/2029





Scale: 1:3,724

MINOR SUBDIVISION - LOT SPLIT
 LOTS 1 & 2
 E 1/2, NE 1/4, SECTION 32, TOWNSHIP 50 NORTH, RANGE 29 WEST
 JACKSON COUNTY, MISSOURI

[illegible]

107 T. in the East half of the Northwest Quarter of Section 32, Township 50 North, Range 28 East, in Jackson County, Missouri. It was first scientifically described as *Helina*, transferred and described as *Helina* by Steven P. Lombard, 15-2-1931.

Stewart & Thompson, 1953: 24-2657

1954: 24-2658, 24-2659, 24-2660, 24-2661, 24-2662, 24-2663, 24-2664, 24-2665, 24-2666, 24-2667, 24-2668, 24-2669, 24-2670, 24-2671, 24-2672, 24-2673, 24-2674, 24-2675, 24-2676, 24-2677, 24-2678, 24-2679, 24-2680, 24-2681, 24-2682, 24-2683, 24-2684, 24-2685, 24-2686, 24-2687, 24-2688, 24-2689, 24-2690, 24-2691, 24-2692, 24-2693, 24-2694, 24-2695, 24-2696, 24-2697, 24-2698, 24-2699, 24-2700, 24-2701, 24-2702, 24-2703, 24-2704, 24-2705, 24-2706, 24-2707, 24-2708, 24-2709, 24-2710, 24-2711, 24-2712, 24-2713, 24-2714, 24-2715, 24-2716, 24-2717, 24-2718, 24-2719, 24-2720, 24-2721, 24-2722, 24-2723, 24-2724, 24-2725, 24-2726, 24-2727, 24-2728, 24-2729, 24-2730, 24-2731, 24-2732, 24-2733, 24-2734, 24-2735, 24-2736, 24-2737, 24-2738, 24-2739, 24-2740, 24-2741, 24-2742, 24-2743, 24-2744, 24-2745, 24-2746, 24-2747, 24-2748, 24-2749, 24-2750, 24-2751, 24-2752, 24-2753, 24-2754, 24-2755, 24-2756, 24-2757, 24-2758, 24-2759, 24-2760, 24-2761, 24-2762, 24-2763, 24-2764, 24-2765, 24-2766, 24-2767, 24-2768, 24-2769, 24-2770, 24-2771, 24-2772, 24-2773, 24-2774, 24-2775, 24-2776, 24-2777, 24-2778, 24-2779, 24-2780, 24-2781, 24-2782, 24-2783, 24-2784, 24-2785, 24-2786, 24-2787, 24-2788, 24-2789, 24-2790, 24-2791, 24-2792, 24-2793, 24-2794, 24-2795, 24-2796, 24-2797, 24-2798, 24-2799, 24-2800, 24-2801, 24-2802, 24-2803, 24-2804, 24-2805, 24-2806, 24-2807, 24-2808, 24-2809, 24-2810, 24-2811, 24-2812, 24-2813, 24-2814, 24-2815, 24-2816, 24-2817, 24-2818, 24-2819, 24-2820, 24-2821, 24-2822, 24-2823, 24-2824, 24-2825, 24-2826, 24-2827, 24-2828, 24-2829, 24-2830, 24-2831, 24-2832, 24-2833, 24-2834, 24-2835, 24-2836, 24-2837, 24-2838, 24-2839, 24-2840, 24-2841, 24-2842, 24-2843, 24-2844, 24-2845, 24-2846, 24-2847, 24-2848, 24-2849, 24-2850, 24-2851, 24-2852, 24-2853, 24-2854, 24-2855, 24-2856, 24-2857, 24-2858, 24-2859, 24-2860, 24-2861, 24-2862, 24-2863, 24-2864, 24-2865, 24-2866, 24-2867, 24-2868, 24-2869, 24-2870, 24-2871, 24-2872, 24-2873, 24-2874, 24-2875, 24-2876, 24-2877, 24-2878, 24-2879, 24-2880, 24-2881, 24-2882, 24-2883, 24-2884, 24-2885, 24-2886, 24-2887, 24-2888, 24-2889, 24-2890, 24-2891, 24-2892, 24-2893, 24-2894, 24-2895, 24-2896, 24-2897, 24-2898, 24-2899, 24-2900, 24-2901, 24-2902, 24-2903, 24-2904, 24-2905, 24-2906, 24-2907, 24-2908, 24-2909, 24-2910, 24-2911, 24-2912, 24-2913, 24-2914, 24-2915, 24-2916, 24-2917, 24-2918, 24-2919, 24-2920, 24-2921, 24-2922, 24-2923, 24-2924, 24-2925, 24-2926, 24-2927, 24-2928, 24-2929, 24-2930, 24-2931, 24-2932, 24-2933, 24-2934, 24-2935, 24-2936, 24-2937, 24-2938, 24-2939, 24-2940, 24-2941, 24-2942, 24-2943, 24-2944, 24-2945, 24-2946, 24-2947, 24-2948, 24-2949, 24-2950, 24-2951, 24-2952, 24-2953, 24-2954, 24-2955, 24-2956, 24-2957, 24-2958, 24-2959, 24-2960, 24-2961, 24-2962, 24-2963, 24-2964, 24-2965, 24-2966, 24-2967, 24-2968, 24-2969, 24-2970, 24-2971, 24-2972, 24-2973, 24-2974, 24-2975, 24-2976, 24-2977, 24-2978, 24-2979, 24-2980, 24-2981, 24-2982, 24-2983, 24-2984, 24-2985, 24-2986, 24-2987, 24-2988, 24-2989, 24-2990, 24-2991, 24-2992, 24-2993, 24-2994, 24-2995, 24-2996, 24-2997, 24-2998, 24-2999, 24-3000, 24-3001, 24-3002, 24-3003, 24-3004, 24-3005, 24-3006, 24-3007, 24-3008, 24-3009, 24-3010, 24-3011, 24-3012, 24-3013, 24-3014, 24-3015, 24-3016, 24-3017, 24-3018, 24-3019, 24-3020, 24-3021, 24-3022, 24-3023, 24-3024, 24-3025, 24-3026, 24-3027, 24-3028, 24-3029, 24-3030, 24-3031, 24-3032, 24-3033, 24-3034, 24-3035, 24-3036, 24-3037, 24-3038, 24-3039, 24-3040, 24-3041, 24-3042, 24-3043, 24-3044, 24-3045, 24-3046, 24-3047, 24-3048, 24-3049, 24-3050, 24-3051, 24-3052, 24-3053, 24-3054, 24-3055, 24-3056, 24-3057, 24-3058, 24-3059, 24-3060, 24-3061, 24-3062, 24-3063, 24-3064, 24-3065, 24-3066, 24-3067, 24-3068, 24-3069, 24-3070, 24-3071, 24-3072, 24-3073, 24-3074, 24-3075, 24-3076, 24-3077, 24-3078, 24-3079, 24-3080, 24-3081, 24-3082, 24-3083, 24-3084, 24-3085, 24-3086, 24-3087, 24-3088, 24-3089, 24-3090, 24-3091, 24-3092, 24-3093, 24-3094, 24-3095, 24-3096, 24-3097, 24-3098, 24-3099, 24-3100, 24-3101, 24-3102, 24-3103, 24-3104, 24-3105, 24-3106, 24-3107, 24-3108, 24-

1. Alvin Quisener and Johnnie L. Quisener, husband and wife, 5334
St. Louis, Mo.

J. Allen Cooper

Journal of Management Inquiry 22(1) 3–10
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	(	)	88
for Adams			
of Davis			

and for said County and State, citing I. Allen Drexler and Abigail I. Drexler, husband and wife, to me personally known who being by me duly sworn, acknowledged and instrument to be the free act and deed of the said decedent.

William Jackson

My Commission Expires: _____

JACKSON COUNTY APPROVALS:

Alachua County Assessment Department Date _____

STAFF REPORT

PLAN COMMISSION September 17, 2026

RE: RZ-2026-725

Applicant: Allen Mundy

Location: 26701 E. Kiefer Road

Area: 17.72 ± acres

Request: Change a change of zoning from District AG (Agricultural) to District RR (Residential Ranchette).

Purpose: The purpose is to create three single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. The land use is primarily single-family homes.

There are a few developments in the vicinity with District RR zoning.

The applicant is dividing off three lots for future development. Two lots are 5.00 acres the other is 7.00 acres.

A new preliminary plat has been filed and is under review.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

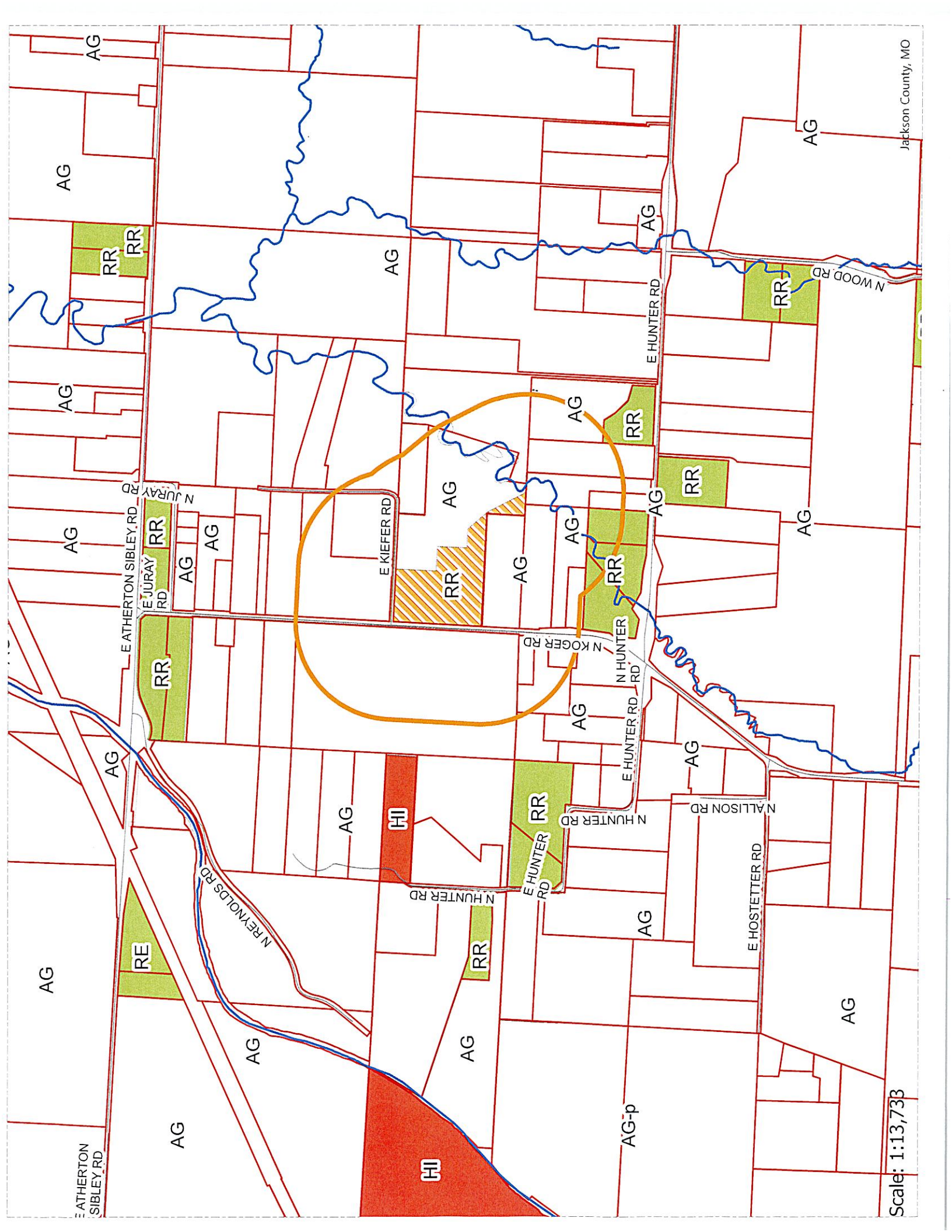
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-725

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:13,733

Jackson County, MO

**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: ALLEN MUNDY
- Address: 26701 EAST KIEFER ROAD
- SIBLEY, MISSOURI 64088
- Phone: (816) 650-2223
- b. Owner(s) Name: _____
- Address: _____
- Phone: _____
- c. Agent(s) Name: ANDERSON SURVEY COMPANY, BOB ANDERSON

Address: 1270 NE DELTA SCHOOL RD, LEE'S SUMMIT, MO 64064

Phone: (816) 246-5050

- d. Applicant's interest in Property: OWNER/RESIDENCE
2. General location (Road Name) SOUTHEAST CORNER OF EAST KEEFER ROAD
AND NORTH KOGER ROAD
3. Present Zoning AG Requested Zoning RR
4. AREA (sq. ft. / acres) 772,213 SQUARE FEET / 17.728 ACRES
5. Legal Description of Property: (Write Below or Attached 9)
SEE ATTACHED
6. Present Use of Property: AGRICULTURE
7. Proposed Use of Property: RESIDENCE
8. Proposed Time Schedule for Development: 1 YEAR
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/method which provides the following services, and what effect the development will have on same:
- a. Water DISTRICT 16
- b. Sewage disposal SEPTIC
- c. Electricity EVERAY
- d. Fire and Police protection FT OSAGE FIRE, JACKSON COUNTY SHERIFF
12. Describe existing road width and condition: N KOGER RD: ASPHALT - 20 FEET WIDE

E KIFER RD: ASPHALT - 18 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? 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 [Signature] Date 3/3/24
Property Owner(s) _____

Applicant(s): _____

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 26th day of August, in the year of 2024, before me the undersigned notary public, personally appeared _____

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 05/14/2028



RZ-2026-725

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
04-900-03-09-02-0-00-000	CLARK DAVID E & DONNA L	4815 N KOGER RD	SIBLEY	MO	64088
04-900-03-13-00-0-00-000	HARWOOD COREY N & MEREDITH A	4719 N KOGER RD	SIBLEY	MO	64088
04-900-04-08-01-7-00-000	BLUM ASHLEY	400 N SPECK AVE	INDEPENDENCE	MO	64056
04-900-04-08-01-6-00-000	POSTLETHWAIT MARY	27110 E HUNTER RD	SIBLEY	MO	64088
04-900-04-10-00-0-00-000	SEYMOUR G DENNIS & JUDITH D	26808 E HUNTER RD	SIBLEY	MO	64088
04-900-04-12-00-0-00-000	CLARK BRETT D	27002 E HUNTER RD	SIBLEY	MO	64088
04-900-04-11-00-0-00-000	CLARK BRETT D & SARAH A	27108 HUNTER RD	SIBLEY	MO	64088
04-900-03-07-00-0-00-000	FARRIS ALFRED P & THERESA E	26709 E KIEFER RD	SIBLEY	MO	64088
04-900-02-11-00-0-00-000	MILLER-BROOKER JEANNETTE & ALLISON	26612 E KIEFER RD	SIBLEY	MO	64088
04-900-02-10-01-0-00-000	PETERSON KAREN K & HATCHER JENNIFER L	2619 NW LONDON DR	BLUE SPRINGS	MO	64015
04-900-03-26-00-0-00-000	SEYMOUR CHRISTIE MARIE-TRUSTEE	PO BOX 138	SIBLEY	MO	64088
04-900-03-25-00-0-00-000	PETERS ANNASTASIA	4613 N KOGER R	SIBLEY	MO	64088
04-900-02-10-02-0-00-000	PETERSON KAREN K & HATCHER JENNIFER	2619 NW LONDON DR	BLUE SPRINGS	MO	64015
04-900-03-18-00-0-00-000	BARNHART SHANNON L & LAKE A	4722 N KOGER RD	SIBLEY	MO	64088
04-900-04-09-00-0-00-000	HAHN LAURENCE E & ROBIN D	26802 E HUNTER RD	SIBLEY	MO	64088
04-900-03-11-00-0-00-000	HOUSE FOX LLC	16657 E 23RD ST S STE 239	INDEPENDENCE	MO	64055
04-900-03-14-00-0-00-000	BARNHART SHANNON L & LAKE A	4722 N KOGER RD	SIBLEY	MO	64088
04-900-03-17-00-0-00-000	PEARSON CHRIS E & ANGELA	39604 E AUSTERMAN RD	SIBLEY	MO	64088
04-900-03-12-00-0-00-000	CANFIELD TIMOTHY S & KELLY L	4709 N KOGER RD	SIBLEY	MO	64088
04-900-02-35-00-0-00-000	MCMILLIN JAMES CHARLES	5110 N KOGER RD	SIBLEY	MO	64088
04-900-03-27-00-0-00-000	PERUSICH MICHAEL B & ROBIN D	26706 E HUNTER RD	SIBLEY	MO	64088
04-900-01-11-00-0-00-000	ENGLERT MICHAEL JOE	5101 N KIEFER RD	SIBLEY	MO	64088
04-900-03-28-00-0-00-000	TAYLOR SUE ANN	4705 N HUNTER RD	SIBLEY	MO	64088
04-900-03-30-00-0-00-000	REBEKAH G MCMILLIN REVOCABLE TRUST	4924 N KOGER RD	SIBLEY	MO	64088
04-900-03-09-01-0-00-000	MUNDY ALLEN	26701 KEIFER RD	SIBLEY	MO	64088



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

September 2, 2026

RE: Public Hearing; RZ-2026-725
Allen Mundy

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 Allen Mundy for a change of zoning from District AG (Agricultural) on 17.72 ± acres to District RR (Residential Ranchette). The purpose is to create three single-family lots at 26701 E. Kiefer Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, September 17, 2026, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

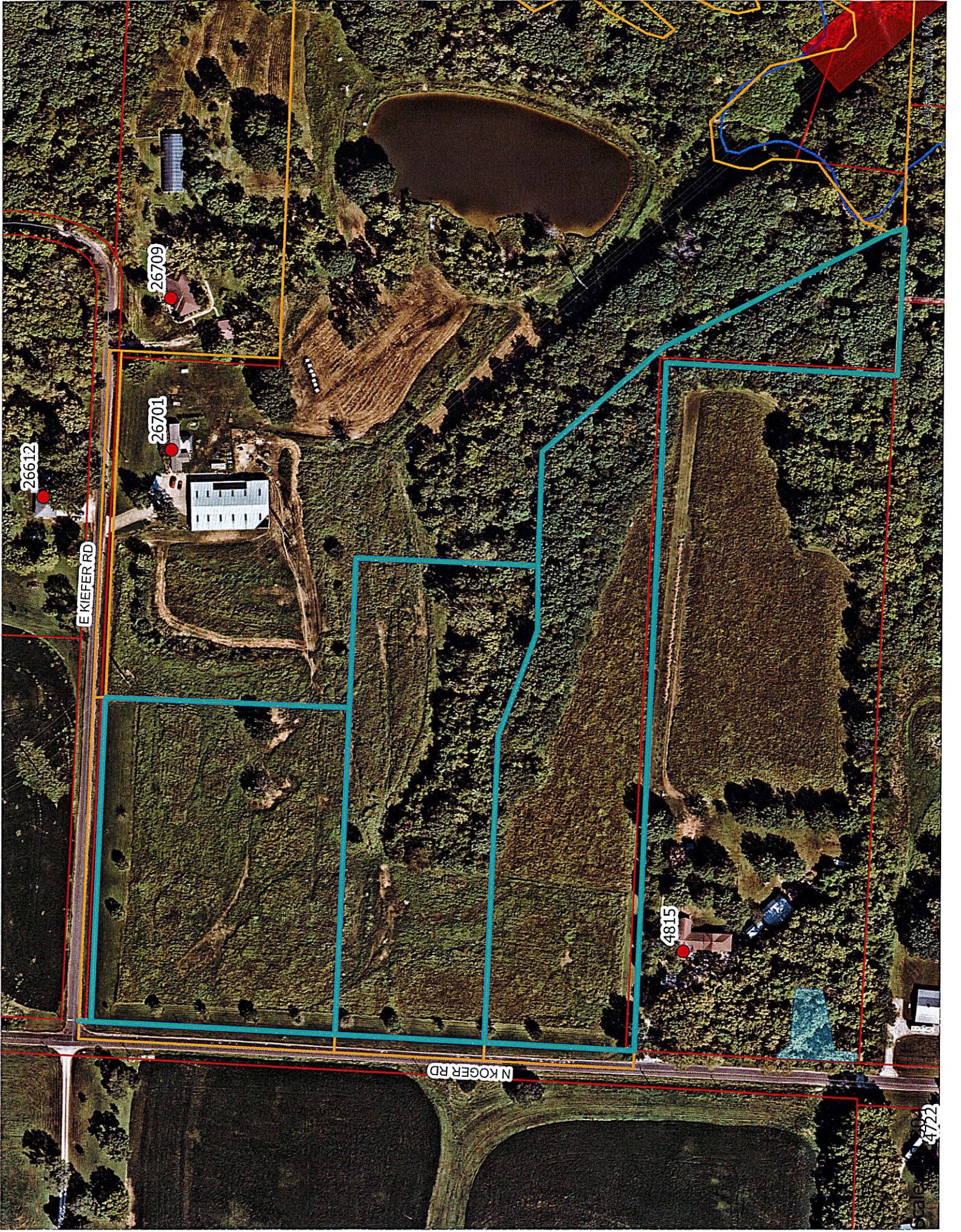
If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

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

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive



Jackson County, Mo

4722

Scale

STAFF REPORT

PLAN COMMISSION September 17, 2026

RE: RZ-2026-726

Applicant: Derek & Emily Craver and David & Nichola Hogan

Location: 31403 E. Ryan Road

Area: 3.00 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar sized or larger tracts. The City of Grain Valley surrounds the subject property on three sides.

The applicant owns a 5.00 tract. This is a legal non-conforming tract. The East two acres are being divided off and will be annexed into the city. Rezoning and platting the remaining three acres will bring it back into compliance with the zoning ordinance.

The subdivision plat is under review.

County Plan:

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

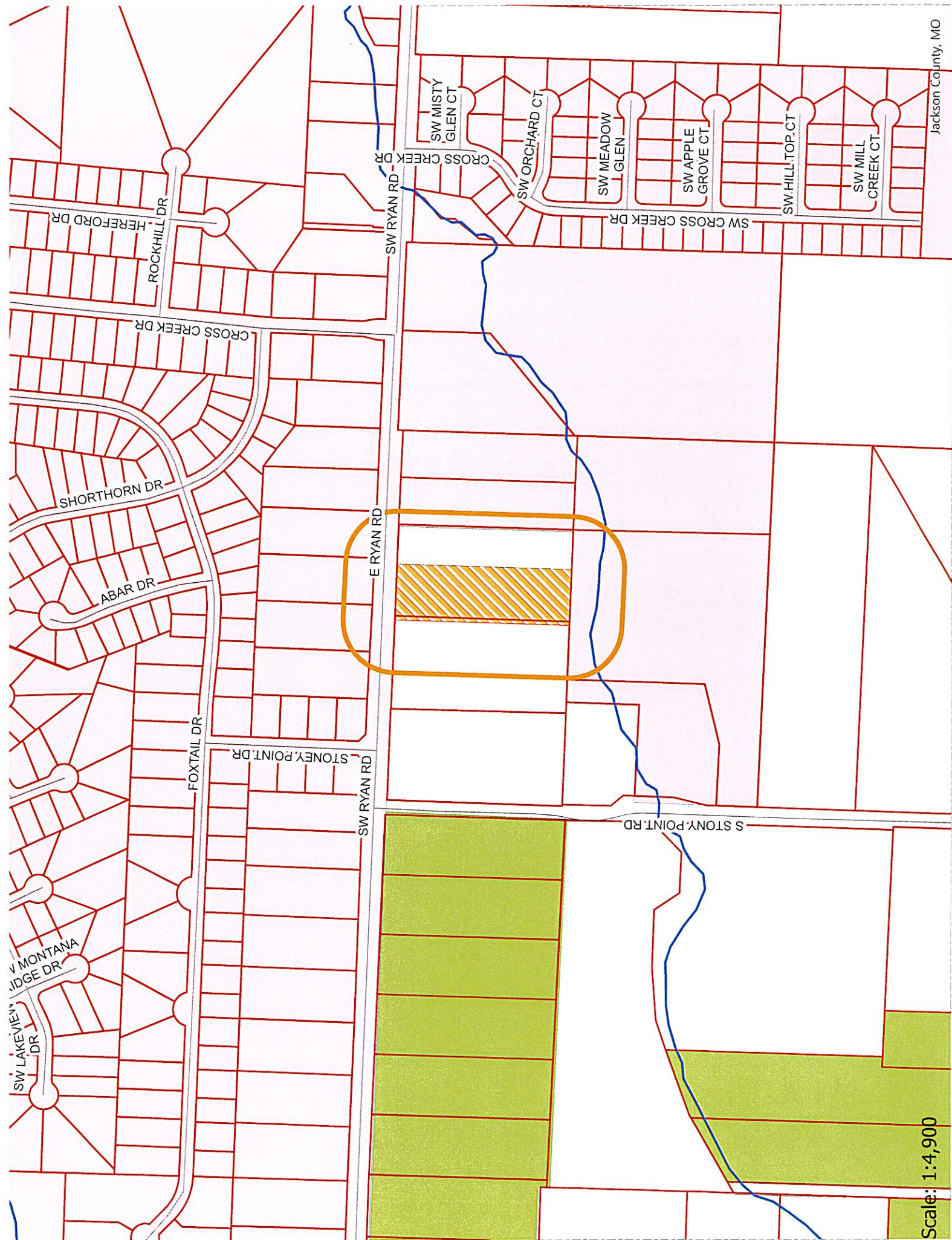
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-726.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:4,900

RZ-2026-726

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
40-330-02-05-00-0-00-000	MAGGARD LD & XIAOTING LI	1006 W RYAN RD	GRAIN VALLEY	MO	64029
40-330-02-06-00-0-00-000	LAMISON JUSTIN E & MARTINEZ ASHLEY E	1012 W RYAN RD	GRAIN VALLEY	MO	64029
40-330-02-04-00-0-00-000	DIMMITT ROBERT G	1000 W RYAN RD	GRAIN VALLEY	MO	64029
40-400-02-12-00-0-00-000	LAMANES LENNY W & HEIDI E	31307 E RYAN RD	GRAIN VALLEY	MO	64029
40-330-02-03-00-0-00-000	SINN GEORGE D & JAIME M	924 W RYAN RD	GRAIN VALLEY	MO	64029
40-400-02-13-01-3-00-000	GRAIN VALLEY R-5 SCHOOL DIST	PO BOX 304	GRAIN VALLEY	MO	64029
40-400-02-13-01-2-00-000	GRAIN VALLEY R-5 SCHOOL DIST	PO BOX 304	GRAIN VALLEY	MO	64029
40-400-02-28-00-0-00-000	HIGHTOWER THOMAS Y & CATHERINE	31503 E RYAN R	GRAIN VALLEY	MO	64029
40-400-02-11-00-0-00-000	CRAVER DEREK & EMILY & HOGAN JOHN & NICH	31403 E RYAN RD	GRAIN VALLEY	MO	64029



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

September 2, 2026

RE: Public Hearing; RZ-2026-726
Derek & Emily Craver and David & Nichola Hogan

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 Derek & Emily Craver and David & Nichola Hogan for a change of zoning from District AG (Agricultural) on 3.00 ± acres to District RE (Residential Estates). The purpose is to create a single-family lot at 31403 E. Ryan Road

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, September 17, 2026, 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 Planning and Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED**

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:

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.

1. **Owner(s):**
 - a. Legal Owner of Property: Emily Craver, Derek Craver, David Hogan, Nichola Hogan
Current Mailing Address: 31403 E Ryan Rd, Grain Valley, MO 64029
Phone: 816-739-0318 email: Emilyh1981@gmail.com
 - b. Applicant (If different from the legal owner) Emily Craver and Derek Craver
Current Mailing Address: 31403 E Ryan Rd, Grain Valley, MO 64029
Phone: 816-739-0318 Email: Emilyh1981@gmail.com

2. Location: 31403 E Ryan Rd, Grain Valley, MO 64029
3. Present Zoning Agriculture Requested Zoning Residential Estate District
4. AREA (sq. ft. / acres) 5 acres
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: Personal residence
7. Proposed Use of Property: Personal residence / platting of lot for annexation purposes
8. Proposed Time Schedule for Development: 6 months
9. What effect will your proposed development have on the surrounding properties?
No negative impact, addition of single family residence similar to surrounding area
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 which provides the following services:
- a. Water Provider Current residence PWS17, new annexation city of Grain Valley
- b. Sewage disposal: Onsite Waste Water Public Sewer X
- c. Electricity Evergy
- d. Fire protection CJCFPD
- e. Police Protection Jackson County
12. Describe existing road width and condition: 35 feet width, good condition
13. What effect will proposed development have on existing road and traffic conditions? Minimal, only adding one house

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): _____

**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)

[Signature]
[Signature]

Date

8-18-2026

8-18-2026

STATE OF Arkansas
COUNTY OF Baxter

On this 18th day of August, in the year of 2026, before me
the undersigned notary public, personally appeared Emily Craver,
Derek Craver

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 2/22/34

BRANNON LEWIS
BAXTER COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires Feb. 22, 2034
Commission No. 00000773

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): _____

**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

Date

Property Owner(s)

David Hogan
Nicholas Hogan

8-18-2026

8-18-26

STATE OF Missouri

COUNTY OF Jackson

On this 18 day of August, in the year of 2026, before me the undersigned notary public, personally appeared David Hogan and Nicholas Hogan

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

Larry S Burroughs

Commission Expires 03/23/2030

LARRY S BURROUGHS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: 03/23/2030
Commission #22021752

STONEY
POINT DR

SW RYAN RD E RYAN RD

31307

31403

31503

315

Scale: 1:17



1 METER = 3.28083333
THE COORDINATES AS SHOWN ARE IN
BASED ON MISSOURI COORDINATE SYSTEM
OF 1983 WEST ZONE* USING A COMBINED
GRID FACTOR OF 0.9999115

SYMBOL LEGEND

●	SET 1/7 REBAR AND CAP
	RLS 2134 MO
	RLS 1089 KS
○	FOUND MONUMENT (AS NOTED)
R/W	RIGHT OF WAY

THEORETICAL AND EMPIRICAL ANALYSIS OF THE EFFECTS OF THE 1990 HOUSING ACT ON THE HOUSING MARKET IN THE NORTH AMERICAN SUBURBS OF THE UNITED STATES



THE AVERAGES SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

PLAT DESCRIPTION
DEED DESCRIPTION

ALL THAT PART OF SECTION 20 ACRES OF THE EAST ONE-HALF OF THE NORTH-EAST QUARTER OF SECTION 10, TOWNSHIP 48 RANGE 20 IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS, COMMENCING AT A POINT IN THE NORTH LINE OF QUARTER SECTION 21, EIGHT MILE NORTH OF THE NORTHWEST QUARTER THEREOF, THENCE NORTH ALONG SAID NORTH LINE 31.8 FEET, THENCE SOUTH 80.0 FEET TO THE EAST LINE OF QUARTER SECTION 10, SOUTH 100.0 FEET TO THE NORTH LINE OF SAID EAST ONE-HALF OF SECTION 20, THENCE EAST 100.0 FEET TO THE EAST LINE OF SAID QUARTER SECTION, THENCE NORTH 80.0 FEET TO THE NORTH LINE OF SAID EAST ONE-HALF OF SECTION 20, THENCE EAST 100.0 FEET TO THE EAST LINE OF SAID QUARTER SECTION, THENCE NORTH 80.0 FEET TO THE NORTH LINE OF SAID EAST ONE-HALF OF SECTION 20, THENCE EAST 100.0 FEET TO THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPT THAT PART IN COMMON ROAD SHOWN ON RECORDED DESCRIPTION.

[illegible]

THE UNDERSTANDING PROPOSITION OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS "CHAMBER ACRES."

DEREK CHAVIER _____
EMILY CHAVIER _____

ON THIS _____ DAY OF _____, 2006, BEFORE ME APPEARED DEREK AND EMILY CRAVER, HUSBAND AND WIFE AND JOHN AND NICHOLEA HOGAN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSONS AND BODY. I ACKNOWLEDGED THE EXECUTION OF THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PUBLIC WORKS DEPARTMENT

FOR REVIEW		FINAL PLAT BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 THE COLUMBIAN STREET, SUITE 100, LEE'S SUMMIT, MO 64086 PH # 816524-5766 FAX # 816524-0317
	DATE AUGUST 16, 2026	
	OWNER	

UNDER VALLEY, MO 64429

31403 E RYAN RD, JACKSON COUNTY, MO

STAFF REPORT

PLAN COMMISSION

September 17, 2026

RE: CU-2026-261

Applicant: Public Safety Towers

Location: 35601 E. Old 40 Highway

Area: 2,500 square foot tract

Request: 175-foot self-supporting tower

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The surrounding land is agricultural and commercial zoning across Old 40 Highway.

County Plan:

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

Comments / Recommendation:

Section 24005.20 of the Unified Development Code, Telecommunication Towers and Antennas provides guidelines for the location and development of Commercial Communication towers.

A Conditional Use Permit is required for a commercial antenna in District AG (Agricultural) when the above ground level height of the tower exceeds 75 feet. The applicant proposes a 175-foot self-supporting tower.

The UDC requires a fall zone setback to be a distance equal to or greater than one-half (1/2) the height of the tower from a property line. Since the tower has a height of 175 feet, the fall zone setback is 87.5 feet.

The Board of Zoning Adjustment granted a non-use variance (VS-2026-127) to the one-half requirement:

“The proposed location complies with this requirement to the West, east and South, however, is short the setback to the North, due to the configuration of the property. There is a high-tension power line West of the proposed site. There is a 150 foot easement for the benefit on the power line.

ANSI/TIA 222 (Structure Standard for Antenna Supporting Structures and Antennas, 2024) standards do not define a universal fall radius or mandatory collapse setback distance. Zones are usually dictated by local codes, which vary from jurisdiction to jurisdiction. Some local municipalities use the height ratio and some stated the setback is based on the zoning district the site is located.

Local laws can override TIA standards.

The County adopted standards for cell towers with the adoption of the UDC in 1995.

The proposed tower is approximately 50 feet from the property line, which meets the setback requirement for District AG.

The applicant has provided a letter from Valmont Telecom stating the tower will be designed within a Theoretical Zero Fall Radius. A "theoretical zero fall radius" for a cell tower means that in the event of a structural failure, the tower is designed to collapse in on itself, or "pancake," rather than falling over and creating a radius of debris."

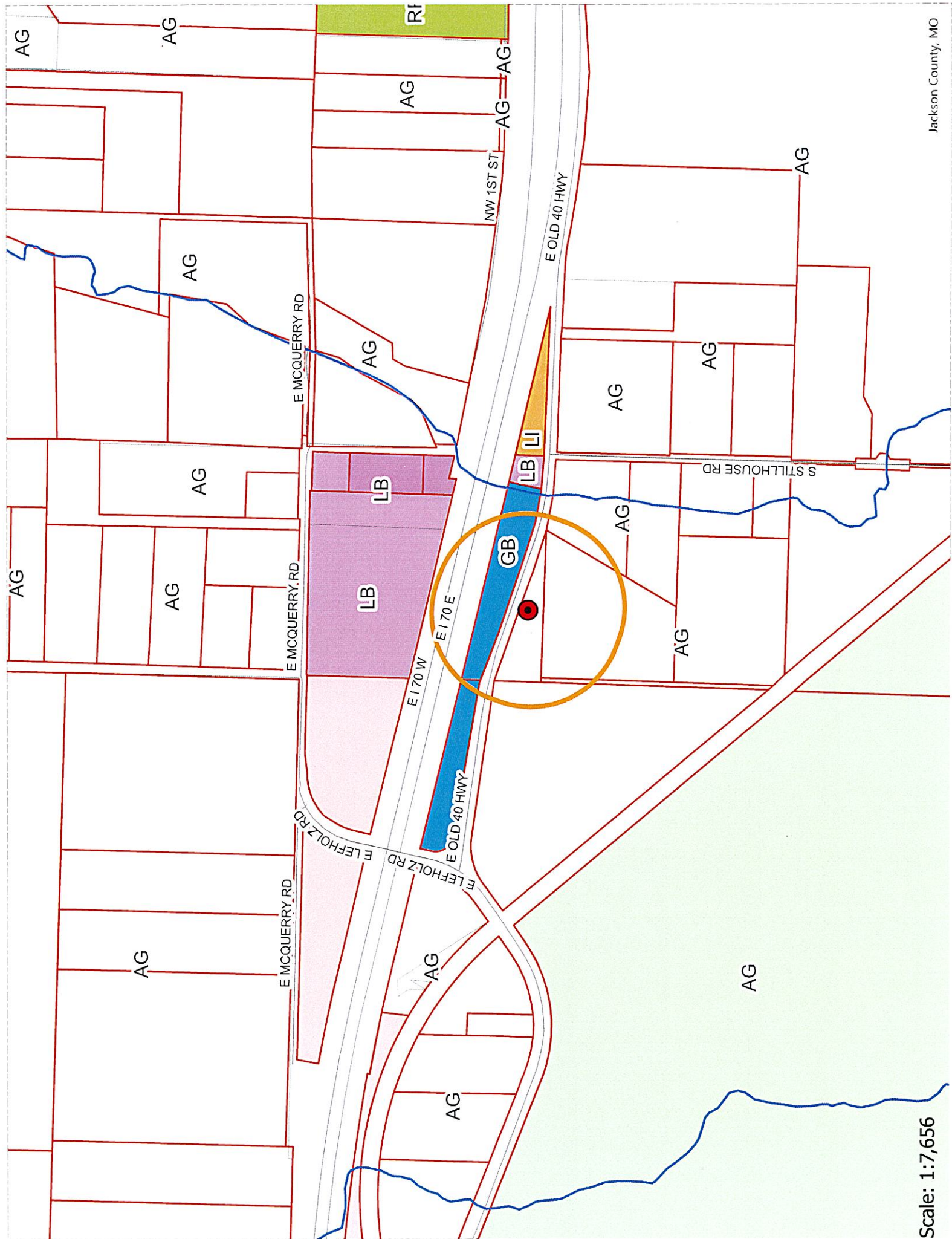
The applicant is asking for a term of 90 years. State statutes were amended in 2014 which took away jurisdictional authority to impose a limit of duration for communication infrastructure.

Staff recommends APPROVAL of CU-2026-261 for a period of ninety (90) years subject to the following conditions:

1. The commercial communication lattice tower shall not exceed a height of 175 feet as measured from ground level.
2. The tower and appurtenance shall be installed according to manufacturers' specifications using sound engineering and safety practices.
3. The tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
4. The tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
5. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:7,656

Jackson County, MO

Plan Commission September 17, 2026

CU-2026-261

Property Owners Within 500 feet

parcel	owner	address	city	state	zip
38-900-02-04-00-0-00-000	SCHEFERS INVESTMENTS LLC	PO BOX 326	GRAIN VALLEY	MO	64029
37-700-01-04-00-0-00-000	SCHEFERS INVESTMENTS LLC	PO BOX 326	GRAIN VALLEY	MO	64029
38-900-02-09-00-0-00-000	WARD DAVID L & SANDRA L	35004 E MCQUERRY RD	OAK GROVE	MO	64075
37-700-01-05-00-0-00-000	WARD DAVID L & SANDRA L	35004 E MCQUERRY RD	OAK GROVE	MO	64075
38-900-02-18-01-0-00-000	SAUSE JOHN A & JANICE K	1146 N BILL JOHNSON RD	INDEPENDENCE	MO	64056
38-900-02-19-00-0-00-000	ROMINE REVOCABLE LIVING TRUST	35807 E US 40 HWY	OAK GROVE	MO	64075
38-900-02-20-00-0-00-000	STIRCKLAN THOMAS JAMES	5318 S STILLHOUSE RD	OAK GROVE	MO	64075
38-900-02-08-00-0-00-000	STOR-N-MORE LLC	36412 E OLD PINK HILL RD	OAK GROVE	MO	64075
	PUBLIC SAFTEY TOWERS	701 PALOMAR AIRPORT RD STE 160	CARLSBAD	CA	92011
	NANCY GARERA	P O BOX 737	QUEEN CREEK	AZ	85142



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

September 2, 2026

RE: Public Hearing: CU-2026-261
Public Safety Towers

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 Public Safety Towers for a Conditional Use Permit for a period of 90 years for a 175-foot self-supporting tower in District AG (Agricultural) on 2,500 square foot tract at 35601 E. Old 40 Highway.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 17, 2026 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
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and 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: Public Safety Towers
Address: 701 Palomar Airport Road, Suite 160,
Carlsbad, CA 92011
Phone: 480-205-7142
 - b. Owner(s) Name: Dean Schacht
Address: 36412 E Old Pink Hill Rd., Oak Grove, MO 64075
Phone: 314-413-5004
 - c. Agent(s) Name: Nancy Garera

Address: PO Box 737
Queen Creek, AZ 85142
Phone: 480-205-7142

d. Applicant's interest in Property: Lease for tower placement

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Wireless Communication Facility for a period of 90 years; property described as follows: a tract of land 2,500 square feet/acres in size located at 35601 E Old Hwy 40, Oak Grove, MO 64075 Road.
Present Zoning District AG
3. Legal Description of Property: (Write Below or Attached) See Attached Site Survey for Legal Description

4. Present Use of Property: Storage Facility
5. Proposed Use of Property: Wireless Communications Facility

6. Estimated Time Schedule for Development: Within 6 months of approval

7. What effect will your proposed development have on the surrounding properties? Increased communications capabilities inclusive of E911
8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO - Zone X
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 N/A
 - b. Sewage disposal N/A
 - c. Electricity Via a new service meter from West Central Electric Cooperative
 - d. Heating N/A
 - e. Fire and Police protection: Sni Valley Fire District Station #1 & Oak Grove Police Department
10. Describe existing road width and condition: Existing Road (Old HWY 40) is paved and in good condition
11. What effect will proposed development have on existing road and traffic conditions? The proposed site will have very little effect on road/traffic conditions as it will be on a private property and the site will only be visited monthly for maintenance.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? A CUP with Jackson County Planning and building permit with Public Works
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): This is the first application being completed in the process

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)

Dean-Schacht

Dean Schacht

2/6/26

Applicant(s):

Nancy Garera for Public Safety

Towers

Contract Purchaser(s):

N/A

STATE OF

Missouri

COUNTY OF

Jackson

On this 6 day of Feb., in the year of 2026, before me
the undersigned notary public, personally appeared Dean Schacht

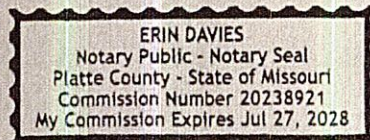
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public

[Signature]

Commission Expires 07-27-2028



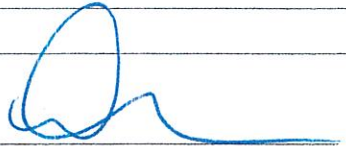
Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Applicant(s):


Douglas Loddler

Public Safety Towers, LLC
6/30/26

Contract Purchaser(s):

STATE OF _____

COUNTY OF _____

On this _____ day of _____, in the year of _____, before me
the undersigned notary public, personally appeared _____

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 _____

(See attached)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On June 30, 2026 before me, Lynn Sivertsen, Notary Public
(insert name and title of the officer)

personally appeared Douglas Lodder
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

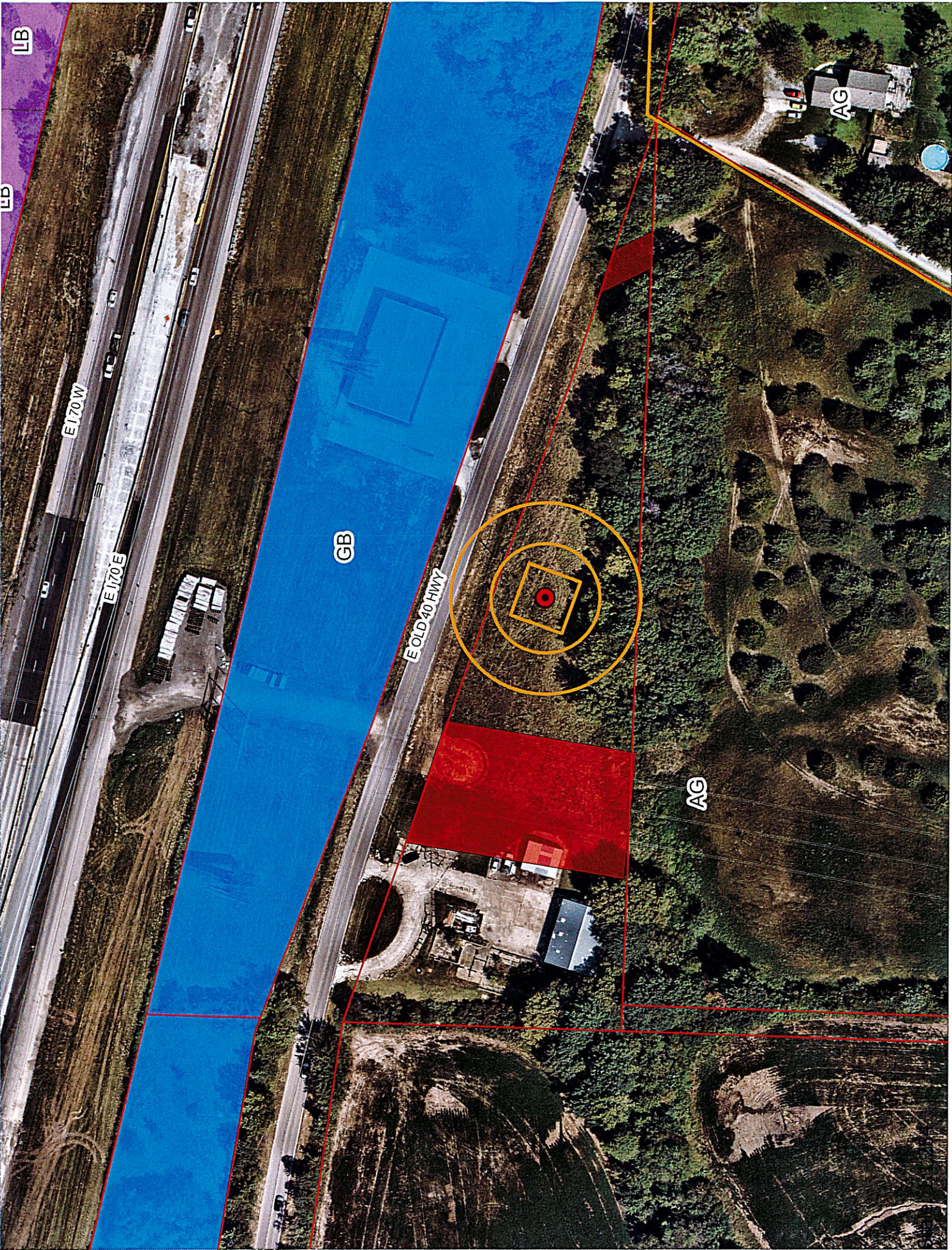
WITNESS my hand and official seal.

Signature

Lynn Sivertsen

(Seal)







GRAIN VALLEY

OAKGMO-0445
175'-0" SELF-SUPPORT
FA:16890112
35601 E OLD HWY 40
OAK GROVE, MO 64075

DRAWING INDEX

- T-1: TITLE SHEET
- GN-1: SURVEY
- GN-2: GENERAL NOTES
- A-1: OVERALL PARCEL PLAN
- A-1.1: ENLARGED SITE PLAN
- A-2: COMPOUND PLAN
- A-3: GRADING PLAN
- A-4: TOWER ELEVATION
- A-5: SITE DETAILS

VICINITY MAP



DRIVING DIRECTIONS

- FROM DALLASPORT WORTH INTERNATIONAL AIRPORT (DPAW)
1. MERGE ONTO I-29 SOUTH
 2. USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO I-170 EAST-24 EAST-40
 3. TAKE EXIT 24 FOR STATE HWY 88 TOWARD ADDORAMAN VALLEY/BUCKEHER
 4. TURN RIGHT ONTO ST HWY 88
 5. TURN LEFT ONTO OLD HWY 40
 6. DESTINATION WILL BE ON THE RIGHT

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. ANY CHANGES TO THE BUILDING DEPARTMENT AND MAY IMPOSE CHANGES ON SITE MODIFICATIONS.

COMPLIANCE	DATE
RF ENGINEER	DATE
OPERATIONS	DATE
PM	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
SITE OWNER	DATE

CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION

T-1

PROJECT TEAM

APPLICANT AGENT:
NAME: AMS WIRELESS
ADDRESS: 4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
CONTACT: ANGELA CAMPBELL
PHONE: (817) 382-2400
EMAIL: ANGELA@AMS-WIRELESS.COM

CONTACT:
NAME: KYLE ELLIOTT
PHONE: (817) 382-2400
EMAIL: KYLE@AMS-WIRELESS.COM

SITE ACQUISITION:
NAME: AMS WIRELESS
ADDRESS: 4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
CONTACT: ANGELA CAMPBELL
PHONE: (817) 382-2400
EMAIL: ANGELA@AMS-WIRELESS.COM

RE ENGINEER:
NAME: AMS WIRELESS
ADDRESS: 4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
CONTACT: ANGELA CAMPBELL
PHONE: (817) 382-2400
EMAIL: ANGELA@AMS-WIRELESS.COM

CONSTRUCTION:
NAME: AMS WIRELESS
ADDRESS: 4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
CONTACT: ANGELA CAMPBELL
PHONE: (817) 382-2400
EMAIL: ANGELA@AMS-WIRELESS.COM

GENERAL NOTES

THE ACTIVITY IS UNLICENSED AND NOT FOR EXAMINATION BY A REGULATOR. WILL NOT BE THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL PURPOSE IS PROPOSED.

DRAWING SYMBOLS

	ELEVATION NUMBER	REVISION
	DETAIL NUMBER	REVISION
	SHEET NUMBER	REVISION

SITE INFORMATION

PROPERTY OWNER:
SCHACHT, DEAN G
P.O. BOX 302
CEDAR HILL, MO 64008

STRUCTURE HEIGHT:
175'-0"

PARCEL NUMBER:
38-90-02-00-0-00-000

LATITUDE (NAD 83):
38 07 02 00

LONGITUDE (NAD 83):
-94 16 49 91"

ZONING JURISDICTION:
JACKSON COUNTY

OCCUPANCY GROUP:
AG

CONSTRUCTION TYPE:
UTILITY

OTHER WIRELESS FACILITIES:
NONE

POWER COMPANY:
WEST CENTRAL ELECTRIC COOPERATIVE

TELEPHONE COMPANY:
AT&T

CODE COMPLIANCE

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ELECTRICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CODE



NOTE:
48 HOURS PRIOR TO DIGGING,
CALL 811 TO LOCATE ALL
UNDERGROUND UTILITIES.
Know what's below.
Call before you dig.

PROJECT SUMMARY

CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

ALL NEW EQUIPMENT INDICATED IN DRAWINGS IS AN UNMANNED TRANSMISSION FACILITY FOR TELECOMMUNICATION CELLULAR SERVICES.

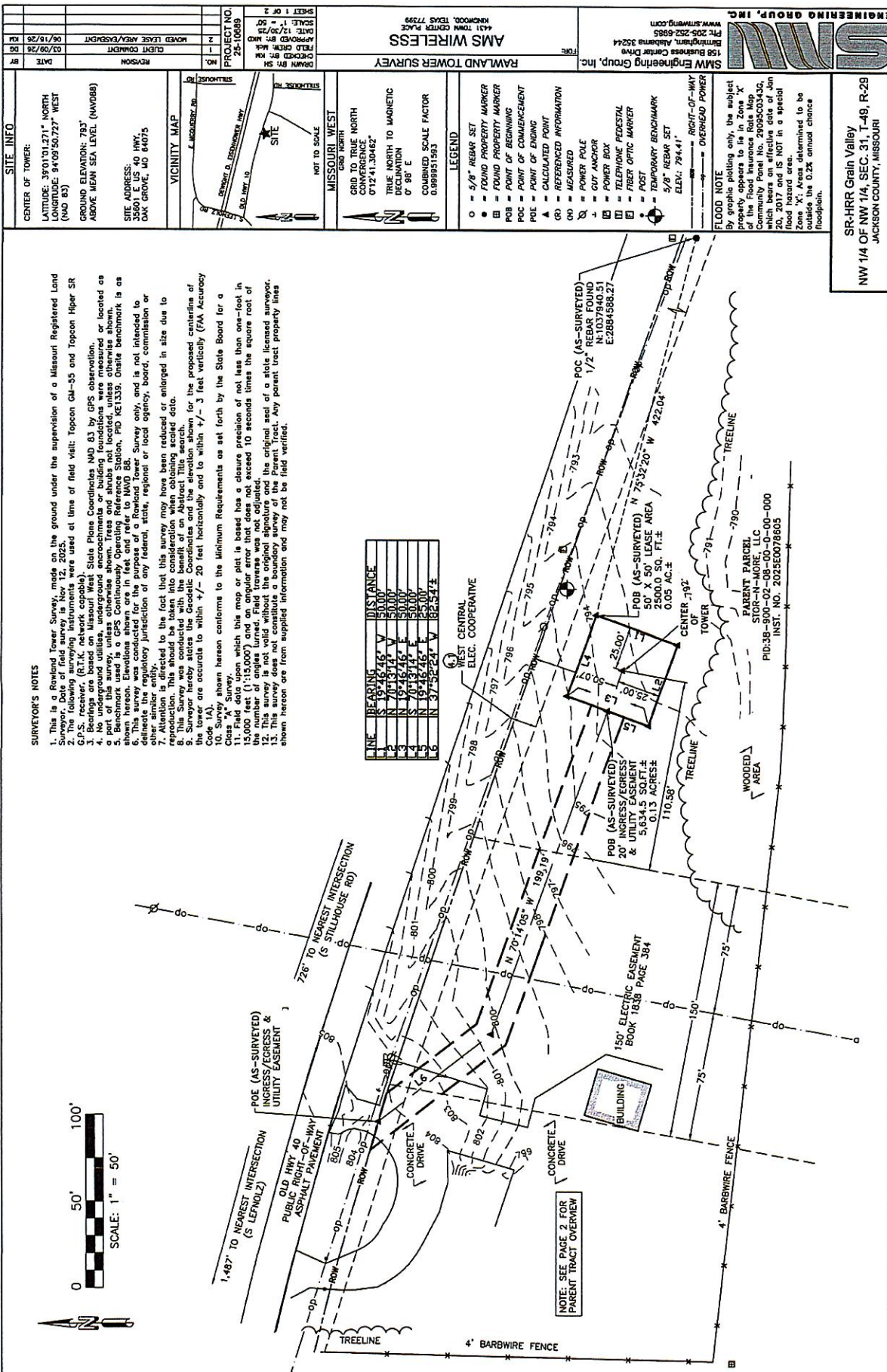
GROUND LEVEL

- INSTALL (1) 175'-0" TALL SELF-SUPPORT TOWER INSIDE NEW 2,500 SQ. FT. FENCED COMPOUND
- INSTALL (1) 12'-0" CHAIN LINK FENCE WITH (3) STRANDS OF BARS WIRE
- INSTALL (1) 12'-0" ACCESS GATE
- INSTALL (1) NEW 12'-0" TALL FENCE
- INSTALL (1) NEW 12'-0" TALL FENCE
- INSTALL (1) NEW 12'-0" TALL FENCE

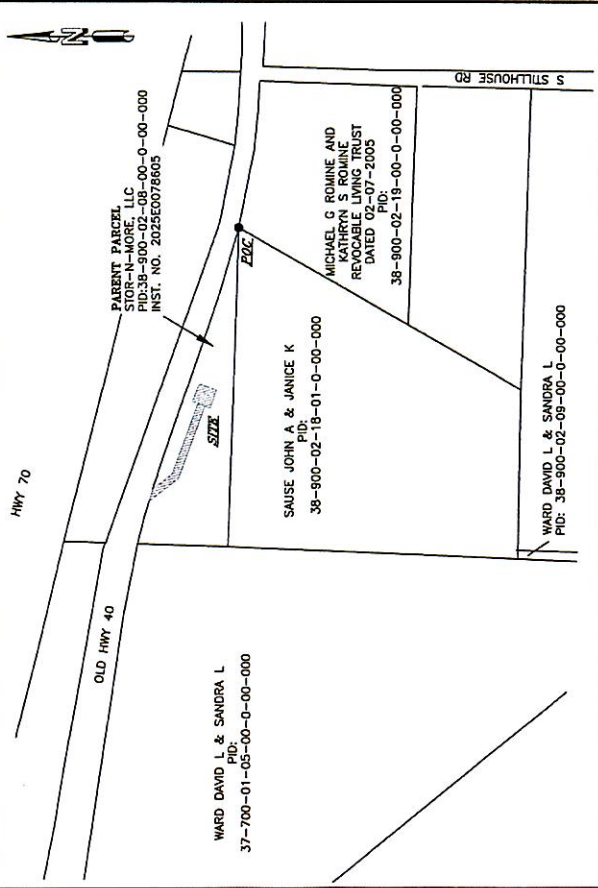
ANTENNA LEVEL

- INSTALL (1) ANCHOR ANTENNA MOUNT

THE EXISTING HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET THE SITE REQUIREMENTS.



NOT TO SCALE



U.S. Title Solutions Insurance Company
Report of Title for Title Insurance Commitment No. UST81812
Date November 18, 2025

Excision No.	Instrument	Comment
1-3, 5-6		Standard exceptions. Contain no survey matters.
(4)	2010E011375	Does the easement, as shown hereon.

PARENT TRACT (FROM TITLE)

All that part of the Northwest Quarter of Section 31, Township 49, Range 29, lying South of Old Highway 40, Jackson County, Missouri.

50' X 50' LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract, located in the Northwest Quarter of Section 31, Township 49, Range 23, lying South of Old Highway 40, Jackson County, Missouri and being more particularly described as follows:

Commencing at a 1/2" iron pin found at the most easterly corner of said tract, having Missouri West state plane coordinates of N10°37'40.51"E; 2,284,688.27'; thence N 75°32'20" W a distance of 422.04 feet to the Point of Beginning; thence S19°46'48" W a distance of 50.00 feet to a point; thence N 70°13'14" W a distance of 50.00 feet to a point; thence N 19°46'48" E a distance of 50.00 feet to a point; thence S 70°13'14" E a distance of 50.00 feet to the Point of Beginning. Said above-described West Acre contains 2,500.0 square feet or 0.05 acre, more or less.

20' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of that certain tract, located in the Northwest Quarter of Section 31, Township 49, Range 29, lying South of Old Highway 40, Jackson County, Missouri and being more particularly described as follows:

Commencing at a 1/2" iron pin found at the most easterly corner of said tract, having Missouri West side plane coordinates of N 67° 40' 31" E, 2,284+568.27'; thence N 75° 32' 20" E a distance of 422.04' feet to the Point of Beginning; thence S 67° 40' 31" E a distance of 1,000.00' feet to a point thence N 70° 13' 14" W a distance of 50.00' feet to a point; thence S 67° 40' 31" E a distance of 2,250.00' feet to the Point of Beginning on Ingress/Grass & Valley Easement being 20 feet in width lying along the following described centerline; thence N 70° 13' 14" W a distance of 198.19' feet to a point; thence N 75° 32' 20" E a distance of 80.54' feet, more or less, to a point on the south side of said centerline; thence S 67° 40' 31" E a distance of 1,000.00' feet, more or less, to the Point of Beginning; said above-described Easement contains 5,554.34 square feet or 0.13 acres, more or less.

SURVEYOR'S CERTIFICATION

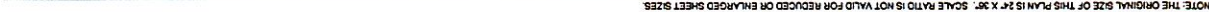
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Missouri to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

Timothy Leigh Fish
MO PLS 2018005041

SR-HRR Grain Valley
NW 1/4 OF NW 1/4, SEC. 31, T-49, R-29
JACKSON COUNTY, MISSOURI

 SME Engineering Group, Inc. 1550 Business Center Drive Birmingham, Alabama 35244 P.O. Box 205-226855 www.smeeng.com		RAWLAND TOWER SURVEY AMS WIRELESS 4311 TOWNE CENTER PLACE KNOXWOOD, TEXAS 77359		PROJECT NO. 22C-10089 SHEET 2 OF 2	
DATE	REVISION	DATE	REVISION	DATE	REVISION
06/09/26	1	06/09/25	1	06/09/25	1
05/08/26	2	06/10/25	2	06/10/25	2
05/08/26	3	06/10/25	3	06/10/25	3



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

**BEFORE THE BOARD OF ZONING ADJUSTMENT OF
JACKSON COUNTY, MISSOURI AT INDEPENDENCE, MISSOURI**

IN THE MATTER OF THE REQUEST for
a non-use variance from Section 24005.22
(c), of the UDC, in District AG
(Agricultural) on a 2.42± acre tract located
at 35601 E Old 40 Highway, requesting a
variance to the required setback of one-
half the height for a proposed self-support
structure along the north property line.

Public Safety Towers
P O Box 737
Queen Creek, AZ 85142

Application No. VS-2026-127

ORDER

NOW ON THIS DAY, evidence having been presented to and heard by the Jackson
County Board of Zoning Adjustment in the above matter, the Board makes the following Order,
Decision and Findings and Conclusions of Law.

FINDINGS OF FACT

1. We find that Application VS-2026-125 was filed by the applicant on March 30, 2026,
for a non-use variance from Section 24005.22 (c), of the UDC, in District AG
(Agricultural) on a 2.42± acre tract located at 35601 E Old 40 Highway, requesting
a variance to the required setback of one-half the height for a proposed self-
support structure along the north property line..
2. We find that a public hearing was held May 21, 2026, by this Board and that the property
owners that lived or owned property within 185 feet of subject property were notified of
the hearing.
3. We find that the public hearing was held in the manner and form provided by law and that
all interested parties were given full opportunity to be heard and were heard under oath.
4. We find that opportunity for opposition was held at the public hearing and no one
appeared in opposition to the variance.

RECEIVED

JUN 08 2026

**MARY JO SPINO
COUNTY CLERK**

AND THE BOARD HAVING HEARD AND CONSIDERED THE TESTIMONY BY THE APPLICANT AND THE STAFF MAKES THE FURTHER SPECIFIC FINDINGS OF FACT.

- a. The granting of the variance will not adversely affect the rights of adjacent property owners or residents.
- b. The granting of the variance will not be opposed to the general spirit and intent of the UDC from which the variance is sought.
- c. The variance requested will not adversely affect the public health, safety or general welfare.
- d. The variance requested arises from a condition which is unique and peculiar to the property in question, and which is not ordinarily found in the same zoning district and further, is not created by an action or actions of the property owner or applicant.
- e. Substantial justice will be done by the granting of this variance.

Statement of Non-Use Variance Criteria

- a. How substantial the requested variation is in relation to the requirement of the Code.
- b. The effect of increased population density, if any, on available public facilities and services, if the variance is allowed.
- c. Whether a substantial change will be produced in the character of the neighborhood, or whether a substantial detriment to adjoining properties will be created if the variance is allowed.
- d. Whether it is feasible for the applicant to pursue a method, other than a variance, to alleviate the practical difficulty.
- f. Whether the interests of justice will be served by allowing the variance, in view of the manner in which the practical difficulty arose in consideration of all of the above factors.

- g. Conditions of the land in question, and not conditions personal to the landowner. (The Board will not consider evidence of the applicant's or landowner's personal financial hardship unrelated to any economic impact on the land.)

Facts

The applicant is wishing to construct a 175 foot self-supporting tower within a 50 by 50 foot leased compound.

24005.22(c) of the Unified Development Code (Chapter 204, Jackson County Code) towers with District AG (Agricultural) are required to maintain a setback equal to half the height of the tower.

The 175 foot tower would be subject to a setback of 87.5 feet.

The proposed location complies with this requirement to the West, east and South, however, is short the setback to the North, due to the configuration of the property. There is a high-tension power line West of the proposed site. There is a 150 foot easement for the benefit on the power line.

ANSI/TIA 222 (Structure Standard for Antenna Supporting Structures and Antennas, 2024) standards do not define a universal fall radius or mandatory collapse setback distance. Zones are usually dictated by local codes, which vary from jurisdiction to jurisdiction. Some local municipalities use the height ratio and some stated the setback is based on the zoning district the site is located.

Local laws can override TIA standards.

The County adopted standards for cell towers with the adoption of the UDC in 1995.

The proposed tower is approximately 40 feet from the property line.

The applicant has provided a letter from Valmont Telecom stating the tower will be designed within a Theoretical Zero Fall Radius. A "theoretical zero fall radius" for a cell tower means that in the event of a structural failure, the tower is designed to collapse in on itself, or "pancake," rather than falling over and

creating a radius of debris.

If the variance was granted, the applicant would still need to apply for a Conditional Use Permit for the tower and a building permit.

Practical Difficulties from applicant

Practical difficulties exist that prevent strict compliance with the Unified Development Code (UDC) based on the following factors:

1. Substantiality of the Requested Variation

The UDC requires a 1:1 setback from all property lines. Due to the irregular shape of the parcel and the presence of high-tension power lines along the western portion of the property, the proposed facility cannot meet the required setback to the north while remaining within a safe distance from the high-tension power lines. The requested variance is therefore the minimum necessary to allow reasonable development of the property.

Staff: Is there any flexibility in moving the site slightly to the West and meet the 50 foot building setback line and still be away from the electrical easement?

2. Effect on Public Facilities and Services

The proposed project is a wireless communications tower and does not introduce residential or commercial occupancy. As such, it will not increase population density or place additional demand on public facilities or services.

3. Neighborhood Character and Impact on Adjacent Properties

The facility is proposed on a commercial property located within an area zoned agricultural. The use is consistent with surrounding land uses and will not create a substantial change in neighborhood character nor produce a substantial detriment to adjoining properties.

4. Feasibility of Alternative Methods

Relocating the tower to another location on the parcel is not feasible. Movement further west is precluded by high-tension power lines, and other locations on the site would not meet safety, engineering, or operational requirements. Therefore, a variance is the only reasonable method to overcome the practical difficulty.

5. Interests of Justice

The selected location represents the only property within the search area where a landowner was willing to accommodate the facility and where the location satisfies the coverage objectives established by RF engineering requirements. Granting the variance allows necessary communications infrastructure while respecting surrounding properties and regulatory intent.

6. Conditions Unique to the Land

The hardship is created by physical conditions of the property — specifically the irregular parcel configuration and the existing high-tension power lines — and not by any personal or financial circumstance of the applicant or landowner. These site-specific constraints necessitate the requested relief.

CONCLUSIONS OF LAW

1. The Board concludes that under the provisions of Jackson County Ordinance 2363, Enacted June 1, 1995, (Unified Development Code) and Ordinance 4203 adopted on April 19, 2010, it is empowered to hear appeals from any persons aggrieved by a public officer in administering County Zoning Regulations. Further the Board may vary or modify the application of any of the regulations or provisions so the intended regulations shall be strictly observed, public safety and welfare secured, and substantial justice done. In exercising its powers, the Board may in conformity with the provisions of the Jackson County Unified Development Code, reverse or affirm wholly or partly, or may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

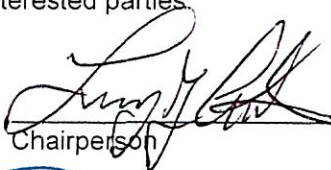
2. The Board concludes that Section 24003.23, Chapter 240 of the Jackson County Code empowers the Board to grant a variance provided that such variance will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 240 of the Jackson County Code.

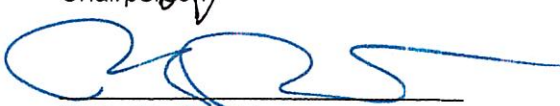
3. The Board concludes that public notice of the hearing before the Board was given in the Independence Examiner on May 6, 2026, that thereafter such hearing was held on May 21, 2026, in the manner and form provided by law.

AND THE BOARD CONCLUDES THAT AFTER CAREFULLY WEIGHING THE EVIDENCE presented by the applicant and the staff that the granting of the variance is reasonable and proper, will not seriously injure the appropriate use of neighboring property and the granting of the variance will be in keeping with the scope, general intent and purpose of Chapter 240 of the Jackson County Code.

IT IS THEREFORE ORDERED ADJUDGED AND DECREED BY THE BOARD that the request is GRANTED for a non-use variance from Section 24005.22 (c), of the UDC, in District AG (Agricultural) on a 2.42± acre tract located at 35601 E Old 40 Highway, requesting a variance to the required setback of one-half the height for a proposed self-support structure along the north property line.

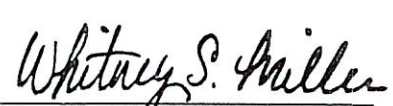
IT IS THEREFORE FURTHER ORDERED that an attested copy of the Findings, Decisions and Order be mailed to the applicant and interested parties.


Chairperson


Executive Secretary

Order made this _____ day of _____, 2026.

This Order approved as to form by


Legal Counsel

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

I, Mary Jo Spino, Clerk of the County Legislature within and for the County aforesaid, hereby certify that the foregoing is a true copy of the Order of record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said County in my office in Kansas City, Missouri on this 6th day of June, 2026.




Clerk of the County Legislature

STAFF REPORT

PLAN COMMISSION

September 11, 2026

RE: CU-2026-262

Applicant: STC Towers, LLC

Location: 2307 S. Buckner Tarsney Road

Area: 4,900 Square Feet

Request: Conditional Use Permit for a period of 50 years for a 195-foot self-supporting tower

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning on the parent tract (25.26 acres) is Agricultural. The surrounding land uses are residential tracts and agricultural.

Comments:

Section 24005.20 of the Unified Development Code, Telecommunication Towers and Antennas provides guidelines for the location and development of Commercial Communication towers.

A Conditional Use Permit is required for a commercial antenna in District AG (Agricultural) when the above ground level height of the tower exceeds 75 feet. The applicant proposes a 195-foot self-supporting tower within a 70' x 70' lease area. A 25' wide easement to service the tower.

The tower is approximately 350 feet from Buckner Tarsney Road, and 150 feet from the North line of the parent tract. This satisfies the setback requirements.

The applicant is asking for a term of 50 years. State statutes were amended in 2014 which took away jurisdictional authority to impose a limit of duration for communication infrastructure.

A building permit for the tower will be required after the passage of the Ordinance granting the conditional use permit.

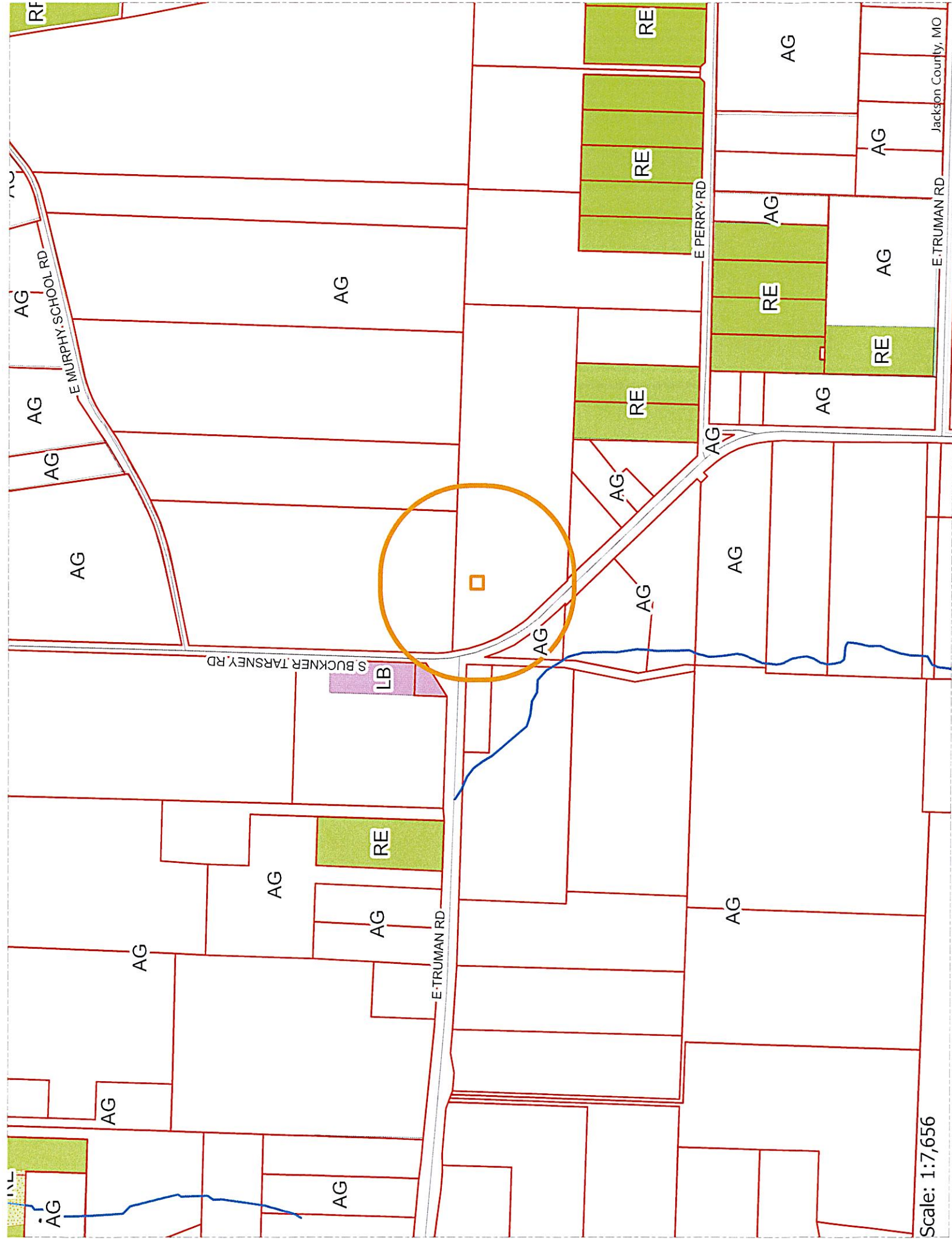
Staff recommends APPROVAL of CU-2026-262 subject to the following conditions:

Conditions:

1. The commercial communication tower shall not exceed a height of 195 feet as measured from ground level.
2. The tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
3. The tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
4. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:7,656

Jackson County, MO

Plan Commission September 17, 2026

CU-2026-262

Property Owners Within 500 feet

Parcel	owner	address	city	state	zip
22-400-04-02-00-0-00-000	MCBEE SHARON L	32105 E TRUMAN RD	BUCKNER	MO	64016
22-500-02-04-01-0-00-000	BUTTRAM PHILLIP L & SUSAN CHRISTINE TR	32807 E MURPHY SCHOOL RD	GRAIN VALLEY	MO	64029
22-500-02-04-02-0-00-000	ADAMS KENNETH E	1820 N PONCA DR	INDEPENDENCE	MO	64058
22-400-01-08-00-0-00-000	BEATEY RUTH M	32310 E TRUMAN RD	BUCKNER	MO	64016
22-500-03-21-00-0-00-000	JONES BART W	2403 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-500-03-25-00-0-00-000	OVERSTREET JOHNNY W & BETHANY D	2408 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-500-03-19-00-0-00-000	HACKLEY PHILLIP WAYNE & DEANNE	32301 E TRUMAN RD	BUCKNER	MO	64016
22-400-04-01-00-0-00-000					
22-500-03-03-00-0-00-000	STC TOWERS LLC	3311 N 100 E	WARSAW	IN	46582
	ISLAH COOPER	7171 W 95TH ST	OVERLAND PARK	KS	66212



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

September 2, 2026

RE: Public Hearing: CU-2026-262
STC Towers

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission a Conditional Use Permit for a period of 50 years for a 195-foot self-supporting tower in District AG (Agricultural) on 4,900 square foot tract at 2307 S. Buckner Tarsney 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 500' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 17, 2026 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
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and 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: STC Towers, LLC
Address: 3311 N 100 E
Warsaw, IN 46582
Phone: 574-269-4444
 - b. Owner(s) Name: Phillip Wayne & Deanne Hackley
Address: 32301 E Truman Road Buckner, MO 64106
Phone: 816-489-3628
 - c. Agent(s) Name: Islah Cooper

Address: _____
Overland Park, KS 66212

Phone: _____

d. Applicant's interest in Property: Lessee _____

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Install and operate a communications tower and associated equipment _____ for a period of 50 years; property described as follows: a tract of land 4,900 square feet/acres in size located at TBD South Buckner Tarsney Road.
Present Zoning District Agricultural

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

SECTION 11 TOWNSHIP 49 RANG E 3/ BEG AT PT ON E LI OF COR OF SW 1/4 CONT E 1940' TH
TARSNEY RD BEING 30H MOL E OF NW S 605' TH W 1550' TH NWLY ALGE LI OF SD RD TO
BEG CONTG 26 AC

4. Present Use of Property: Agricultural

5. Proposed Use of Property: Proposed cell tower/telecommunications

6. Estimated Time Schedule for Development: Spring 2027 2nd Quarter

7. What effect will your proposed development have on the surrounding properties?
No effect
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? _____
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water None
 - b. Sewage disposal None
 - c. Electricity Metered- Evergy Missouri West
 - d. Heating None
 - e. Fire and Police protection Fort Osage Fire Protection District and Jackson County Sheriff
10. Describe existing road width and condition: 2 lane road, Condition-Paved and in good shape
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 FAA and FCC
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)

Applicant(s):

Islah Cooper

as Authorized Agent - STC Towers

8-5-2026

Contract Purchaser(s): N/A

N/A

N/A

N/A

STATE OF Kansas

COUNTY OF Johnson

On this 5th day of August, in the year of 2026, before me
the undersigned notary public, personally appeared Islah Cooper

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.

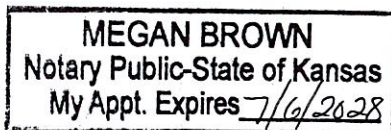
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Megan Brown

Commission Expires

7/6/2028



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)

Phillip Hackley
Deanne Hackley

8-6-26
8-6-26

Applicant(s):

Contract Purchaser(s):

STATE OF Kansas

COUNTY OF Johnson

On this 6th day of August, in the year of 2026, before me
the undersigned notary public, personally appeared Phillip Hackley and Deanne Hackley

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.

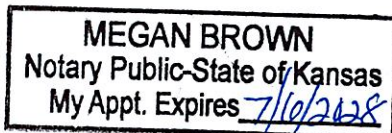
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Megan Brown

Commission Expires

7/6/2028





Sent via FedEx

July 27, 2026

Jackson County, Missouri
Zoning Department
415 E 12th Street
Kansas City, MO 64106

Re: Narrative in Support of Application for Conditional Use Permit
Site Name: STC206-MO KCYC BUCKNER TARSNEY

Please find enclosed an Application for Conditional use permit we are filing on behalf of and as agent for STC Towers, LLC ("STC Towers"). Below is a narrative in support of the Application addressing specific items required by Section 240005.22 of the Jackson County Unified Development Code pertaining to Telecommunication Towers and Antennas.

The applicant (STC Towers LLC) is proposing to install and operate a wireless communication tower for use by Verizon Wireless, which is a wireless service provider, to provide broadband services. The applicant is authorized by the landowner to install the tower pursuant to a Lease with owners of the subject property PHILLIP

Construction Drawings are submitted herewith.

TOWER INFORMATION:

- LATITUDE: 39° 04' 18.67" N (NAD 83)
- LONGITUDE: 94° 11' 56.88" W (NAD 83)
- GROUND ELEV: 900' AMSL
- OVERALL STRUCTURE HT: 195'-0" AGL
- TOWER HEIGHT: 190'-0" AGL
- TOWER TYPE: SELF SUPPORT TOWER
- APPLICANT CL: 185'-0" AGL

The proposed tower will be located on a 25.26-acre piece of agricultural land, zoned AG, owned by Phillip Wayne & Deanne Hackley. Telecommunications structures are allowed as a Conditional Use in the AG district pursuant to Jackson County UDC Section 24000.2 c. 18. The 70' x 70' lease area and associated easement lie entirely within the parent parcel, situated in the Southwest Quarter of Section 11, Township 49 North, Range 30 West, in Jackson County, Missouri. The non-exclusive access/utility easement is 25' wide lying 12.50 feet on each side of the centerline further described on Sheet number 1 of 1 on the construction drawings.

JACKSON COUNTY UNIFIED GOVERNMENT CODE 5805 REVISED 2023
24005.22 TELECOMMUNICATIONS TOWERS AND ANTENNAS
REQUIREMENTS

Section 24005.22 b. In addition to any regulations set forth in Federal Communications Commission (FCC) regulations, Federal Aviation Administration (FAA) regulations, or the statutes of the State of Missouri, all antennas and antenna supporting structures shall meet the following minimum regulations. **APPLICANT RESPONSE:** STC Towers will fully comply with the FCC, FAA, and Missouri statutes.

Section 24005.22 c. Commercial Antennas.

1. Tower shall be set back from property lines a distance equal to or greater than one-half (1/2) the height of the antenna and supporting structure. Height regulations for commercial antennas shall be the same as those for non-commercial antennas provided in subsection d. **APPLICANT RESPONSE:** The proposed site meets the setback requirements.

2. Antennas, guy wires, guying anchors, electrical equipment and energy transfer components shall be installed according to manufacturers' specifications using sound engineering and safety practices. **APPLICANT RESPONSE:** Acknowledged. The self-support tower will adhere to the manufacturers' specifications regarding electrical equipment and energy transfer components. The general contractor will use sound engineering and safety practices.

3. Applicant for a building permit for a commercial antenna system shall provide an engineering report specifying the following information:

(a) Detailed structural plans for the antenna and the support system;

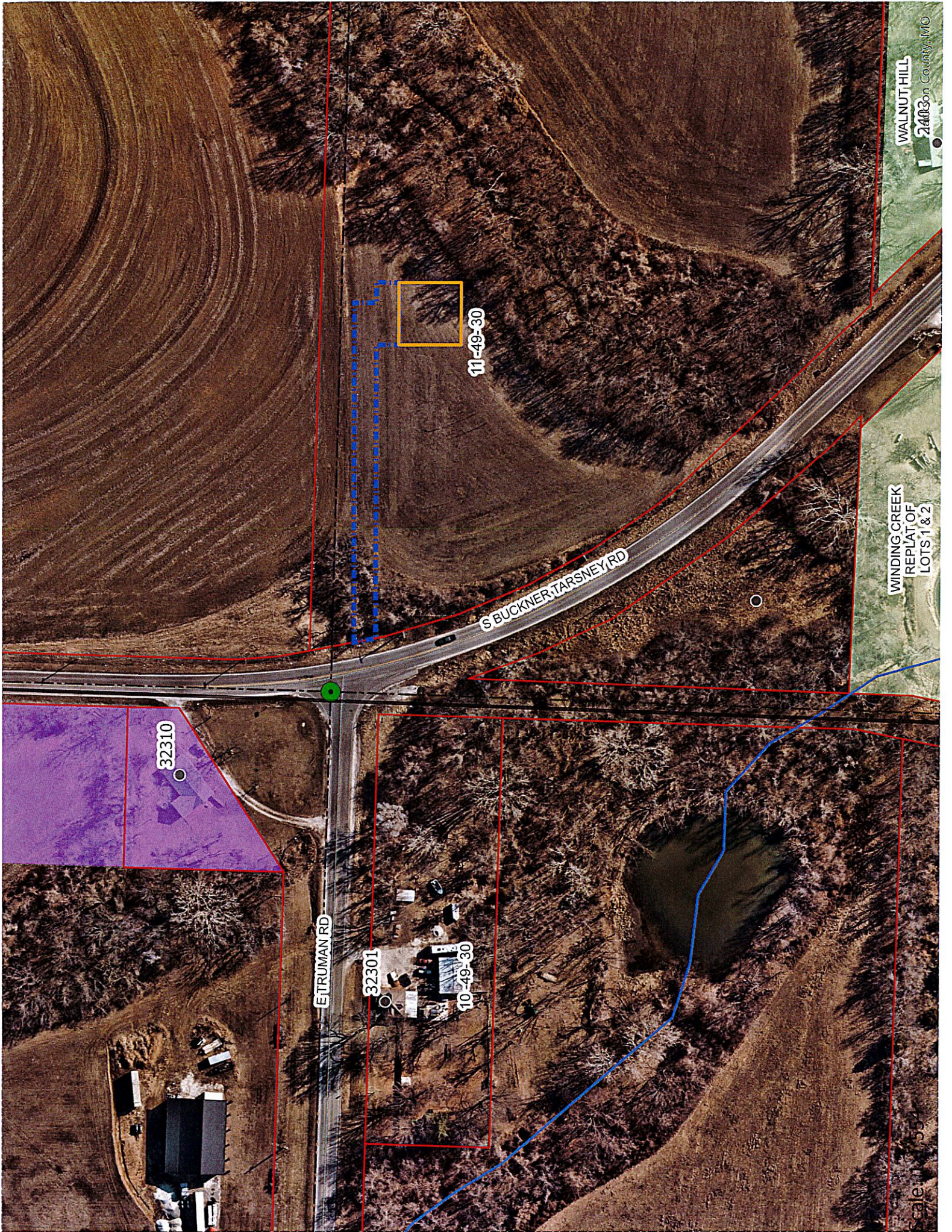
APPLICANT RESPONSE: Acknowledged. Construction drawings provided but detailed structural plans for the tower and foundation will be provided with the building permit application.

(b) An engineer's certification that anticipated levels of electromagnetic radiation to be generated by facilities on the site, including the effective radiated power (ERP) of the antenna, shall be within the guidelines established by the Federal Communications Commission (FCC). An antenna radiation pattern shall be included for each antenna, along with directional data concerning the pointing of any directive antennas. **APPLICANT RESPONSE:** This certification will be provided.

STC Towers respectfully requests approval of this conditional use permit application to allow the construction of the wireless facility.

Sincerely,

Islah Cooper | SSC | Agent to STC Towers, LLC
7171 W 95th St, Suite 600
Overland Park, Kansas 66212
p 913-278-1570



WALNUT HILL
2403 on County MO

WINDING CREEK
REPLAT OF
LOTS 1 & 2

11-49-30

10-49-30

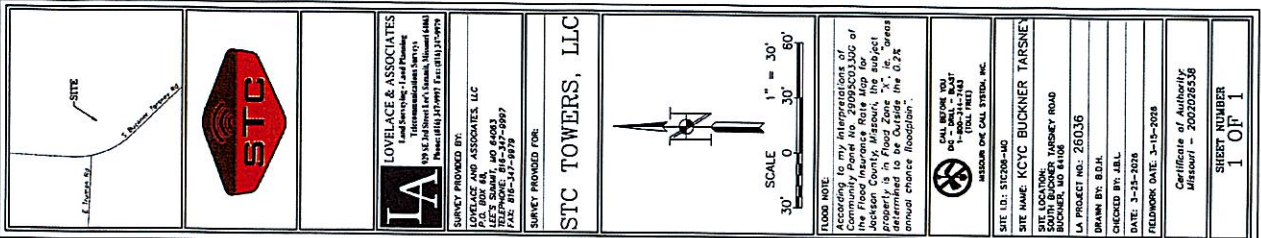
32301

32310

ETRUMAN RD

S BUCKNER TARSNEY RD

Scale: 1" = 55'

[illegible]

PRELIMINARY ISSUE

ENGINEER	PER	DISCIPLINE
CO. CHRISTOPHER GUANOTTI	PE-30053	CIVIL
MR. PETER C. LUNDOST	PE-33344	CIVIL
MR. PHILIP A. LUNDOST	PE-30683	CIVIL
MR. SHELTON D. NEHLAND	PE-27222	ELECTRICAL
MR. JAMES A. NEHLAND	PE-11694	ELECTRICAL
MR. ANDREA H.C. NIELSEN	PE-11692	ELECTRICAL
MR. ANDREA H.C. NIELSEN	PE-11692	ELECTRICAL

APPLICANT: -



DRAWING NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
	ISSUED FOR REVIEW	04/17/26	AWD	A
	REISSUED PER CLIENT COMMENTS	06/15/26	AWD	B

MLA SITE NAME
STC206-MO KCYC BUCKNER
TARSNEY

APPLICANT SITE NAME & SITE NUMBER
KCYC BUCKNER TARSNEY
5000362876

1 SITE ADDRESS:
1 BD SOUTH BUCKNER TARSNEY
1 RD
1 BUCKNER, MO 64016

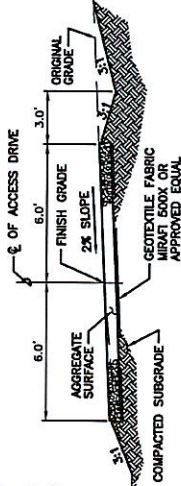
SHEET DESCRIPTION:	GRADING PLAN	SHEET #	C-0.0
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GRADING NOTES:

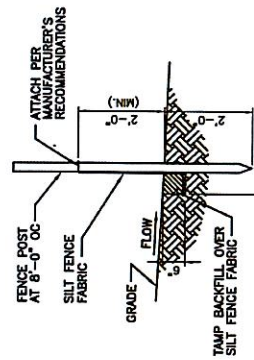
1. STRIP THE GROUND OF ALL VEGETATION AND DEBRIS.
 2. PROOF ROLL WITH LOADED TANDEN TO IDENTIFY SOFT SPOTS.
 3. REMOVE SOFT SPOT MATERIAL AND COMPACT TO 95% AT STRUCTURE, 90% ELSEWHERE.
 4. INSTALL GEOTEXTILE FABRIC ON PREPARED SUBGRADE.
 5. PLACE AND COMPACT 6" AGGREGATE SURFACING.
 6. SEE SPECIFICATIONS DRAWINGS FOR REQUIREMENTS OF BACKFILL MATERIAL.
 7. MAINTAIN REASONABLE DUST CONTROL METHODS DURING CONSTRUCTION.
 8. ENTIRE DRIVE LENGTH SHALL BE POSITIVE DRAINING DURING, AND AT COMPLETION OF CONSTRUCTION.
 9. CONTRACTOR SHALL OBTAIN ANY SITE SPECIFIC SOILS REPORTS AND FOLLOW ALL RECOMMENDATIONS. A DISCREPANCY BETWEEN CONSTRUCTION DRAWINGS AND SOILS REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN. SSC TO BE NOTIFIED OF DISCREPANCY.
- SILTATION NOTES:**
1. SILTATION CONTROL DEVICES TO REMAIN IN PLACE UNTIL ADEQUATE VEGETATION GROWTH INSURES NO FURTHER EROSION.
 2. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENTATION WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 FENCE HEIGHT.
 3. ATTACHMENT OF GEOTEXTILE FABRIC TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 1. SILT FENCING TO BE USED AT ALL AREAS OF EXCAVATION.

SILTRATION NOTES:

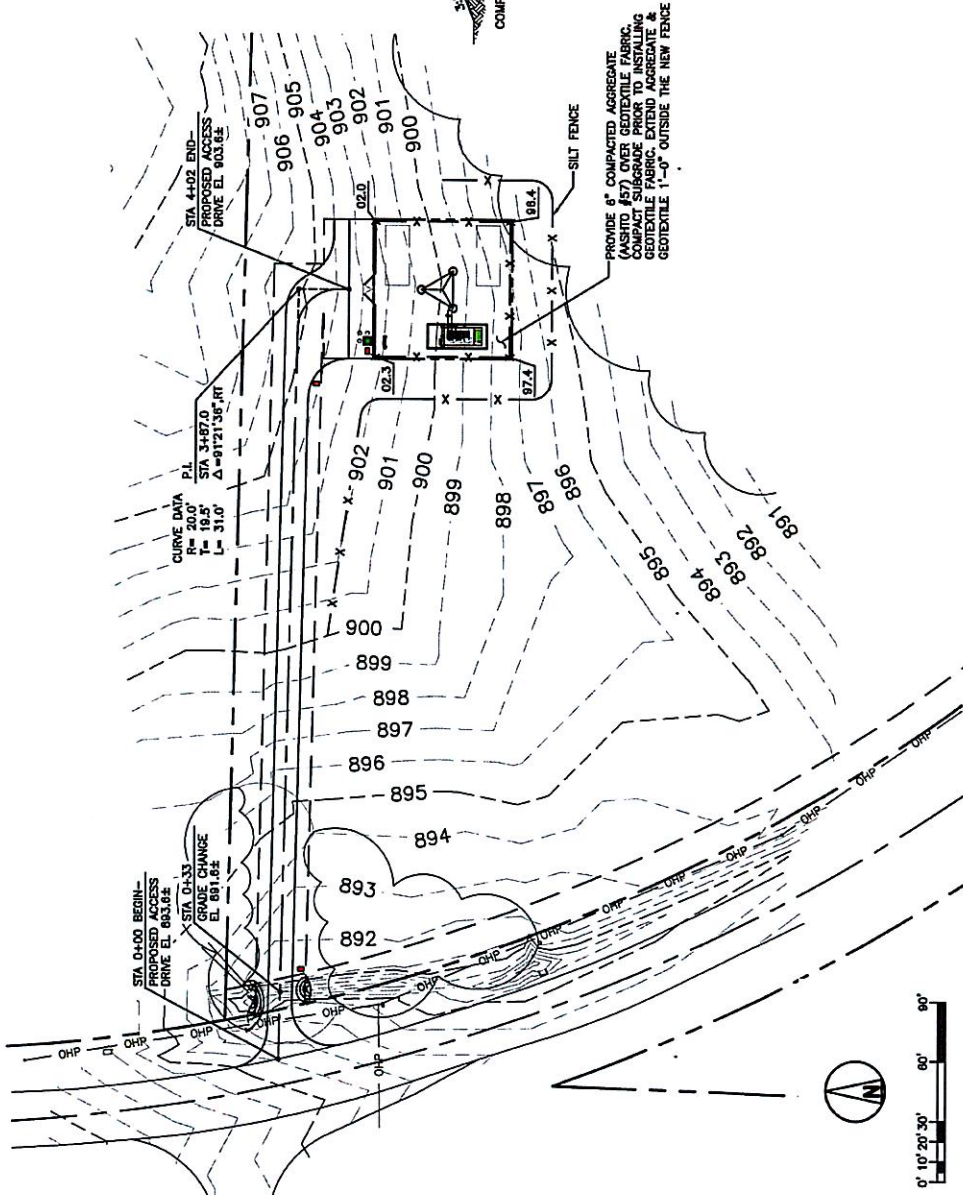
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3. ATTACHMENT OF GEOTEXTILE FABRIC TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. SILT FENCING TO BE USED AT ALL AREAS OF EXCAVATION.



TYPICAL DRIVE SECTION
NO SCALE



SILT FENCE DETAIL
NO SCALE



NOTE:
SLOPES SHALL NOT EXCEED 3:1
(3 FEET HORIZONTAL TO 1 FOOT
VERTICAL)

-PROVIDE 6" COMPACTED AGGREGATE (AASHTO #57) OVER GEOTEXTILE FABRIC. COMPACT SUBGRADE PRIOR TO INSTALLING GEOTEXTILE FABRIC. EXTEND AGGREGATE & GEOTEXTILE 1'-0" OUTSIDE THE NEW FENCE



PRELIMINARY ISSUE

ENGINEERING LICENSE:	PE#	DISCIPLINE:
STATE OF MISSOURI		
STATE CERTIFICATE OF AUTHORIZATION # EF-2781		
ENGINEER		
CO	PE# 34653	CIVIL
CHRISTOPHER GUARIGOTTI	PE# 13365	CIVIL
PHILIP J. LUDWIG	PE# 16885	CIVIL
EDK	PE# 21278	CIVIL
WILLIAM D. KEELAND	PE# 11723	CIVIL
AMICHAI MARSHAK	PE# 18821	CIVIL
MARSHAK MARSHAK	PE# 18821	CIVIL
TERESA W. SUPER		

APPLICANT:



WARNING NOTICE
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SUBMITTALS:		DATE	BY	REV
ISSUED FOR REVIEW		04/17/26	AWD	A
ISSUED PER CLIENT COMMENTS		06/15/26	AWD	B

LA SITE NAME: —

O KCYC BUCKNER
TARSNEYNAME & SITE NUMBER. —
CKNER TARRD
SOUTH BUCKNER TARSNEY
TE ADDRESS

NER, MO 64016

ENLARGED
SITE PLAN

STAFF REPORT

PLAN COMMISSION

September 17, 2026

RE: CU-2026-263

Applicant: Sally Jackson

Location: 3255 NW Duncan Road.

Area: 0.49 ± tract

Request: Renewal of a Conditional Use permit for a period of 15 years for the continued operation of a childcare center.

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The property is currently being used for a child day care center. The applicant has been in operation for 25 years. The original Conditional Use Permit was approved by the County Legislature in 2001.

The surrounding area is predominantly residential tracts and zoned District A (Agricultural). There are eleven properties, two on the south side and nine on the north side of Duncan Road that are within the unincorporated area as a pocket surrounded by the Blue Springs city limits and Burr Oaks Conservation Area.

The facility is currently licensed by the State of Missouri, Department of Health and Senior Services as a Family Child Care Home.

The facility is licensed to care for a total of 10 boys and girls: ages BIRTH through 16 years.

The facility is allowed to be open from 6:00 a.m. to 9:00 p.m.

Staff checked with the state's regional office and spoke to a Licensing Specialist. They verified that the current license is valid and that the facility is currently in compliance with Missouri's licensing rules. Their last inspection was June 18, 2026.

Recommendation:

Staff recommends APPROVAL of CU-2026-263 for a period of fifteen (15) years subject to the following conditions:

- 1) That all conditions contained within Section 24005.6 of the Unified Development Code, relating to Child Day Care Centers be complied with.
- 2) That the applicant submit copies of all licenses upon renewal from the Missouri Department of Health and Senior Services and any other agency as required by law to the Planning and Environmental Health Division.
- 3) That all driveways and parking areas located on subject tract be surfaced and paved.
- 4) The outdoor play area of the child day care center shall be enclosed with a fence, which shall have a minimum height of four (4) feet.
- 5) The septic tank and propane tank shall be enclosed with a fence that has a minimum height of four (4) feet and be inaccessible to children.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:1,900



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

September 2, 2026

RE: Public Hearing: CU-2026-263
Sally Jackson

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 Sally Jackson for a renewal of a Conditional Use permit for a period of 15 years for the continued operation of a childcare center zoning on .49 ± tract at 3255 NW Duncan Road.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 17, 2026 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,

A handwritten signature in blue ink, appearing to read "Randy Diehl", is written over a horizontal line.

Jackson County Public Works
Development Division
Randy Diehl, Administrator

CU-2026-263

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
35-510-03-31-00-0-00-000	COLE JOVONDA	1620 NW JORDAN CT	BLUE SPRINGS	MO	64015
35-510-02-50-00-0-00-000	MARY JO FALCO TRUST	3275 W DUNCAN RD	BLUE SPRINGS	MO	64015
35-510-03-01-02-0-00-000	WOODS CHAPEL & I-70 PROPERTIES	1212 KANSAS AVE	KANSAS CITY	MO	64127
35-510-03-28-00-0-00-000	SCHINDLER ROBERT C & KERRY L	2308 STONEY BROOK DR	DARDENNE PRAIRIE	MO	63368
35-510-02-19-00-0-00-000	HUTCHENS JUANITA	3265 NW DUNCAN RD	BLUE SPRINGS	MO	64015
35-510-02-13-00-0-00-000	J A R REALTY LLC	813 NW GOLDEN CT	BLUE SPRINGS	MO	64015
35-510-02-12-00-0-00-000	RAUSCH JOSEPH	813 NW GOLDEN CT	BLUE SPRINGS	MO	64015
35-510-03-43-00-0-00-000	SPEER & TEBBE ENTERPRISES INC	1600 NE CORONADO DR STE 242	BLUE SPRINGS	MO	64014
35-510-03-02-00-0-00-000	SURBER ALLAN D & LOIDA U	517 NE GOLFVIEW DR	BLUE SPRINGS	MO	64014
35-510-02-18-00-0-00-000	J A R REALTY LLC	813 NW GOLDEN CT	BLUE SPRINGS	MO	64015
35-510-03-03-00-0-00-000	STEWART STEVEN D	3250 NW DUNCAN RD	BLUE SPRINGS	MO	64015
35-510-03-26-00-0-00-000	MORROW WILLIAM & MICHAEL & CHERYL	1627 NW JORDAN CT	BLUE SPRINGS	MO	64015
35-510-03-32-00-0-00-000	BUSSEY CARL	1618 NW JORDAN CT	BLUE SPRINGS	MO	64015
35-510-03-29-00-0-00-000	SCHINDLER ROBERT C & KERRY L	2308 STONEY BROOK DR	DARDENNE PRAIRIE	MO	63368
35-510-02-20-00-0-00-000	JACKSON SALLY A	2011 NE 2ND ST	BLUE SPRINGS	MO	64014

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.
 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: Sally Jackson
Address: 3255 NW Duncan Road
Blue Springs MO 64015
Phone: 816 220-3949
 - b. Owner(s) Name: Sally Jackson
Address: 2011 NE 2nd St BS MO 64014
Phone: 816 809-5771
 - c. Agent(s) Name: Color Us Kids Family Childcare

Address: 3255 NW Duncan Road
Blue Springs MO 64015
Phone: 816 809-5771 / 816 220-3949

d. Applicant's interest in Property: owner

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: A Family Childcare Center for

a period of 15 years; property described as follows: a tract of land .5[±] square feet/(acres) in size located at 3255 NW Duncan Road.

Present Zoning District A

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

approx 1/4 of a mile east of Woods Chapel Rd
on the north side of Duncan Rd in the NE quarter
of Sec 26, Township 49, Range 31 in Jackson County
AKA 3255 NW Duncan Rd

4. Present Use of Property: Family Childcare Center

5. Proposed Use of Property: Family Childcare Center

6. Estimated Time Schedule for Development: already in use

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? _____

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

- a. Water City of Blue Springs
- b. Sewage disposal Septic
- c. Electricity Evergy
- d. Heating Propane
- e. Fire and Police protection 911 - Jackson County

10. Describe existing road width and condition: NW Duncan Rd is approx 30 ft wide & in good condition paved & maintained

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): no Dept of Elem. & Secondary Education (DESE)
lilo. # 001574336 last inspection date 4/18/26

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)

Sally A. Jackson

Date

8-6-2026

Applicant(s):

Contract Purchaser(s):

STATE OF

COUNTY OF

Jackson Missouri
Jackson

On this 6th day of August, in the year of 2026, before me the undersigned notary public, personally appeared Sally A. Jackson

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.

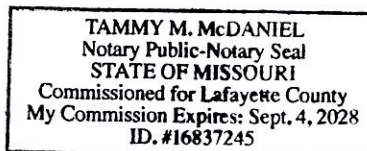
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Tammy M. McDaniel

Commission Expires

09/04/2028





Scale: 1:1,284
3401



MISSOURI DEPARTMENT OF ELEMENTARY AND SECONDARY EDUCATION

OFFICE OF CHILDHOOD

FAMILY HOME INSPECTION REPORT

Back

Facility Information

Facility Name
COLOR US KIDS FAMILY CHILDCARE

Facility DVN
001574336

Phone
(816) 220-3949

Physical Address
3255 NW DUNCAN RD
BLUE SPRINGS
MO 64015-7236

Owner
JACKSON, SALLY AMANDA

Mailing Address

Provider/Director
JACKSON, SALLY AMANDA

E-mail Address
COLORUSKIDS@AOL.COM

Incorporated

Child Care Specialist
RACHEL CATRELL

Age Range
BIRTH - 16 YEARS

Capacity
10

Facility Type
FAMILY HOME

Limitations
UP TO 10 CHILDREN IN CARE NO MORE THAN 2 CHILDREN UNDER AGE 2 WITH 1 ADULT CAREGIVER; UP TO 10 CHILDREN IN CARE NO MORE THAN 4 CHILDREN UNDER AGE 2 WITH 2 ADULT CAREGIVERS; UP TO 6 CHILDREN IN CARE NO MORE THAN 3 CHILDREN UNDER AGE 2 WITH 1 ADULT CAREGIVER

Inspection Information

Date	Arrival Time	Departure Time	Notice	Inspection Type	Inspection ID
06/18/2026	10:00 AM	10:52 AM	UNANNOUNCED	COMPLIANCE MONITORING	2515245807

Document	Document-Date
REGISTERING FICTITIOUS NAMES	04/04/2017
CHILD CARE/DISCIPLINE POLICIES	05/22/2017
DIAGRAM/INDOOR	08/08/2003
DIAGRAM/OUTDOOR	08/08/2003
POLICIES	05/22/2017
SAMPLE WEEKLY MENU	12/30/2003
OWNER/PROVIDER REFERENCES	09/18/2003
SAMPLE FORMS	08/08/2003
ASSISTANT REFERENCES	10/23/2014
ASSISTANT APPROVAL REQUEST	06/14/2017
APPLICATION	04/03/2019
DAILY SCHEDULE	04/03/2019
DISASTER AND EMERGENCY PREPAREDNESS PLAN	04/03/2019
SAFE SLEEP POLICY	04/03/2019
SAFETY PLAN	05/22/2017
EQUIPMENT LIST	06/18/2026
FIRE/SAFETY INSPECTION	03/18/2026
SANITATION INSPECTION	06/09/2026

ANNUAL DECLARATION

LISTING OF CHILD CARE STAFF/HOUSEHOLD MEMBERS

06/18/2026

06/18/2026

Overlap Start Time	Overlap End Time	Overlap Submit Date
4:00PM	5:00PM	5/24/2017
8:00AM	9:00AM	5/24/2017

Inspection determined facility to be in compliance with ☒ Yes ☐ No Open Violations: NA licensing rules.

NOTE The licensee is responsible for compliance with all licensing rules, including but not limited to the rules listed on this compliance report form.

Attendance at Time of Inspection

Total Staff 1

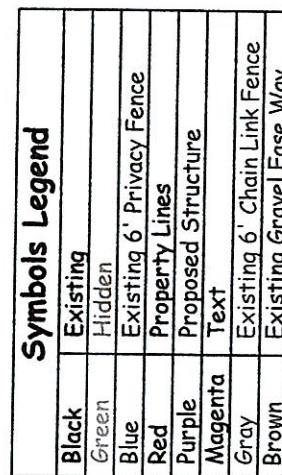
Total Children 10

Staff	Child	Class Age	Note
1	10	MIXED	Caregiver Sally Jackson with 10 children aged 1, 1, 3, 3, 4, 4, 5, 5, 7 and 10 years old.

Compliance List

5 CSR 25-400.025 Organization and Administration	Compliance
5 CSR 25-400.045 Licensing Process	Compliance
5 CSR 25-400.055 Annual Requirements	Compliance
5 CSR 25-400.085 Physical Requirements of the Family Day Care Home	Compliance
5 CSR 25-400.086 Fire Safety	Compliance

5 CSR 25-400.090 Disaster and Emergency Preparedness	Compliance
5 CSR 25-400.095 Furniture, Equipment and Materials	Compliance
5 CSR 25-400.105 The Child Care Provider and Other Child Care Personnel	Compliance
5 CSR 25-400.115 Child Care Family and Household	Compliance
5 CSR 25-400.125 Medical Examination Reports	Compliance
5 CSR 25-400.135 Admission Policies and Procedures	Compliance
5 CSR 25-400.145 Nighttime Care	Not Observed
5 CSR 25-400.155 Overlap Care of Children	Compliance
5 CSR 25-400.165 Emergency School Closings	Not Observed
5 CSR 25-400.175 Child Care Program	Not Observed
5 CSR 25-400.185 Health Care	Compliance
5 CSR 25-400.190 Nutrition and Food Service	Compliance
5 CSR 25-400.200 Transportation and Field Trips	Compliance
5 CSR 25-400.210 Records and Reports	Compliance
5 CSR 25-600.020 General Requirements	Compliance
5 CSR 25-600.040 Background Screening Findings	Compliance
RSMo 210.115. Reports of abuse, neglect, and under age eighteen deaths - persons required to report - supervisors and administrators not to impede reporting - deaths required to be reported to the division or child fatality review panel, when - report made to another state, when.	Compliance
RSMo 210.211. License required - exceptions - written notice of licensure status, when.	Compliance
RSMo 210.252. Fire, safety, health and sanitation inspections, procedures - variances to rules granted when - rules authorized.	Compliance



~~Proposed Site~~