



# *AGENDA*

## *Jackson County Plan Commission*

### *Members*

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

### *Meeting*

*Thursday, September 18, 2025  
8:30 a.m.*

### *Location*

*Historic Truman Courthouse  
Large Conference Room, 2<sup>nd</sup> 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 18, 2025 @ 8:30 a.m.*

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE August 21, 2025

B. PUBLIC HEARINGS

1. CU-2025-256 – John & Linda England

Requesting the renewal of a Conditional Use Permit for a period of 20 years to operate a Bed and Breakfast (Airbnb) at 9518 Lake Lotawana Drive, Jackson County, Missouri.

2. RZ-2025-701 – Khane Consulting LLC

Requesting a change of zoning from District AG (Agricultural) on 36.68 ± acres to District RE (Residential Estates). The purpose is to create 12 single-family lots at Southeast corner of Ryan and Arnett Road.

3. RZ-2025-702 – Gibbs Austin

Requesting a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family lots at 34507 E. Benson Road.

4. RZ-2025-704 – B & G Holdings

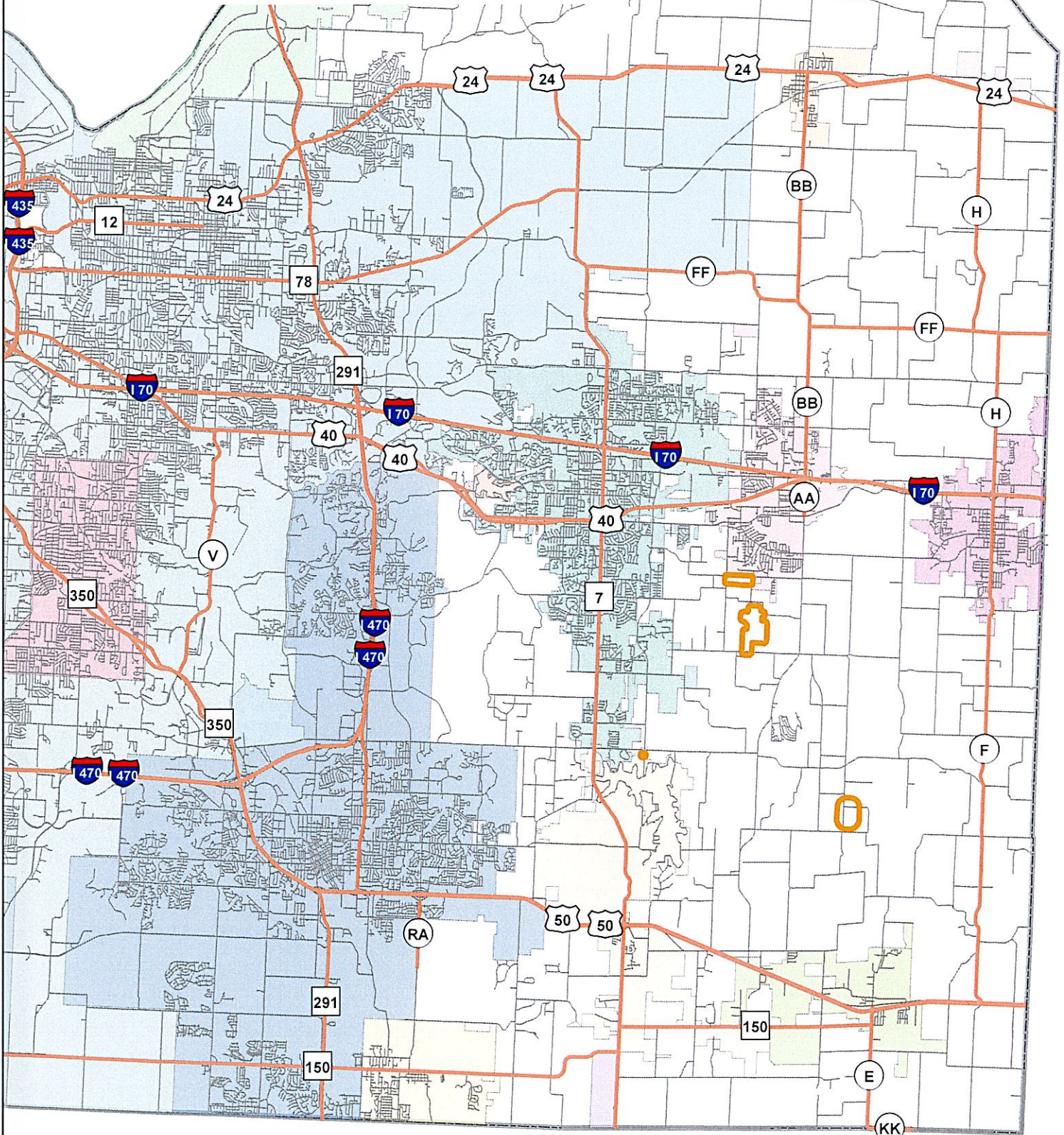
Requesting a change of zoning from District AG (Agricultural) on 126.00 ± acres to District RE (Residential Estates). The purpose is to create 33 single-family residential lots between Stony Point School Road and Major Road.

Preliminary Plat of Walnut Valley Estates

C. MEETING ADJORNED \_\_\_\_\_



# Jackson County Plan Commission September 18, 2025





## **STAFF REPORT**

### **PLAN COMMISSION**

**September 18, 2025**

**RE: CU-2025-256**

**Applicant:** John A & Linda D England

**Location:** 9518 Lake Lotawana Drive

**Area:** 21,317 square feet (0.48 acre)

**Request:** Renewal of a Conditional Use Permit for a Bed and Breakfast

#### **Current Land Use and Zoning in the Area:**

The applicant owns approximately 1.85 acres. The residence is on Lot 10, Storms Center, which is 0.48 acres in size. Their remaining land is within the City of Lake Lotawana, which surrounds the lot on three sides.

North of the property is a multi-family residential community, and further north is shopping center housing three restaurants. Across Colbern Road there are business offices and well as another restaurant.

This is a renewal of the initial application that was granted for a period of 5 years.

#### **Recommendation:**

Staff recommends APPROVAL of CU-2025-256 for a twenty (20) year period provided the following conditions are met:

1. The bed and breakfast inn is limited to no more than 1 bedroom for temporary lodging for transient guest on a paying basis.
2. Cooking facilities shall not be permitted in individual guest rooms.
3. In addition to required residential parking, one off-street parking space shall be provided for each guest room.
4. One identification/directional sign, not to exceed eight (8) square feet in area, shall be permitted at the entrance to the bed and breakfast inn.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator





S LAKE LOTAWANA RD



JACKSON COUNTY, MISSOURI  
CONDITIONAL USE PERMIT APPLICATION

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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                     

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BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
  - a. Applicant(s) Name: John and Linda England  
Address: 9518 Lake Lotawana Drive  
Lake Lotawana, MO 64086  
Phone: 816-938-9871 or 816-510-6035
  - b. Owner(s) Name: John and Linda England  
Address: 9518 Lake Lotawana Drive  
Phone: Lake Lotawana, MO 64086
  - c. Agent(s) Name: None

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

d. Applicant's interest in Property: Owners

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Air bnb-type home-sharing for a period of 20 years; property described as follows: a tract of land 21,317 square feet/acres in size located at 9518 Lake Lotawana Road Drive Present Zoning District A-r

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

Storms Center, Lot 10

4. Present Use of Property: Private residence, home office and Air-bnb

5. Proposed Use of Property: Air-bnb type home-sharing

6. Estimated Time Schedule for Development: Current



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 Public Water Supply Dist. #13, minimal
- b. Sewage disposal City of Lake Lotawana, minimal
- c. Electricity Evergy, none, we are solar, independent
- d. Heating All electric, solar
- e. Fire and Police protection County, minimal

10. Describe existing road width and condition: Two-lane paved county road with good access to our property.

11. What effect will proposed development have on existing road and traffic conditions? None. Existing property has an oversized six-car paved driveway. /

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None known.

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

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

Signature

Date

Property Owner(s)

[Signature]  
Linda D England

08-04-2025  
08-04-2025

Applicant(s):

[Signature]  
Linda D England

08-04-2025  
08-04-2025

Contract Purchaser(s):

\_\_\_\_\_  
\_\_\_\_\_

STATE OF Missouri  
COUNTY OF Jackson

On this 04 day of August, in the year of 2025, before me  
the undersigned notary public, personally appeared JOHN A. FENGLAND  
LINDA D. ENGLAND

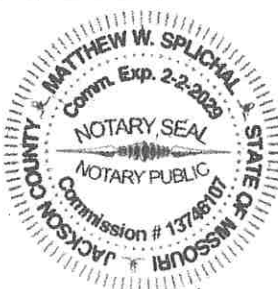
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and  
acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public

[Signature]

Commission Expires 02-02-2029





**John & Linda England**  
**9518 Lake Lotawana Drive**  
**Lake Lotawana, MO 64086**  
**816-938-9871**

08/02/2025

Planning and Development Division

Department of Public Works

303 West Walnut

Independence, MO 64050

Enclosed please find a Conditional Use Permit Application.

This cover letter contains additional information we feel is pertinent to the enclosed application. The request is to renew the current Conditional Use Permit CU-2020-233, issued on 10/26/2020 and expires 10/26/2025. We successfully operated an Airbnb called PAX Cottage from 2021 to 2024, with no issues or complaints. Included in our application are a selection of reviews from our guests. We maintained Airbnb Superhost status and a 4.9-star + rating during our entire time hosting. The cottage was also featured in a magazine called Capital Lifestyles and we have included a copy of that as well. Our Airbnb was well received in the Lake Lotawana community, with several of the local businesses regularly referring guests to us. Although we are taking a small break from running the Airbnb, we do plan to continue it again and would very much appreciate the ability to do that, and your consideration of our application.

Thank you,

Sincerely,



Linda England

John England

Attachments:

Conditional Use Permit Application

Airbnb Guest Reviews

Capital Lifestyles Magazine Article

## CU-2025-256

## Property Owners Within 185 feet

Name	Address			
54-530-02-23-02-2-00-000	ROSS DAKOTA L	9600 S MAIN ENTRANCE DR	LEES SUMMIT	MO 64086
54-530-02-34-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL 34217
54-530-02-35-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL 34217
54-530-02-36-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL 34217
54-530-01-31-02-3-00-000	TAYLOR JULIE ANN	38 B ST	LAKE LOTAWANA	MO 64086
54-530-02-37-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL 34217
54-530-02-38-00-0-00-000	O'NEILL MICHAEL & MICHELLE-TRUSTEES	9620 LAKE LOTAWANA DR	LAKE LOTAWANA	MO 64086
54-530-02-11-01-0-00-000	A DAY LLC	9512 LAKE LOTAWANA RD	LAKE LOTAWANA	MO 64086
54-530-02-08-01-0-00-000	WIECZOREK JIM	9606 S MAIN ENTRANCE DR	LEES SUMMIT	MO 64063
54-530-01-38-00-0-00-000	COLBERN RD RESTOR BR CH OF JESUS CHRIST	9525 S MAIN ENTRANCE RD	LAKE LOTAWANA	MO 64086
54-530-02-21-01-0-00-000	LOTAWANA ASSOCIATES LLC	7180 W 107TH ST UNIT 24, OVERLAND PARK, KS 66212	OVERLAND PARK	KS 66212
54-530-02-24-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL 34217
54-530-02-09-00-0-00-000	ENGLAND JOHN ARNOLD & LINDA DIANNE-TRUST	9518 LAKE LOTAWANA RD	LAKE LOTAWANA	MO 64086
54-530-02-23-02-1-00-000				
54-530-02-23-04-0-00-000				





## **JACKSON COUNTY**

### **Public Works Department**

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

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

September 3, 2025

RE: Public Hearing: CU-2025-256  
John A & Linda D England

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 John A & Linda D England requesting a renewal of a Conditional Use Permit for a period of 20 years to operate a Bed and Breakfast (Airbnb) at 9518 Lake Lotawana Drive, Jackson County, Missouri.

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

The public hearing on this matter will be held by the Plan Commission on Thursday, September 18, 2025, in the Large Conference Room, 2<sup>nd</sup> 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 881-4649.

Sincerely,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*

## **STAFF REPORT**

### **PLAN COMMISSION**

**September 18, 2025**

**RE: RZ-2025-701**

**Applicant:** Khane Consulting LLC

**Location:** Southeast corner of Ryan and Arnett Roads

**Area:** 36.68 ± acres

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

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

#### **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. Across Ryan Road is the City of Grain Valley.

The applicant is wishing to divide the 36 acres into 12 lots all of which will be at least three acres in size.

Each lot will front along Ryan Road which is controlled by the city. Staff spoke with the city, and they did not have any concerns with the development.

The review of the subdivision plat will also include determining the locations of the access for the lots.

#### **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-2025-701.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator





RZ-2025-701

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
40-330-03-07-00-0-00-000	ANTES ROBERT L & SHARON A TRUSTEE	1210 E RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-28-00-0-00-000	PIPER RICHARD JAY	1024 W RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-04-00-0-00-000	CHAMBERLAIN THOMAS M & LINDA K	1118 SW RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-27-00-0-00-000	HOWARD DENNIS A & DEBRA A	1016 STONEY POINT RD	GRAIN VALLEY	MO	64029
40-330-03-29-00-0-00-000	HURLBURT JOHN H & CONNIE K	1100 W RYAN RD	GRAIN VALLEY	MO	64029
40-400-02-02-00-0-00-000	BOLAND JAMES E	16205 E 85TH ST	KANSAS CITY	MO	64139
41-600-01-16-00-0-00-000	OERLY CRAIG A & CHERYL A	6706 S ARNETT RD	GRAIN VALLEY	MO	64029
40-400-02-16-00-0-00-000	SMITH JUSTIN C & CRYSTAL L	6803 S STONEY POINT RD	GRAIN VALLEY	MO	64029
40-330-03-05-00-0-00-000	NEIDHOLDT JOSEPH K & JAMIE LYNN	1200 W RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-06-00-0-00-000	KALLENBERGER-BLIXRUD FAMILY TRUST	1204 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-19-00-0-00-000	CROSS KAREN BETH	605 E BERRY ST	GALLATIN	MO	64640
40-330-03-03-00-0-00-000	GROTE JEFFREY A	1112 W RYAN RD	GRAIN VALLEY	MO	64029
41-140-03-42-00-0-00-000	SIMMONS JAMES A & CAROL A TRUST	1300 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-17-00-0-00-000	FRERKING JEREMY & GRETCHEN	6714 S ARNETTE RD	GRAIN VALLEY	MO	64029
41-140-03-38-00-0-00-000	HAWKS DERK & MONA	1400 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-32-00-0-00-000	MAXON TIMOTHY LEE & LAURI LYN	6825 S ARNETT RD	GRAIN VALLEY	MO	64029
41-140-03-41-00-0-00-000	GAUBLE MICHAEL	1306 W RYAN RD	GRAIN VALLEY	MO	64029
41-140-04-11-00-0-00-000	KRUSE COURTNEY D & KELLY ELIZABETH	30308 E RYAN RD	GRAIN VALLEY	MO	64029
41-140-03-37-00-0-00-000	RESIDENT	1015 S MINTER RD	GRAIN VALLEY	MO	64029
41-140-03-39-00-0-00-000	STALINSKI JASON F & CHRISTINE D	1318 W RYAN RD	GRAIN VALLEY	MO	64029
41-140-03-40-00-0-00-000	BUSHEY WILLIAM C & CLAIRE	1312 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-01-02-0-00-000	KERR EDITH R TRUSTE	7515 S OAK HILL SCHOOL RD	OAK GROVE	MO	64075
41-600-01-01-01-0-00-000	KERR EDITH R TRUSTE	7515 S OAK HILL SCHOOL RD	OAK GROVE	MO	64075
40-400-02-15-00-0-00-000	KERR EDITH R TRUSTE	7515 S OAK HILL SCHOOL RD	OAK GROVE	MO	64075





## JACKSON COUNTY Public Works Department

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

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

September 3, 2025

RE: Public Hearing: RZ-2025-701  
Khane Consulting LLC

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 Khane Consulting LLC on a change of zoning from District AG (Agricultural) on 36.68 ± acres to District RE (Residential Estates). The purpose is to create 12 single-family lots at Southeast corner of Ryan and Arnett Road.

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

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

The public hearing on this matter will be held by the Plan Commission on Thursday, September 18, 2025, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

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

Sincerely,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*

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

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**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

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**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 \_\_\_\_\_

values

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**BEGIN APPLICATION HERE:**

**1. Data on Applicant(s) and Owner(s):**

- a. Applicant(s) Name: Khane Consulting, LLC (Bryce Noone, Manager)  
Address: PO Box 480716  
Kansas City, MO 64148  
Phone: 816-301-7243 bryce@khaneconsulting.com
- b. Owner(s) Name: Khane Consulting, LLC (Bryce Noone, Manager)  
Address: PO Box 480716, Kansas City, MO 64148  
Phone: 816-301-7243
- c. Agent(s) Name: \_\_\_\_\_

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

Signature

Date

Property Owner(s)

[Signature]

8/7/25

Applicant(s):

[Signature]

8/7/25

Contract Purchaser(s):

STATE OF

Kansas

COUNTY OF

Johnson

On this 9th day of Aug., in the year of 2025, before me the undersigned notary public, personally appeared Byrle Noone

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

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

Notary Public

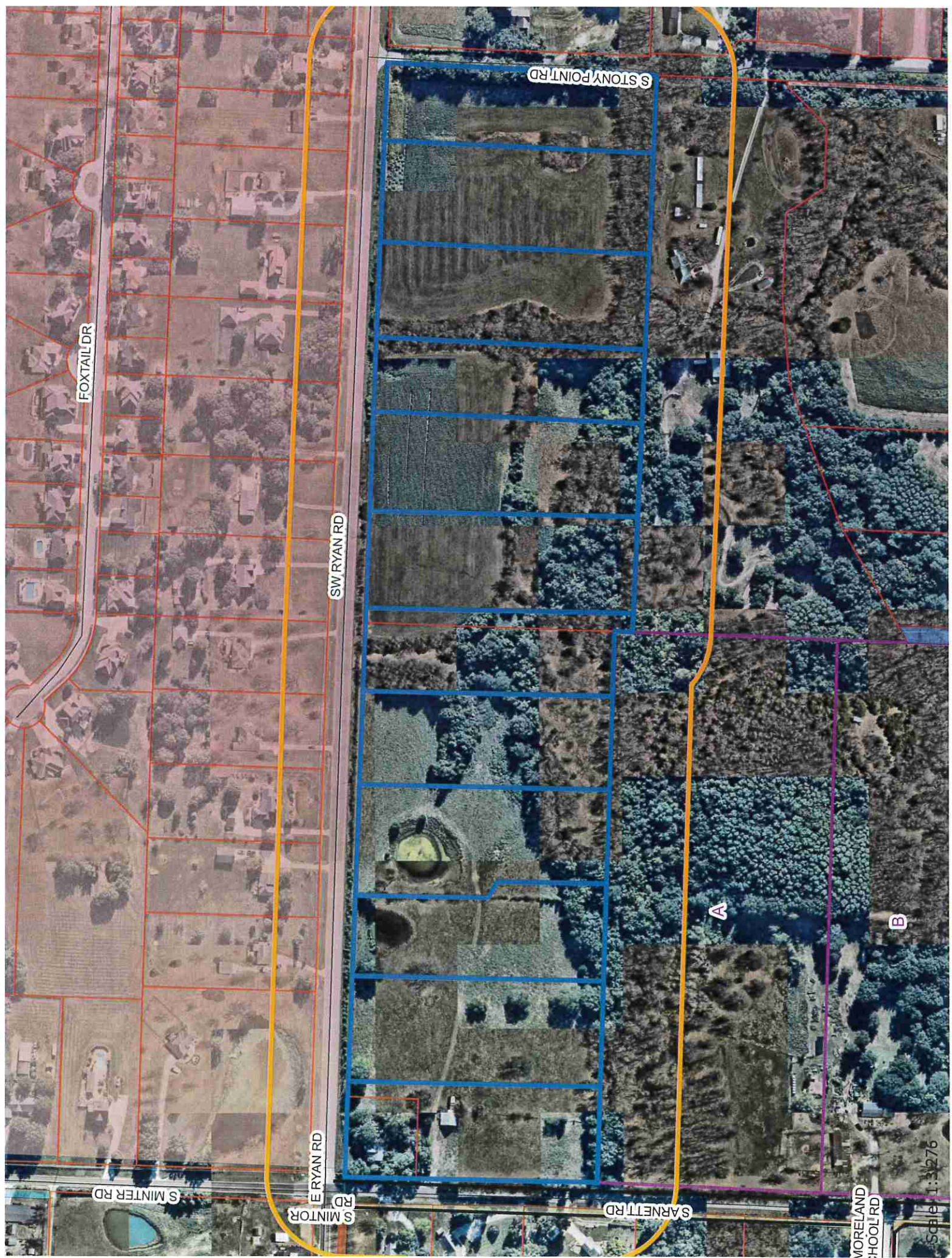
[Signature]

Commission Expires

5/19/28







FOX TAIL DR

SW RYAN RD

S STONY POINT RD

S MINTOR RD

E RYAN RD

SARNETT RD

MORELAND  
SCHOOL RD

Scale 1:3,275

A

B



## **STAFF REPORT**

### **PLAN COMMISSION**

July 17, 2025

**RE: RZ-2025-702**

**Applicant:** Austins Gibbs

**Location:** 33804 E. Pink Hill Road

**Area:** 10.00 ± acres

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

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

#### **Current Land Use and Zoning in the Area:**

The zoning in the area is Agricultural and Residential.

The applicants are wishing to create 2 five acre lots. Lot 2 will be a flag lot.

Flag lots are only allowed in the Rural Development Tier and along a road classified as a local road. Benson Road is a local road.

A similar rezoning was approved in 2004 for a property to the East.

#### **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-2025-702.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator





RZ-2025-702

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
55-700-03-02-00-0-00-000	STRONG ROY P	34609 E BENSON RD	LONE JACK	MO	64070
55-700-02-04-00-0-00-000	MONTGOMERY ROBERT DEAN	10215 S GIBSON RD	LONE JACK	MO	64070
55-700-03-12-00-0-00-000	PAXTON BILLY E & PAMELA M	10604 S GIBSON RD	LONE JACK	MO	64070
55-700-04-02-01-0-00-000	BENSON PERRY ALLEN	280 W 146TH ST	CARMEI	IN	46032
55-700-01-03-02-2-00-000	BACHMAN ERIC D & PAULA	103 SW PINNELL CIR	LEES SUMMIT	MO	64081
55-700-03-05-01-0-00-000	RAYMOND L SCHEIER & LOLA R TRUST	923 NE WOODS CHAPEL RD #123	LEES SUMMIT	MO	64064
55-700-03-24-00-0-00-000	JORDAN ROSS LINDSEY TRUST	10400 S GIBSON RD	LONE JACK	MO	64070
55-700-03-07-00-0-00-000	HATTEY BYRON D	10503 S GIBSON RD	LONE JACK	MO	64070
55-700-03-27-00-0-00-000	FEIGHERT NIKOLAS S & TONI M	10424 S GIBSON RD	LONE JACK	MO	64070
55-700-04-03-00-0-00-000	SWINGIN E LLC	10500 S SPAINHOUR RD	LONE JACK	MO	64070
55-700-03-22-00-0-00-000	STANLEY CHARLES K & SHIRLENE L	34506 E HAMMOND RD	LONE JACK	MO	64070
55-700-03-21-00-0-00-000	STANLEY CHARLES K & SHIRLENE L	34506 E HAMMOND RD	LONE JACK	MO	64070
55-700-03-18-00-0-00-000	CORR LESLIE	10613 GIBSON DR	LONE JACK	MO	64070
55-700-03-26-00-0-00-000	HACKETT DAVID A & PATTY C	10416 S GIBSON RD	LONE JACK	MO	64070
55-700-03-01-00-0-00-000	WILLOUGHBY THOMAS D & VIRGINIA	34707 E BENSON RD	LONE JACK	MO	64070
55-700-03-08-00-0-00-000	HATTEY BYRON D	10503 S GIBSON RD	LONE JACK	MO	64070
55-700-03-14-00-0-00-000	KLOTE TIMOTHY & KATHERINE	10415 S GIBSON RD	LONE JACK	MO	64070
55-700-03-15-00-0-00-000	MARSHALL SHARON D	10307 S GIBSON RD	LONE JACK	MO	64070
55-700-03-06-01-0-00-000	STEELE THOMAS L & SANDRA	10502 S GIBSON RD	LONE JACK	MO	64070
55-700-04-02-02-0-00-000	HITE MARK ALLEN & KARLA K	34901 E BENSON RD	LONE JACK	MO	64070
55-700-03-20-00-0-00-000	HINTON ROBERT E	34604 E HAMMOND RD	LONE JACK	MO	64070
55-700-03-25-00-0-00-000	BEACHNER JEREMY	10408 S GIBSON RD	LONE JACK	MO	64070
55-700-03-06-02-0-00-000	STEELE BRYAN	10518 S GIBSON RD	LONE JACK	MO	64070
55-700-03-09-00-0-00-000	HURN ASHLEY K & HALEY LUCY L	10519 S GIBSON RD	LONE JACK	MO	64070
55-700-02-03-01-0-00-000	RAYMOND L SCHEIER & LOLA R TRUST	923 NE WOODS CHAPEL RD #123	LEES SUMMIT	MO	64064
55-700-03-23-00-0-00-000	RAYMOND L SCHEIER & LOLA R TRUST	923 NE WOODS CHAPEL RD #123	LEES SUMMIT	MO	64064
55-700-03-03-00-0-00-000	CROSSROADS DRILLING INC	10505 S SPAINHOUR RD	LONE JACK	MO	64070



## JACKSON COUNTY Public Works Department

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

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

September 3, 2025

RE: Public Hearing: RZ-2025-702  
Gibbs Austin & Crossroads Drilling Inc

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 Gibbs Austin & Crossroads Drilling Inc on a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family lots at 34507 E. Benson Road.

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

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 18, 2025, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> 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

*Frank White, Jr., County Executive*

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

---

**APPLICANT INFORMATION:**

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

**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

**Rezoning Case Number** RZ-

Date filed \_\_\_\_\_ Date of hearing \_\_\_\_\_

Date advertised \_\_\_\_\_ Date property owners notified \_\_\_\_\_

Date signs posted \_\_\_\_\_

**Hearings:**    Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

                  Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

                  Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

---

**BEGIN APPLICATION HERE:**

**1. Data on Applicant(s) and Owner(s):**

- a. Applicant(s) Name: AUSTIN GIBBS
- Address: 10505 SOUTH SPAINHOUR RD
- LONE JACK, MO 64070
- Phone: (816) 392-5360 - Austingibbs0830@gmail.com
- b. Owner(s) Name: CROSSROADS DRILLING INC - brien@crossroadsdrilling.com
- Address: 10505 SOUTH SPAINHOUR RD, LONE JACK MO
- Phone: ~~XXXXXXXXXX~~ (816) 215-3287 -
- c. Agent(s) Name: \_\_\_\_\_



Address: \_\_\_\_\_

Phone: \_\_\_\_\_

d. Applicant's interest in Property: BUILD HOME

2. General location (Road Name) BENSON RD LONE JACK

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) 216,012 ± SQ.FT 4.96 ± ACRES - LOT 2  
209,081 ± SQ.FT 4.80 ± ACRES - LOT 1 10<sup>+</sup> AC

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

EAST 1/2, WEST 1/2, NE 1/4 OF THE SW 1/4,  
SEC 36 TOWNSHIP 48 RANGE 30 JACKSON COUNTY, MO

6. Present Use of Property: VACANT / HUNTING

7. Proposed Use of Property: BUILD HOME

8. Proposed Time Schedule for Development: JAN 2026

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? \_\_\_\_\_

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

a. Water PWSD 15

b. Sewage disposal ON SITE SEPTIC W/ LAGOON

c. Electricity EVERGY

d. Fire and Police protection LONE JACK FD / PD

12. Describe existing road width and condition: 20 FT - ROUGH CHIP & SEAL

---

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

Property Owner(s)

Brian Winkler  
Brian Winkler

Date

8-7-25

Applicant(s):

Austin Gibbs  
Austin Gibbs

8-7-25

Contract Purchaser(s):

STATE OF MISSOURI

COUNTY OF JACKSON

On this 7<sup>th</sup> day of August, in the year of 2025, before me the undersigned notary public, personally appeared BRIAN WINKLER AND AUSTIN GIBBS

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.

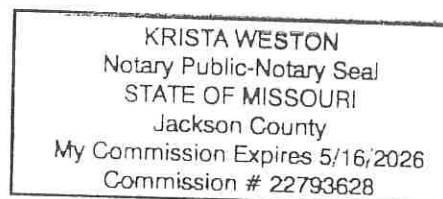
In witness whereof, I hereunto set my hand and official seal.

Notary Public

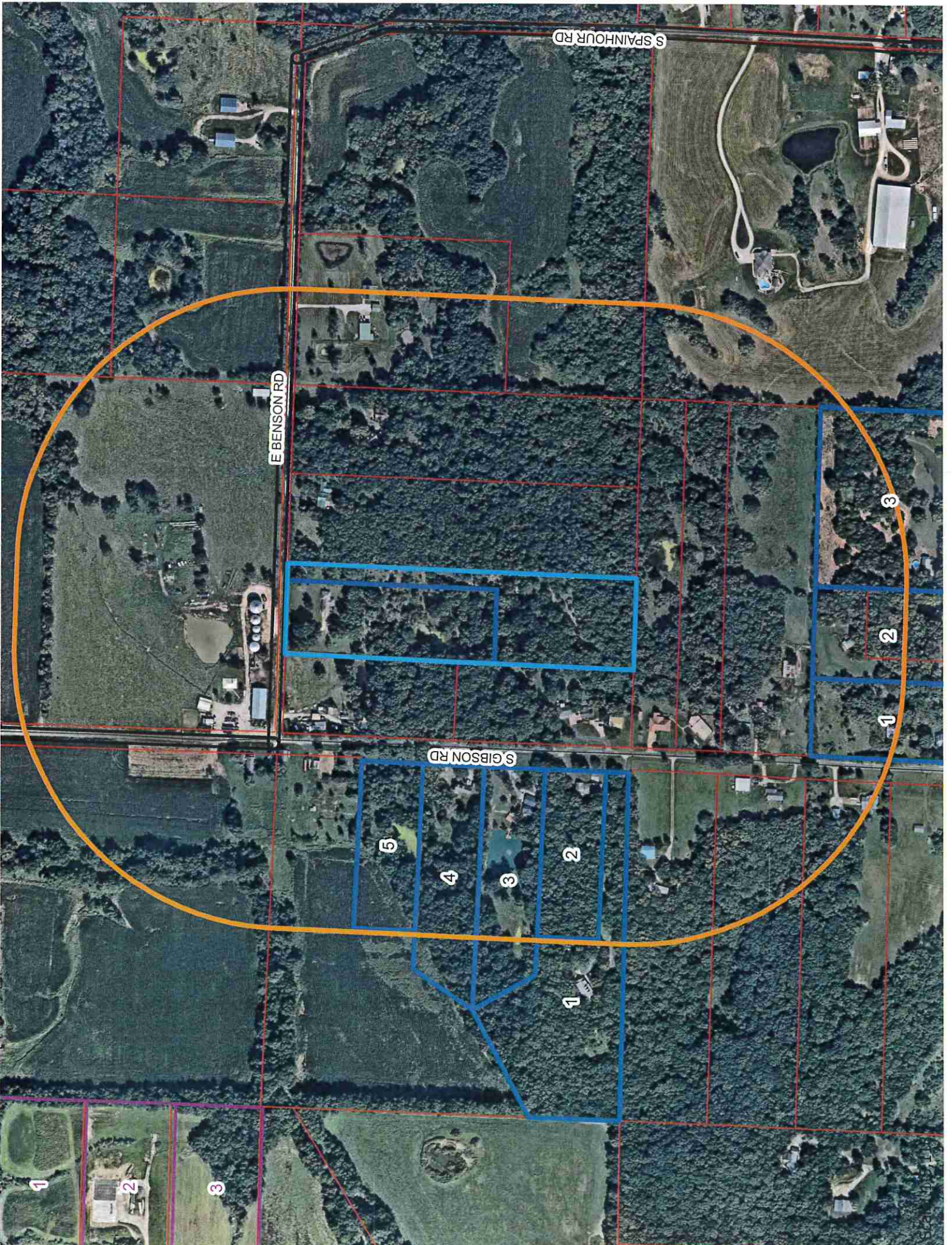
Krista Weston

Commission Expires

5/16/2026











## **STAFF REPORT**

### **PLAN COMMISSION September 18, 2025**

**RE: RZ-2025-704**

- Applicant:** G & B Holdings
- Location:** Stony Point School & Major Roads
- Area:** 126.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) to District RE (Residential Estates)
- Purpose:** Applicant is requesting the change in zoning to create 33 single-family residential lots.

#### **Current Land Use and Zoning in the Area:**

The zoning in the area is a mix of agricultural and Residential Estates. A mile to the West is Currigan Lake which consists of 14 lots and Pagel Estates is a 6 lot development.

Land use is single family residences.

The applicant is wishing to develop the 126 acres into a 33 lot subdivision. The minimum lot size would be 3 acres. Each lot would be served by an individual onsite wastewater system. Septic plans would be reviewed on an individual basis at the time plans for a residence are submitted for building permit review. A letter from the Department of Natural Resources has been submitted.

The proposed development is within both Public Water Supply Districts No. 17 & 13. An email provided by the applicant from District 13 that Phase I (Lots 1-16) should be served by District 13, and lots 17-33 should be served by District 17.

A letter from Central Jackson County Fire District has been submitted regarding fire hydrants and fire flow requirements.

The proposed road will be crossing a water course identified by FEMA as being within a floodplain. A permit from the Corps of Engineers will be required.

The waterway will be subject to the 150 foot setback on each side as measured from the middle of the waterway. This will be labeled as a No Build Zone as per Chapter 241 of the County Code.

A land disturbance permit will be required from the Department of Natural Resources.



Phase 2 is proposing an adjustment for the Stony Point Road intersection which eliminates the off-set intersection from the previous plan.

If approved, the preliminary plat and the design construction plans would then be submitted to the Public Works Engineering Division for review. Storm Water, Streets, and Water Lines will be subject to the review process.

**County Plan:**

The County Plan Development Diagram illustrates this area within both the Urban and Suburban Development Tiers.

**Recommendation:**

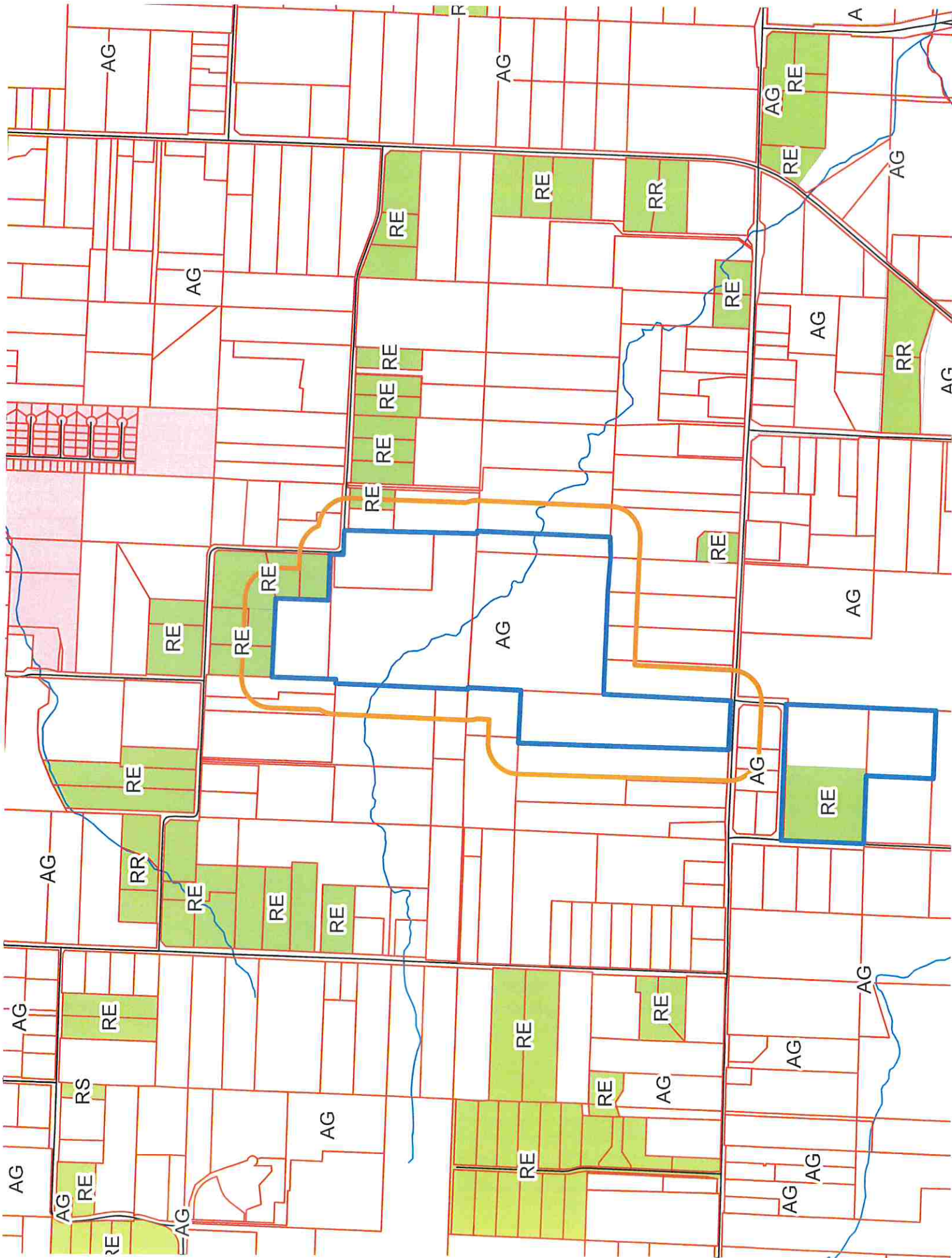
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2025-704 and

The Preliminary Plat of Walnut Valley Estates

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator





## Property Owners Within 300 feet

40-900-01-25-00-0-00-000	1	ANDREE RICHARD J JR & SUSAN R	31608 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-03-14-00-0-00-000	2	BAHAN NKENNETH J & ROSALIE A	31006 E OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-09-01-0-00-000	3	BARTSCHE RODNEY A & CHEYL C	7300 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-01-10-01-0-00-000	4	BEASLEY P S & SHIRLEY J	31804 E MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-17-00-0-00-000	5	BENSON DAVID & JESSICA	31201 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-03-12-00-0-00-000	6	BRITT JONATHAN E & CATHERINE D	31100 OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-400-04-10-04-0-00-000	7	CHANDLER DOUGLAS W & FRANCES D	31707 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-04-16-00-0-00-000	7	CHANDLER DOUGLAS W & FRANCES D	31707 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-14-00-0-00-000	8	DAVENPORT MICHAEL W & GWENDOLYN S	7214 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-04-00-0-00-000	9	DORN MAXINE VERA TRUSTEE	31804 E MAJOR RD	INDEPENDENCE	MO	64050
40-400-03-03-00-0-00-000	9	DORN MAXINE VERA TRUSTEE	1000 W MAPLE AVE	INDEPENDENCE	MO	64050
40-900-02-09-00-0-00-000	10	ENGLAND SHELDON R & SHERYL L	31306 E MAJOR RD	GRAIN VALLEY	MO	64029
40-400-04-14-00-0-00-000	11	EVANS EDWIN E & JOYCE K	31706 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-04-15-00-0-00-000	11	EVANS EDWIN E & JOYCE K	31700 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-03-25-00-0-00-000	12	GLEASON JUSTIN & ANA	7911 S OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-15-00-0-00-000	13	HUTCHERSON REBERTA ANNETTE	31201 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-01-03-02-0-00-000	14	LEEPER STEPHEN M	31711 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-02-06-00-0-00-000	15	LYNDA CRALL TRUST	31502 E MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-05-00-0-00-000	16	MALLINSON JAMES W & CYNTHIA L	31001 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-16-00-0-00-000	17	MOFFET TODD & MICHELE	31307 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-06-01-1-00-000	18	MYERS BRADLEY A & STEPHANIE ANN	30905 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-13-00-0-00-000	19	PARKER MICHAEL & ANGELA R	7200 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-03-26-00-0-00-000	20	PJ HOMES LLC	6711 TUCKER DR	ODESSA	MO	64076
40-900-03-15-00-0-00-000	21	QUINN KEVIN D & THERESA R	30910 E OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-900-02-05-01-1-00-000	22	RANDY & SHARI ANDERSON TRUST	31000 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-02-03-00-0-00-000	23	ROBERTS JAMES E & JANICE G	7511 S ARNETT RD	GRAIN VALLEY	MO	64029
40-900-03-13-00-0-00-000	24	SEYMOUR DENNIS J & LYDIA M	31105 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-02-13-00-0-00-000	25	TROTTER JEREMY & DARCI S	2205 NW 9TH ST	BLUE SPRINGS	MO	64015
40-400-04-17-00-0-00-000	26	WEIKEL AUSTIN	31611 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-08-00-0-00-000	27	WHITAKER CLINTON L & JOANNA L	7505 S ARNETT RD	GRAIN VALLEY	MO	64029
40-900-02-02-00-0-00-000	27	WHITAKER CLINTON L & JOANNA L	7505 S ARNETT RD	GRAIN VALLEY	MO	64029





## JACKSON COUNTY Public Works Department

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

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

September 3, 2025

RE: Public Hearing: RZ-2025-704  
B & G Holdings

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 B & G Holdings for a change of zoning from District AG (Agricultural) on 126.00 ± acres to District RE (Residential Estates). The purpose is to create 33 single-family residential lots between Stony Point School Road and Major Road.

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

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

The public hearing on this matter will be held by the Plan Commission on Thursday, September 18, 2025, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> 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

*Frank White, Jr., County Executive*

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

---

**APPLICANT INFORMATION:**

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

**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

**Rezoning Case Number** RZ-

Date filed \_\_\_\_\_ Date of hearing \_\_\_\_\_

Date advertised \_\_\_\_\_ Date property owners notified \_\_\_\_\_

Date signs posted \_\_\_\_\_

**Hearings:**      Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

                      Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

                      Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

---

**BEGIN APPLICATION HERE:**

**1. Data on Applicant(s) and Owner(s):**

- a. Applicant(s) Name: G+B Holdings LLC +/or Assigns
- Address: PO Box 10
- Blue Springs, MO 64013
- Phone: 816-988-6514
- b. Owner(s) Name: Matthew Baker, Tonya Gudde
- Address: PO Box 10, Blue Springs, MO 64013
- Phone: 816-988-6514, 816-695-8317
- c. Agent(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- d. Applicant's interest in Property: Owners
2. General location (Road Name) Major Road + Stony Point School Road
3. Present Zoning Ag. Requested Zoning Residential
4. AREA (sq. ft. / acres) Phase 1 - 64.71 Total 126.77
5. Legal Description of Property: (Write Below or Attached 9 )  
\_\_\_\_\_  
\_\_\_\_\_
6. Present Use of Property: Vacant Ag Land
7. Proposed Use of Property: minimum 3 acre lot-estate subdivision
8. Proposed Time Schedule for Development: As soon as approved
9. What effect will your proposed development have on the surrounding properties? No direct impact, lot sizes (3+ acres) align with neighboring parcels, Development complements existing land use & maintains character of the area
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Flood Map indicates Zone X - minimal flood hazard Creek Areas on Plat with the Setbacks indicated  
If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Phase 1 - District 13 w/ fireflow for Phase 1 + 2
- b. Sewage disposal Phase 2 - District 17 Individual Onsite
- c. Electricity Underground with Electrical Boxes
- d. Fire and Police protection CJCFPD
12. Describe existing road width and condition: n/a



- 
13. What effect will proposed development have on existing road and traffic conditions? No impact on existing roads or traffic flow, potential improvement to the Stony Point access/corner
14. 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-DNR - Wastewater (see attached)

---

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)

x Matthew D. Baker  
Tonya Guade

8-11-2025  
8-11-2025

Applicant(s):

Matthew D. Baker  
Tonya Guade

8-11-2025  
8-11-2025

Contract Purchaser(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF JACKSON

On this 11 day of August, in the year of 2025, before me  
the undersigned notary public, personally appeared Tonya Guade and  
Matthew D. Baker

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

Dana Bone

Commission Expires

3-28-2027

DANA BONE  
Notary Public • Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
My Commission Expires 03/28/2027  
ID. # 15546127

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)

Matthew D Baker

Date

08/22/2025

Applicant(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

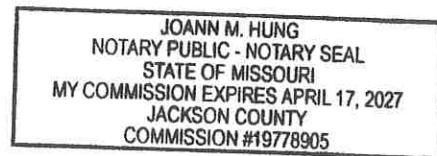
Contract Purchaser(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF Missouri

COUNTY OF Jackson



On this 22<sup>nd</sup> day of August, in the year of 2025, before me the undersigned notary public, personally appeared Matthew Baker

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 Joann M Hung

Commission Expires 04/17/2027



From: Derrick Llewellyn [dllewellyn@cjcfd.org](mailto:dllewellyn@cjcfd.org)  
Subject: RE: County Zoning - Stony Point School Road and Major Road  
Date: Oct 20, 2022 at 11:03:45 AM  
To: [tonyasellskc@gmail.com](mailto:tonyasellskc@gmail.com)

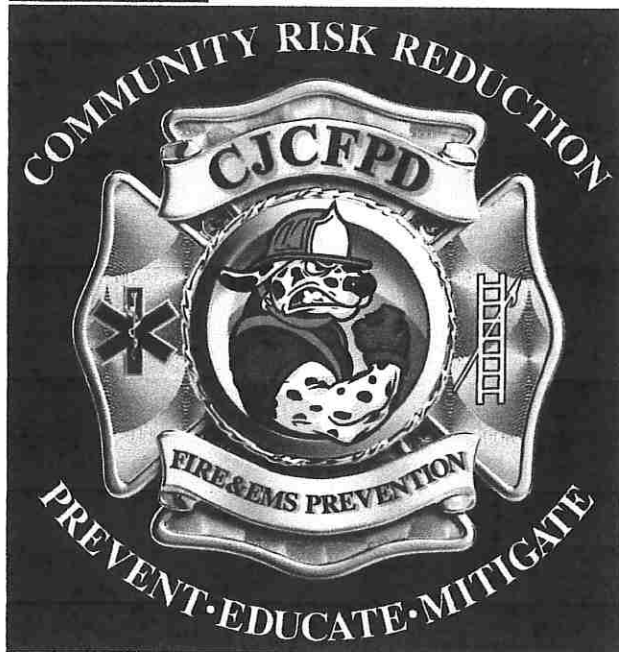
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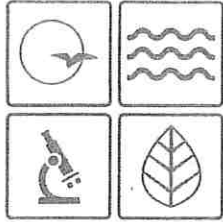
Tonya

Hydrants would be required based on the number of homes and their anticipated square footage. The hydrants would need to meet the fire flow as indicated in the IFC of 1500 gallons per minute for a flow duration of 2 hours. Hydrants would be spaced at a max of 500 feet or 400 feet on a dead end. Also, access on Major Road and Stony Point School Road needs to be brought to code, with an access width of not less than 20 feet. Any bridges or elevated crossings would have to support a weight of 90,000 lbs.

If you have any further questions, please let me know.

Derrick Llewellyn  
Community Risk Reduction Bureau  
Captain of Fire Division  
[dllewellyn@cjcfd.org](mailto:dllewellyn@cjcfd.org)  
816-229-2522





**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Michael L. Parson  
Governor

Dru Buntin  
Director

October 19, 2023

G & B Holdings, LLC  
P.O. Box 10  
Blue Springs, MO 64013

RE: Disposal of Wastewater in Residential Housing Developments  
File Number: 566KCRO  
Missouri Geological Survey Project ID: RHD23039  
Walnut Valley Estates Residential Housing (Subdivision) Development  
Jackson County, Missouri

Dear G & B Holdings, LLC:

On September 11, 2023, the Missouri Department of Natural Resources' Water Protection Program received your request for approval for the method of wastewater treatment for the Walnut Valley Estates Residential Housing Development in Jackson County, Missouri, for the use of individual onsite wastewater treatment (septic) systems on individual lots.

The method of wastewater treatment is hereby approved as proposed, pursuant to Missouri Clean Water Commission Regulation – 10 CSR 20-6.030, Disposal of Wastewater in Residential Housing Developments, subject to all conditions contained in the Residential Housing Development regulation and those listed within Appendix A.

If you were adversely affected by this decision, you may be entitled to an appeal before the Administrative Hearing Commission (AHC) pursuant to Section 621.250, RSMo. To appeal, you must file a petition with the AHC within 30 days after the date this decision was mailed or the date it was delivered, whichever date was earlier. If any such petition is sent by registered mail or certified mail, it will be deemed filed on the date it is mailed; if it is sent by any method other than registered mail or certified mail, it will be deemed filed on the date it is received by the AHC. Contact information for the AHC is: Administrative Hearing Commission, United States Post Office Building, Third Floor, 131 West High Street, P.O. Box 1557, Jefferson City, MO 65102; phone: 573-751-2422; fax: 573-751-5018; and website: <https://ahc.mo.gov>.

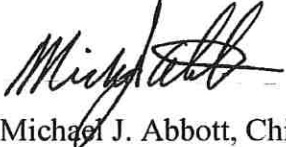


G & B Holdings, LLC  
Page 2

If you have any questions, please contact Gabriel Sante of my staff by phone at (573) 751-5827, by email at [gabriel.sante@dnr.mo.gov](mailto:gabriel.sante@dnr.mo.gov), or by mail at Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102-0176.

Sincerely,

WATER PROTECTION PROGRAM

A handwritten signature in black ink, appearing to read "Michael J. Abbott", is written over a horizontal dashed line.

Michael J. Abbott, Chief  
Operating Permits Section

MJA: gsp

Enclosure

- c: Brandon Bach, Missouri Department of Natural Resources
- Eric Folks, Missouri Department of Health and Senior Services
- Scott Honig, Missouri Department of Natural Resources
- Lori Moore, Missouri Department of Health and Senior Services



## APPENDIX A

### Approval Method of Wastewater Treatment 10 CSR 20-6.030 Disposal of Wastewater in Residential Housing Developments

**File Number:** 566KCRO

**Missouri Geological Survey Project ID:** RHD23039

**Project Name:** Walnut Valley Estates Residential Housing Development

**County:** Jackson County

#### PROJECT DESCRIPTION

As described in the documentation submitted, Walnut Valley Estates Residential Housing Development is located within a portion of Section 15, Township 48 North, Range 30 West; Latitude 38.971592, Longitude -94.220184 and covers approximately 148 acres in Jackson County, Missouri.

For the purpose of the lots listed below within the Walnut Valley Estates Residential Housing Development, G & B Holdings, LLC will be referred to as the “developer” with the responsibility of compliance with the Missouri Clean Water Law or any state or local regulations.

#### APPROVAL CONDITIONS

Any interpretation of the approval conditions beyond what is listed below and contained in the Residential Housing Development Rule 10 CSR 20-6.030 may be considered out of the scope of this approval and could result in a violation of the Missouri Clean Water Law and regulations.

**TABLE 1<sup>1</sup>**

Lot Number	Number of Single Family Residences	Method of Domestic Wastewater Treatment	Reported Drinking Water Supply <sup>2</sup>	Lot Size (Acres)
1	1 per Lot	Individual Onsite Wastewater Treatment System	District 13 & 17 Public Water Supply	3.12
2				3.01
3				3.04
4				3.07
5				3.06
6				6.73
7				3.01
8				3.07
9				3.01
10				5.14
11				3.09
12				3.06

<sup>1</sup> Table 1 indicates lot number, number/type of residences per lot, reported water supply, method of wastewater treatment, and lot size as reported in the documentation submitted by the developer.

<sup>2</sup> This approval should not be construed as approval of the drinking water supply. See condition Number 5.

**TABLE 1 (Cont.)**

Lot Number	Number of Single Family Residences	Method of Domestic Wastewater Treatment	Reported Drinking Water Supply	Lot Size (Acres)
13	1 per lot	Individual Onsite Wastewater Treatment System	District 13 & 17 Public Water Supply	4.37
14				3.66
15				3.06
16				2.82
17				4.41
18				3.32
19				3.10
20				3.01
21				3.06
22				3.02
23				3.10
24				3.14
25				3.00
26				2.99
27				5.50
28				3.25
29				3.43
30				3.27
31				3.35
32				3.24
33				3.79
34				3.37
35				4.32

1. As requested, this approval is for the method of wastewater treatment on the lots listed above in Table 1 only.
2. As described in 10 CSR 20-6.030(7)(A), approval for the method of wastewater treatment does not guarantee that the specific lots described in Table 1 within this development will be approved for the use of an individual onsite wastewater treatment system by the local onsite wastewater permitting authority or the Department of Health and Senior Services, Onsite Wastewater Treatment Program.
3. As described in 10 CSR 20-6.030(7)(C), there shall be no deviation or change following this approval without first securing written approval for those changes from the Department of Natural Resources.
4. The effluent from any individual onsite wastewater treatment system constructed within the development on any lot will need to be handled in such a manner that there is no violation of the Missouri Clean Water Law and regulations.

### **APPROVAL CONDITIONS – CONTINUED**

5. This approval is pursuant to the Missouri Clean Water Law only, and does not excuse the developer or any person from complying with or from liability for violations of the Missouri Clean Water Law and regulations or any other state or local laws. The developer or any individual may contact the Department of Natural Resources' Kansas City Regional Office at (816) 251-0700 concerning any other necessary approvals from the Department of Natural Resources.



tonyasellskc@gmail.com

**From:** dbolingpwsd13@gmail.com  
**Sent:** Friday, October 14, 2022 3:00 PM  
**To:** tonyasellskc@gmail.com  
**Subject:** proposed subdivision

Tonya,

PWSD # 13 will be able to support lots 17-32 with fireflow for the proposed subdivision and I have spoken with Jason at District 17 about lots 1-16 and that will need to be addressed with water district 17 for support. If there are any questions  
Please feel free to contact me.

Sincerely,

Dennis Boling

District Manager  
Cell: 816-564-6591  
Email: [dbolingpwsd13@gmail.com](mailto:dbolingpwsd13@gmail.com)  
P.W.S.D #13 of Jackson Co.  
99 Lake Lotawana Road  
Lake Lotawana MO 64086  
Office: 816-578-2249  
Fax: 866-736-3350

noted on  
the  
Preliminary  
Plat

Please note that the lot numbers have changed due to revisions to the Plat Concept. Keep in mind any lots located between the water district line and Major Road fall within District 13 and will be supported by this District.

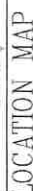
Revised lot #'s

1-16 ~~17-32~~

Phase 1

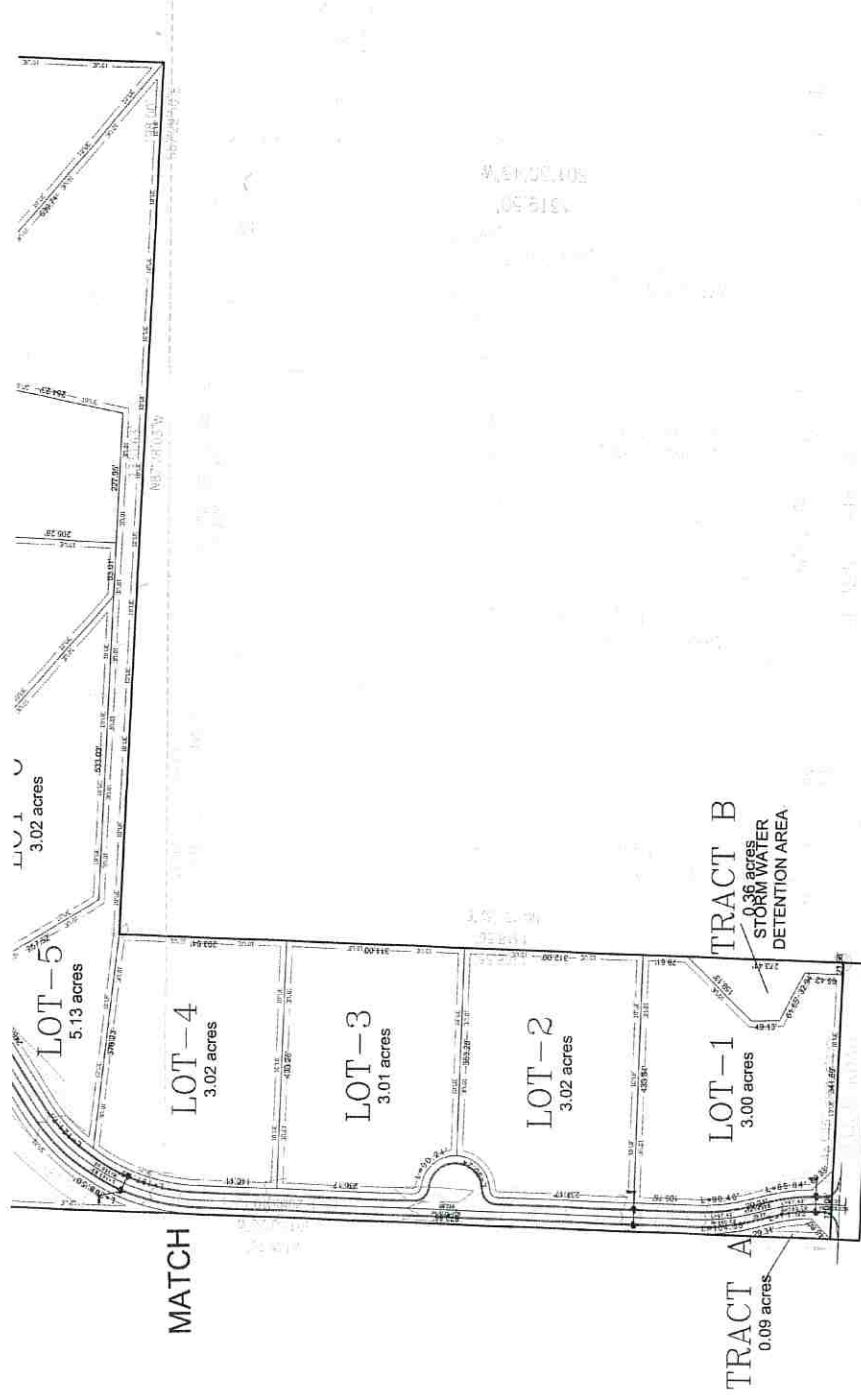
\* 33 - which will be Phase 2

DRAWN BY: HAW CHECKED BY: HAW DATE: 8-6-25 PROJECT NO. 22-308 SCALE:	1	2
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PROJECT CONTACTS: ROBERT WILGUST, JR.  
12 NE. COLUMBUS ST.  
DAVE'S BUNNETT, APOECALING 34062

**PRELIMINARY PLAT  
WALNUT VALLEY ESTATES**  
PAGE 2 OF 4  
JACKSON COUNTY, MISSOURI



PRELIMINARY PLAT PAGE 2 OF 4

DATE	REVISION

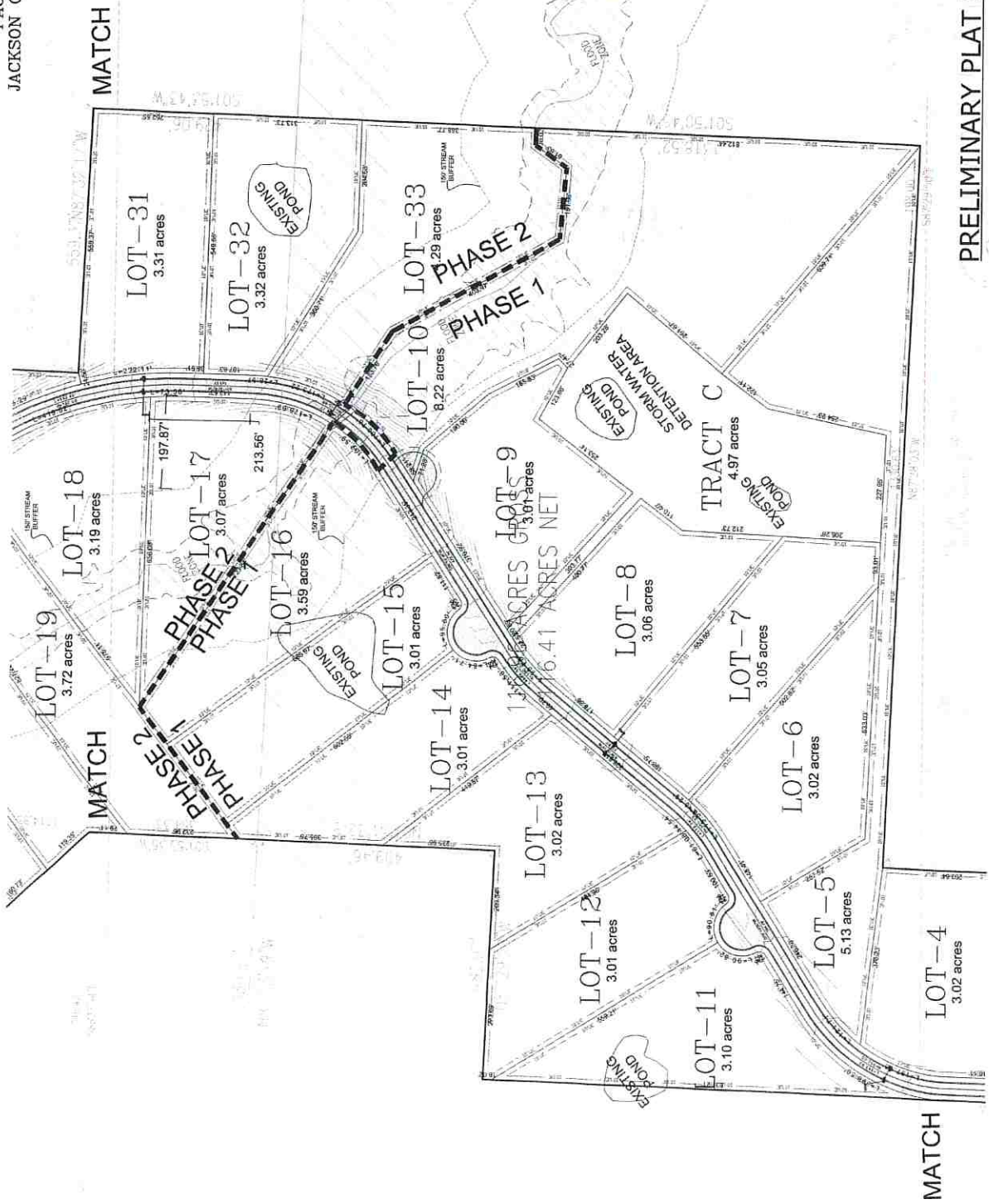
**Q**list Engineering Inc.  
Civil Engineering for Residential & Commercial Site Development  
821 NE Columbia St.  
Lawrence, Missouri 66044  
Phone: (781) 550-5075  
Email: qlist@qlistengineering.com

PRELIMINARY PLAT  
PAGE 2 OF 4  
CIVIL PLANS FOR  
WALNUT VALLEY ESTATES  
LOTS 1 THRU 32 AND TRACT A  
JACKSON COUNTY, MISSOURI

DATE: 11/11/2020  
DRAWN BY: JAW  
CHECKED BY: JAW  
SCALE: 1"=100'  
SHEET: 2 OF 4



**PRELIMINARY PLAT  
WALNUT VALLEY ESTATES**  
PAGE 3 OF 4  
JACKSON COUNTY, MISSOURI



PRELIMINARY PLAT PAGE 3 OF 4

DATE	REVISION
7-25-23	REVISED LAYOUT
8-1-23	REVISED LAYOUT

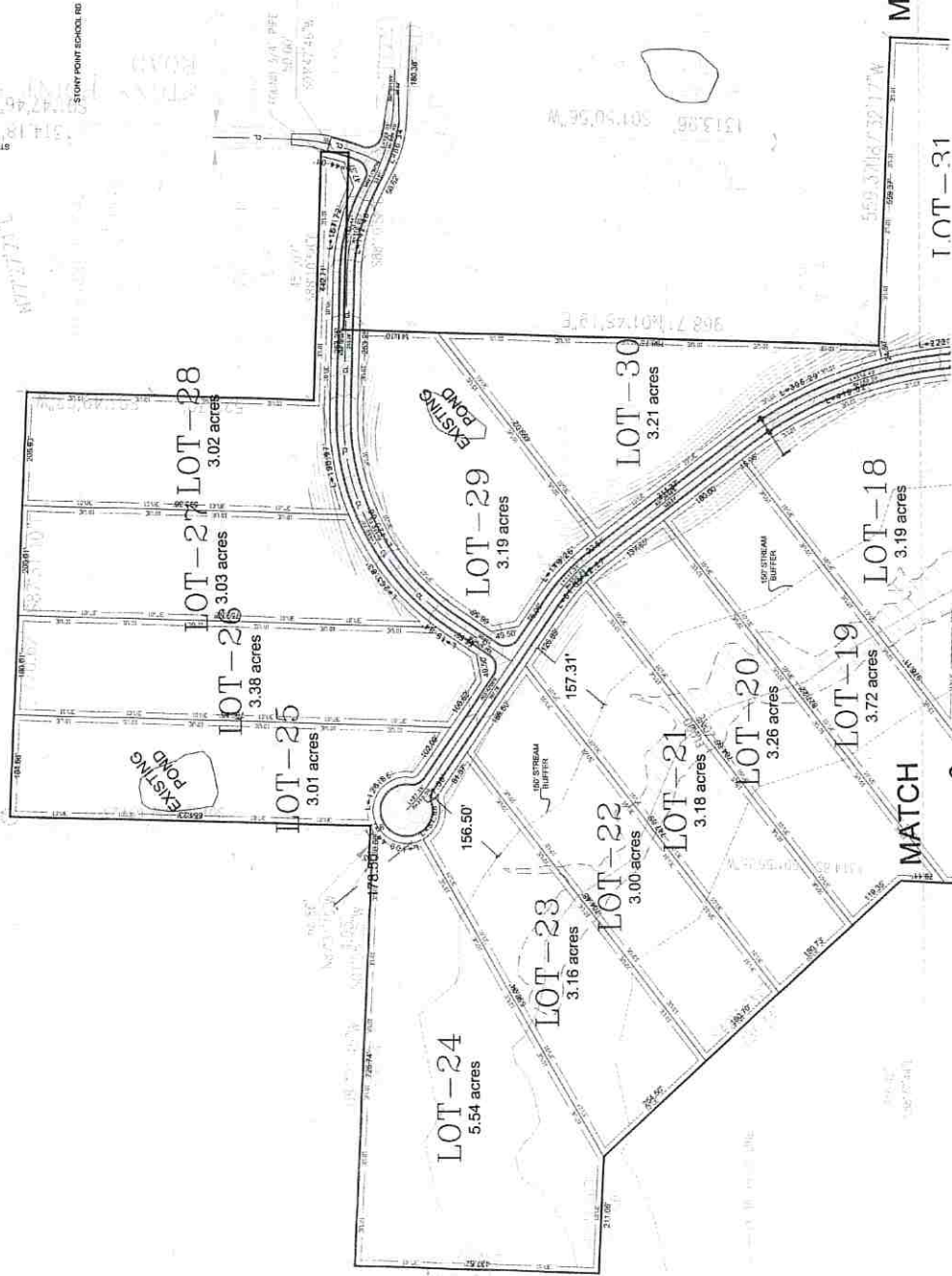
**Qlist Engineering Inc.**  
Civil Engineering for Residential & Commercial Site Development  
221 NE Calhoun St.  
Jefferson, MO 64501  
Phone: (816) 336-5573  
Fax: (816) 336-5573  
www.qlistengineering.com

**PRELIMINARY PLAT**  
PAGE 3 OF 4  
CIVIL PLANS FOR  
WALNUT VALLEY ESTATES  
LOTS 1 THRU 32 AND TRACT A  
JACKSON COUNTY, MISSOURI

DRAWN BY: HMM  
CHECKED BY: HMM  
DATE: 8-4-23  
PROJECT NO: 22-006  
SCALE: 3/4"

3 4

**PRELIMINARY PLAT  
WALNUT VALLEY ESTATES**  
PAGE 4 OF 4  
JACKSON COUNTY, MISSOURI



PRELIMINARY PLAT PAGE 4 OF 4

DATE: 10/1/2011  
PROJECT NO: 23-206  
SCALE: 1"=100'

PRELIMINARY PLAT  
PAGE 4 OF 4  
CIVIL PLANS FOR  
WALNUT VALLEY ESTATES  
LOTS 1 THRU 32 AND TRACT A  
JACKSON COUNTY, MISSOURI

Qlist Engineering Inc.  
Civil Engineering for Residential & Commercial Site Development  
831 NE Columbia St.  
Lawton, Missouri 64663  
Phone: (816) 350-5575  
www.qlistengineering.com

DATE: 10/1/2011  
PROJECT NO: 23-206  
SCALE: 1"=100'