

JACKSON COUNTY PLAN COMMISSION  
SUMMARY OF PUBLIC HEARING

Date: September 18, 2025

Place: Historic Truman Courthouse  
Large Conference Room, 2<sup>nd</sup> Floor  
112 W. Lexington, Independence, MO

Attendance: Larry Antey – Chairman

William Farrar  
Denise Ryerkerk  
Justice Horn  
Jack Crawford  
Robert Smead  
Roger Lake  
William Farrar  
Ralph Monaco

Staff: Randy Diehl  
Melissa Gray  
Magi Rodriguez

**Call to Order/Roll Call**

Chairman Antey call to order the meeting of the Plan Commission at 8:30 am and asked the roll call be taken. Mr. Horn entered at 8:39 am.

**Approval of Record**

Mr. Antey made a motion to approve the record of August 21, 2025. Mr. Monaco approved. Mr. Lake seconded.

**Public Hearings**

Chairman Antey swore in all persons who would like to give testimony at the public hearings.

**Randy Diehl gave the staff report:**

**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

**Mr. Antey: *Are there any questions for Randy?***

There were none.

**Mr. Antey: *Is the applicant here?***

John & Linda England: 9518 Lake Lotawana Drive.

**Mr. Antey: *Do you have anything to add to the report?***

Mr. England: No, not really.

**Mr. Antey: *Is there anyone else who is in favor of this application?***

There were none

**Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?***

There were none.

Mr. Monaco moved to take under advisement. Mr. Smead seconded.

*Discussion under advisement*

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Monaco moved to approve. Ms. Ryerkerk seconded.

Mr. Lake	Approve
Mr. Monaco	Approve
Mr. Smead	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

**Randy Diehl gave the staff report:**

**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

Mr. Antey: Are there any questions for Randy?

There were none.

Is the applicant here?

Bryce Noone.

Mr. Antey: Do you have anything to add to Randy report?

Mr. Noone: No, I do not.

Mr. Antey: It appears the driveways will be on Ryan Road?

Mr. Diehl: For the part, yes. The main drives will be along Ryan. Side access from Arnett and Stony Point would need to be evaluated. If there are any sight distance issues, there may be a need for a shared access point between two lots.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

Mr. Antey: Seeing none, I would entertain a motion to take this under advisement.

Mr. Horn moved to take under advisement. Mr. Crawford seconded.

*Discussion under advisement*

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Lake: Yeah, I'd like to make a few for the record. I drove that area. I'm very familiar with that area. Again, I'm more in favor of five acres or more instead of three acres in the county. I realize across the streets, the City of Grain Valley, And those plots, a lot of those houses, driveways, do face Ryan Road. Ryan Road is a wider road than most roads out there. The surrounding properties that it backs up to, if you go and go South on Arnett Road and the other road. All those properties, as you can see right there, they're 10 acres or more.

Mr. Diehl: All the areas that are colored green are properties less than 10 acres. They have were created after 1995.

Mr. Antey: And there are many under 10 acres that are grandfathered as well.

Mr. Monaco moved to approve. Mr. Smead seconded.

Mr. Lake	Abstain
Mr. Monaco	Approve
Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 7 – 0 - 1 Abstain

Mr. Antey: The Preliminary Plat of Stoney Point Farms

Does anyone have questions on the Preliminary Plat?

Motion to approve the Preliminary Plat.

Mr. Horn moved to approve. Mr. Smead seconded.

All: Aye

Motion carries

**Randy Diehl gave the staff report:**

**RE: RZ-2025-702**

**Applicant:** Austin Gibbs

**Location:** 34507 E. Benson 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

Mr. Antey: Are there any questions for staff?

There were none

Mr. Antey: Is the applicant present?

Kathy Linkler: 10505 S. Spainhour Road, Lone Jack.

Mr. Antey: Do you have anything to add to Randy's report?

Ms. Linkler: No.

Mr. Antey: Are there any questions for the applicant?

Mr. Lake: Are you the owner of the 10 acres?

Ms. Linkler: Our business is.

Mr. Lake: And you're splitting it off that. I see they're in their house zone.

Ms. Linkler: Yes. There's a house on the front, and our son wants to build a house on the back.

Mr. Antey: Any other questions for the applicant?

Is there anyone else present today that would like to speak in favor of this application?

There were none.

Is there anyone present that would like to speak that is opposed to or has questions concerning this application?

Timothy J. Klote: 10415 S. Gibson Road. I live to the west of the property. My backyard backed up to that land. We bought that house for me and my wife over 15 years ago. We like the land. We like the backyard. We enjoyed it very much. We, it's just destroying the land and putting a house right in my backyard is not really what I'm after. So, I'll be looking right at a house. We've lived there for many years, and we really appreciate just not doing that. They rent out the other property that's on there. A company owns it. The company owns multiple lots around there. I mean, there are plenty of other places that they can build a house. They don't need to do it right there in my backyard.

I got signatures from 16 people surrounding the property that are opposed to doing this. There are enough houses out there in that area right now. Breaking it up into smaller lots is not really what the community would like to have.

Mr. Antey: What size is your lawn?

Mr. Klote: Five acres. five acres the house is already built on there when I bought it many years ago, so I had nothing to do with breaking the land up

Mr. Antey: I can see that that's a legal nonconforming on there because it's not rezoned and it's under 10 acres.



Mr. Crawford: So you have a 5 acre lots, and you're opposed to him having a 5 acre lot?

Mr. Klote: He'll probably cut all the trees down. We'll probably put a house back there. We'll probably put a barn back there.

Mr. Crawford: They own the property. What would you have to do with it?

Mr. Klote: The people that lived there before they hunted it. I talked to the previous owner, and I tried to buy that back section behind me. She didn't want to split it up. She let me hunt on it whenever I wanted to.

Mr. Horn: Mr. Chairman, I'm just confused with the issue. Is it being developed at all?

Mr. Antey: Yes, he likes the view as it is.

Mr. Horn: So, it's not the type of development.

Mr. Klote: Well, we don't know what type of development it's going to be. We know that it's going to be turned into residential ranch, which means they can do pretty much whatever they want back there.

Mr. Antey: They can build a house.

Mr. Klote: They can rent the house out because the company owns the property.

Mr. Antey: Well, you could rent your house out too.

Mr. Klote: I'm not bringing it up.

Mr. Antey: Well, then they may not, but you've got that option to do that is what I'm saying. You've got the option to put a barn out on your property, correct?

Mr. Klote: I have done it.

Mr. Horn: I think the only thing we're just juggling is, you know, I get it. You know, I moved out of the city too. You know, I grew up in Grain Valley. We live in Blue Springs now next to the Conservation Center. But this is their property. So, you know, they're going to do what they want in their property.

Mr. Klote: I understand. You know, I can't control that. It's just there's enough houses out there in that area. The roads are in disrepair. So, you're destroying the trees that are on the property. You're going to have to take down a whole fence line of trees to build a road in to get to the back property. That landowner on the east side of that property is against it because he doesn't want all his trees to take it down. I mean, it's what they have to do to build in there.

Mr. Farrar: You said that at one time you tried to buy the property?

Mr. Klote: I tried to buy it, yes, to keep it as the land.

Mr. Farrar: Okay, just the single lot that would have been next to the contact with your property?

Mr. Klote: Yes. But she did not want to sell. She didn't want to split it up. And when I bought that, my place, I knew that area was landlocked. Nobody would be building back there because she didn't want to divide it up. I thought that would be a nice area to be.

Mr. Farrar: I only mention that because I've got a piece of property where I should have bought the buffer next to me and I missed out. I didn't pressure enough. So I've had to live with it.

Mr. Antey: Is there anyone else that would like to speak on this application?

David Hackett: 10416 S. Gibson Road in Lone Jack, across the road of property. But my big thing, Benson Road is not a road. But that is a cow path road. And for you to approve building houses where there is no infrastructure is not wise on your part. It's just going to, those roads out there are country roads, and the county does their best they can. But I think they've missed Benson Road probably for two or three decades. And I just can't understand why you'd want to approve houses in places where you don't have roads to serve. And that's my issue. Thank you for your consideration. Thank you.

Mr. Antey: Is there anyone else that would like to speak on this application?

Seeing none, I would entertain a motion to go under advisement.

Mr. Horn moved to take under advisement. Mr. Lake seconded.

#### *Discussion under advisement*

Mr. Lake: So, I agree with the applicants. roads are not good out there. A lot of those roads go back to the days of the model T and Model A. And they're not well maintained by the County, especially in the city. Personally, I'm not a big fan of flag lots. But I understand what the applicant wants to do. Their intentions, everybody has good intentions. So that's basically all I have to say.

Mr. Horn: I would just say, you know, I hear people's concerns, but, you know, everyone wants to be the last person.

Mr. Antey: That's been my thing. They always want to be the last person. close the gate, but don't close it before I get out there.

Mr. Horn: If folks want to be, to live in Long Jack area, I just, you know, what about the applicant? You know, they would like to live out there. They brought this forward. You know, we don't create this agenda. These are all applicant-driven. So, and I like when the applicants are from people in the community, especially if they're trying to keep their family together. So that's all I have.

Mr. Lake: Did he submit the petition of 16 neighbors? If he advised him? They can come to me.

Mr. Diehl: If there's an actual protest petition, it needs to go to the county clerk to be recognized, that gets forwarded on to us to verify.

Mr. Antey: Any other comments from the commission?

Mr. Crawford: Nobody likes to see property developed right around them. But the concerns are over the roads and development in this area. As far as the road improvements, it's a reactive thing, it's not planned and so when each of you residents are here today have questions about that when you moved in, you know what the road was it's not the best road. It's not a I've been up and down that road, I've got friends who live on that road. Access is not really on Gibson Road anyway. It's down at the bottom of on Benson Road. Flag lots are not my best choice and use of land, but they're legal. And so, I really can't deny it. There's other property around it that's about the same size. I just really can't deny it.

Mr. Horn: I would echo your sentiments about the roads you know we're not approving a development of 250 units. This is one more house.

Mr. Crawford: They have always been reactive, they're not proactive. They were reactive as far as when the problem arises, that's when it gets fixed. If you're going to be proactive fifty years ago, they would have put in a big road. But they didn't, it wasn't needed at the time.

Mr. Smead: In general, on infrastructure as opposed to these, and consideration of these things, directly speaking, existing infrastructure is not a consideration for us, right?

Mr. Antey: It can be, yes. Because, like you say, you've got to look at the scale of development. If they had a 100-acre farm that they're, you know, putting 30 houses on or something like that, then obviously the roads are going to be, there's water lines, there's, you know, all sorts of things like that. How big the water lines are, if they can support fire hydrants, that sort of thing is going to be a consideration. but the fact that the road is in disrepair is, you know, like Jack said, the county is reactive, so if you want to get grease on your wheel, you've got to squeak a little bit.

Mr. Lake moved to approve. Mr. Horn seconded.

Mr. Lake	Disapprove
Mr. Monaco	Approve
Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 7 – 1

**Randy Diehl gave the staff report:**

**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

The minutes for RZ-2025-704 will be posted when fully transcribed.

Meeting Adjourned: 10:39 a.m.