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, November 19, 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, November 19, 2026 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE September 17, 2026

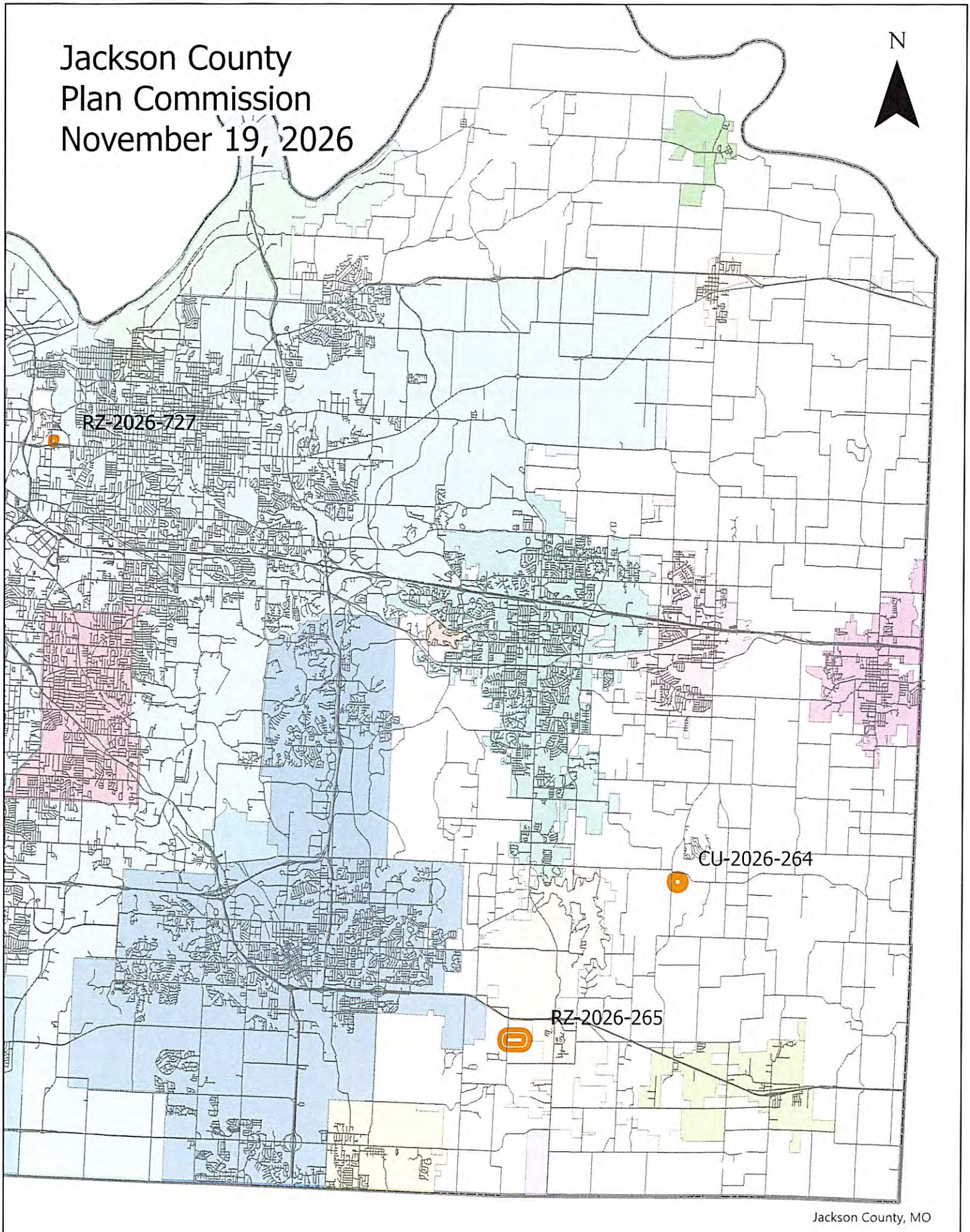
B. PUBLIC HEARINGS

1. RZ-2026-727 – KT Holding Company LLC
Requesting a change of zoning from District C (Multi-Family) on 4.44 ± acres to District LI (Light Industrial) at 2121 Stark Avenue. The proposed use is a commercial truck and trailer parking and transportation storage facility.

2. CU-2026-264 – Catherine and Jordan Deves
Requesting a Conditional Use Permit for a period of 30 years to operate a photography and private gathering space on 14.9 ± acres in District AG (Agriculture) at 12613 S. Harris Road.

3. CU-2026-265 – Autobahn Towers, Inc
Requesting a Conditional Use Permit for a period of 50 years for a 155-foot self-supporting tower in District AG (Agricultural) on 5,625 square foot tract at 9715 S. Buckner Tarsney Road.

C. MEETING ADJORNED _____


Jackson County
Plan Commission
November 19, 2026
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RZ-2026-727
CU-2026-264
RZ-2026-265
Jackson County, MO

JACKSON COUNTY PLAN COMMISSION

SUMMARY OF PUBLIC HEARING

Date:	September 17, 2026
Place:	Historic Truman Courthouse Large Conference Room, 2nd Floor 112 W. Lexington, Independence, MO
Attendance:	Larry Antey – Chairman
	Denise Ryerkerk Ralph Monaco Robert Smead Jack Crawford William Farrar Greg Lock Charles Barton
Staff:	Randy Diehl Amy Keister Maggie

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. Moreno called in advance and said that he would not be attending.

Approval of Record

Mr. Antey made a motion to approve the record of July 16, 2026. Ms. Ryerkerk approved. Mr. Monaco 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: 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

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant present?

Mr. Diehl: They are running late.

Mr. Antey: We can push it to the end of the agenda?

RZ-2026-724 Continued:

Mr. Antey: All right. Now we're back to 724. We heard the staff report on that.

If the applicant would come forward.

Mr. Diehl gave a recap of the request.

Mr. Antey: First of all, state your name and address.

Robert Wright, 38501 East Bone Hill Road. It's my mother-in-law's property. My wife and I and our family take care of the whole property.

She's been kind of where she can't take care of it. She has a disabled and handicapped daughter that we will also be taking care of, so we'd like to split the property to where we can build a house next door where we can just kind of stay close and not all have to live in the same house.

Mr. Antey: Any questions for the applicant.

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

Is there anyone else that's opposed to or has questions concerning this application?

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

Mr. Monaco moved to take under advisement. Ms. Ryerkerk seconded.

Discussion under advisement

Any questions, comments from the commission?

Mr. Crawford moved to approve. Mr. Smead seconded.

Mr. Farrar:	Approve	Mr. Monaco:	Approve	
Ms. Ryerkerk:	Approve	Mr. Barton:	Approve	
Mr. Lock:	Approve	Mr. Smead:	Approve	
Mr. Crawford:	Approve	Chairman Antey:	Approve	Passed 8-0

Randy Diehl gave the staff report:

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

Mr. Antey: Okay, are there any questions?

Mr. Monaco: The triangle, Randy. Down in the right-hand corner. This, what comes of that?

Mr. Diehl: It's part of this lot. They had to do that to get the acreage and to get the property right. There's a transmission line that runs right here, so they try to stay out of that easement.

Mr. Monaco: Is there a connection between the top of the triangle to the left?

Mr. Diehl: There's a gap, but it's part of the property.

Mr. Antey: Are there any other questions for Randy? Is the applicant present?

Allen Mundy. I live at and I own the property.

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

Mr. Mundy: No, sir. Just that my daughter's going to build a house up on the corner, and my cousin is moving down from Iowa, and he is purchasing the other five-acre lot. The third lot is just because.

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

Mr. Farra: Is Koger where the entrances to these three lots would be?

Mr. Diehl: Two lots will front on Koger Road and other, corner lot, will front on Kiefer Road.

Mr. Alan: The corner lot driveway would probably come off of Kiefer because of the hill, it's actually a blind hill right there. For safety reasons, the driveway for that one will probably come off of Kiefer Road and not Koger.

Mr. Diehl: Part of the review of the plat we'll look at the site distance and the appropriate places for those driveways. And we can always state that there will be no direct access on onto Koger Road.

Mr. Antey: Okay. Any other questions for the applicant?

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

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

If you would please come forward. State your name and address.

Theresa Ferris, and I live at 26709 East Kiefer Road, which is adjoining this property.

Okay, my question is, is the trailer that he lives in now, is it going to stay there or is it going to go? Is that going to be five houses, if you count the trailer, is there going to be five houses there instead of four?

Mr. Antey: They can only have one house on a residential track. So if it's going to three lots, it's maximum three dwellings.

Ms. Farris: The one, the trailer's going to go.

Mr. Antey: I don't know if it's going to go, if it's going to stay or what, but if that's a dwelling, that's a dwelling, and they can't put another one on there. If you've got one dwelling on there, it's not a multifamily. Well, if there's three lots, there will be three dwellings.

Or there could be. Is the trailer a dwelling? Is it a cattle trailer?

Ms. Farris: Then it's a house.

Mr. Antey: It's a dwelling, so it's already on there. You know what a dwelling is. That's where somebody lives. So you can't put another one on there if the trailer's there.

Ms. Farris: But the whole thing is we all have wells. We all have septic tanks. And it's always been you had to have 10 acres to build a house.

Mr. Antey: Well, 10 acres is AG. For Missouri Department of Natural Resources, you must have a minimum of three acres to have an on-site wastewater system. And the property of each dwelling will have to pass the Missouri DNR requirements for having that particular...

Ms. Farris: Well, I built that house, so I know all about that. I got it all approved many years ago. But I'm just concerned because not only do we use our well for drinking water, we also have a greenhouse, which is 36 by 96 feet, and we grow our own vegetables as well as other people's. So it could be an issue of not only our safety and everybody around us, their safety.

Mr. Antey: Well, it would have to be, any wastewater system would have to be engineered so it's not a, yeah, so it would have to be engineered so that it's not a public safety hazard.

Ms. Farris: Okay, I just want to understand the whole thing because, as you know, when you get older and you put most of your life savings and everything into your home, into your land, you do not want, just because somebody would like to live in a compound and their whole family would live next to each other, that's great. But you can't mess up everybody else's life, if that makes any sense to anybody. You know, we were all there first.

So, you know, that's how I feel about it. And, you know, that's... I live right next door, and everybody on the street has wells, except for him. And so it's a concern.

Mr. Antey: Thank you. Is there anyone else that's present today that would like to speak that has questions concerning this application? Seeing none, I would entertain a motion to go under advisement.

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

Mr. Ryerkerk moved to take under advisement. Mr. Farrar seconded.

Discussion under advisement

Any questions, comments from the commission?

Mr. Smead moved to approve. Mr. Crawford seconded.

Mr. Farrar:	Approve	Mr. Monaco:	Approve
Ms. Ryerkerk:	Approve	Mr. Barton:	Approve
Mr. Lock:	Approve	Mr. Smead:	Approve
Mr. Crawford:	Approve	Chairman Antey:	Approve

Passed 8-0

Randy Diehl gave the staff report:

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 in 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

Mr. Antey: Any questions for Randy?

Mr. Crawford: Is this going to be added to the joining lot on the other side?

Mr. Diehl: I don't know if it's going to be added or not to the person on the other side. I'm sure the applicant can kind of shed some light on that. But either way, once it's annexed, The County will not be involved its development.

I think they are wanting to tie into the public sewer. So that's why it can be smaller than what our regulations are. It's two acres instead of three because they're tying into the sewer, I believe.

Mr. Antey: And the remaining one, is still three, which is what's required.

Mr. Crawford: This is all contingent that it gets to the city.

Mr. Diehl: I think it's being worked on to do that. They've been working on this for a few months. The city is probably gearing up to get an annexation passed.

Mr. Crawford: What happens if it isn't annexed?

Mr. Diehl: If it isn't annexed, it would be undevelopable because it's two acres. To get on the sewer, you've got to be in the city.

Mr. Antey: Any other questions for Randy? Is the applicant present today? Please come forward. State your name and address.

Speaker 13

Emily Craver, 3143 East Ryan Road, Green Valley, Missouri.

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

Ms. Craver: No. The goal is to annex in and sell the two acres.

Mr. Antey: Okay. Any questions for the applicant?

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

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

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

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

Discussion under advisement

Any questions, comments from the commission?

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

Mr. Farrar:	Approve	Mr. Monaco:	Approve
Ms. Ryerkerk:	Approve	Mr. Barton:	Approve
Mr. Lock:	Approve	Mr. Smead:	Approve
Mr. Crawford:	Approve	Chairman Antey:	Approve

Passed 8-0

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

Mr. Antey: Okay. Any questions for Randy?

Mr. Farrar: Randy, I'm not sure what the Board of Adjustment has done. Have they made a consideration and given an order as far as the approval of the variance?

Mr. Diehl: Yeah, I believe that's in your packet. Copy that variance in the packet. So basically what the variance is, it meets the setback requirements on the North side, and still meets the setback requirements for the half-fall zone within itself, within the property line. Just on the north side, that fall zone was adjusted.

Mr. Antey: The fact that we don't have that fall zone on the north side has been engineered to comply with a relatively zero fall.

Mr. Diehl: I drove around Independence, and there's three of them that are right on a property line. They're even closer than this on a cell tower right next to a commercial building. Independence follows the setback requirements for fall zones instead of the half the height of the tower.

Mr. Farrar: My question is, though, are we rubber stamping what the board adjustment has decided, or are we in a position to ourselves to make a different adjustment?

Mr. Diehl: No. The adjustment was made, and that's what we're presenting.

Mr. Antey: The BZA has ruled that the north setback line could be adjusted to the setback of the zoning district. So, and that's what the applicant is proceeding with.

Mr. Crawford: So, enter the yellow circle, it's 50 feet, and the outer is 87 and a half feet. Yes.

Ms. Ryerkerk: And the square?

Mr. Diehl: The square is the compound will be fenced off, and then the little red dot is the location of the tower itself.

Mr. Smead: Randy, this may be a question for the applicant. The 90-year term versus the life of the tower, are they matching?

Mr. Diehl: That would be a question for them. Why they make it 90 years as opposed to 20 or 30, 40. It could be a lease agreement that they have. It could be perpetual the way the state statutes read.

Mr. Crawford:

Thank you. I guess one other question, before we go too much farther, is the state legislature is really, they have jurisdiction over where cell towers locations are. Can you describe to me a short version of what exactly jurisdiction is over this cell tower as part of what we make a recommendation on?

Mr. Diehl:

Location. I'll tell you what. Some of the stuff that the state took out is you can't make it look like a tree. You can't make them plant foliage around the compound to hide it. You can't ask them: "did you consider other sites", "give me all the scientific data that goes into how you came up with this site". That's some of those stuff that the state took away from jurisdictional authorities. We're limited to what we're recommending.

Mr. Crawford: Can we deny a site that they pick?

Mr. Antey: Do we have the ability to deny a site that they pick?

Mr. Diehl: I don't know. I mean, you'd have to have a pretty good reason to deny it.

Ms. Ryerkerk: It sounds like our jurisdiction is limited to recommending whether or not it's okay to put it on this site. Is that what I'm hearing?

Mr. Diehl: Yeah, I mean, we can look at the requirement And if it exceeds, I think, 210 feet, that's when it's supposed to have light. This is under that threshold. So very minimum, like I said, the state took a lot of that stuff away from jurisdictions because some were proposing a lot of silly stuff.

Mr. Crawford: Part of our criteria is that there's other cell towers available.

Mr. Diehl: I don't think you can even ask that question.

Mr. Diehl: I don't think we can tell them or ask them about colocating. We can't ask them for the methodology that went into why they picked this site.

If you make recommendations, and that recommendation will go on to the county legislature.

Mr. Antey: Any other questions for Randy?

Is the applicant present today? If you would please come forward and state your name and address.

James Moore. 1601 Pleasant, Illinois.

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

Mr. Moore: No, he's right on spot on. BZA approved that there is a variance in the setback to the property line to the north accommodating the landowners.

Mr. Antey: Any questions for the applicant?

Mr. Smead: Could you talk to the question on what's the life of the tower?

Mr. Moore: Well, typically we've got five-year terms in these leases, and they go on with renewables. So I would assume the 90-year question you had is just based on the maximum number of years that we can renew that lease.

Mr. Smead: But if the life of the tower says pull a number out of the air, you know, 40 years, why give a 90-year permit?

Mr. Moore: That's where I'm going. I'm not quite sure why you'd want to do that. I mean, I think right now it's just not having to rezone it, right?

Mr. Antey: Right. And if the life of the equipment were, then they would just replace it and they wouldn't have to come back for rezoning. But I know that was one of the things that the

Mr. Diehl: A jurisdictional authority, can I say, you will do five years or ten years or 20 years? Because a couple of them in the last five years said, we're not going to put a term on it, and it has to be accepted that way.

Ms. Ryerkerk: So there's, again, it's just yay or nay on the location, no input on length.

Mr. Antey: Thank you. Is there anyone else present today that would like to speak in favor of this application?

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

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

Mr. Ryerkerk moved to take under advisement. Mr. Farrar seconded.

Discussion under advisement

Any questions, comments from the commission?

Any comments? I can see the wheels turning in your head, so I know.

Mr. Crawford: There are wheels of confusion because I'm not really sure what we're approving or disapproving. I understand the disapproval for itself. I really don't understand what. I realize it was just a recommendation board.

Mr. Antey: And it's unfortunate that the state has tied our hands on the towers so much.

Mr. Crawford: I feel like, are we just doing protocol here as far as what we've always done?

Mr. Antey: Well, it's more of a, to be able to do it, they need to have a conditional use permit, and they can only get that if we give them a conditional use permit. However, for us to deny the conditional use permit on a communications tower is really tough. We'd have to have a really good reason to deny it. What about abstaining? That's basically a... What about what?

Mr. Ryerkerk: How does it work with abstaining? It's like not voting.

Mr. Antey: Does that count the same as a denial? We would still need a majority of affirmative votes to pass it. But either way, it's still going to go to the county legislature.

Mr. Crawford moved to approve. Mr. Monaco seconded.

Mr. Farrar:	Approve	Mr. Monaco:	Approve
Ms. Ryerkerk:	Approve	Mr. Barton:	Approve
Mr. Lock:	Approve	Mr. Smead:	Approve
Mr. Crawford:	Approve	Chairman Antey:	Approve

Passed 8-0

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

Mr. Diehl: So, this is basically the location where at the intersection of Buckner, Tarsney, and Truman Roads, a little square is the compound. We'll come in a little bit tighter, there's an easement that's going to serve that. And right above the little orange square is the compound where that tower will be located. And the best shot I could get was south of the intersection, down in here, looking up that way.

Mr. Antey: So, it's kind of back in the trees.

Mr. Diehl: It's going to be up in here. It's about not quite 500 feet off the road.

Ms. Ryerkerk: And now that I'm on the right tower, the property that sent in the letter, can you point that, is that that corner one?

Mr. Diehl: It's quite aways away. I think I measured it. It's like a thousand feet.

Ms. Ryerkerk: Okay. It's many multiples of the fall radius.

Mr. Diehl: It makes it pretty good.

Mr. Antey: Any other questions for Randy?

Is the applicant present today? Would you please come forward?

Garry Critchlow: 7171 W. 95th Street, Overland Park

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

Mr. Critchlow: Nothing, Randy summarized it very well. I'm here to answer any other questions.

Mr. Antey: Okay, so anyone have any questions for the applicant?

Mr. Crawford: Just a comment. What you turned in is really a nice job.

Ms. Ryerkerk: Is there a, just for grins and giggles, like life expectancy of the tower?

Mr. We signed a 50-year lease over there. A tower lasts in excess of 80 years, but with minor maintenance.

Mr. Antey: Any other questions for the applicant's representative?

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

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

Hi, my name is Beth _____. I don't know anything about this just from the meeting, but I was just wondering, have the neighbors been told about that? I mean, if I was a neighbor and wanted, I would wonder if I would want that that close to my house. That's all I'm asking.

Mr. Antey: We sent out notifications.

Mr. Diehl: This is in the suburban tier. It's got a notification ring of 300 feet. I widened that to 500 feet. I think it picked up three more people. So certified letters did go out two weeks ago. Out of those, I've got all but two of them back on the little green sheet that comes back from the post office.

Ms. Thank you. I appreciate you doing that.

Mr. Antey: Thank you. If you would please come forward.

Christy Johnson. I live at 33306 East Perry Road, which is near that letter that you were referring to, I did not get a letter, but someone who did provide me with the letter. I'm about a quarter mile from it, radius-wise.

I'm a real estate broker in the Kansas City area since the last 24 years, and my concern is just our property values with it. But, you know, it's a problem if you live near train tracks, landfills, and cell phone towers.

So that's my biggest concern with it. But it doesn't sound like really you can do anything about it. It sounds like we're here for nothing.

Mr. Antey: It is, you know, kind of frustrating, but that's what happened in Jefferson City.

Is there anyone else that would like to speak? Can you please come forward?

Phillip Buttram, 328070 East Murphy School Road. If I repeat something she said, it's

I'm opposed to the tire for several reasons. The first thing is, it adjoins my property. It's going to affect my value, my property value.

I canvassed a few people in the neighborhood. I only found three people who had received the letter. We received the letter eight days before this meeting. There really was not time to get noticed out. My neighbor has eight kids. He would have been here, but he works.

He's extremely concerned about the RF, particularly if everybody's going to 6G. He said he moved to the country to get away from the stuff. He will be putting his property up for sale to get away from this. This tower is going to be out in the open. We have one cell tower a quarter mile to the northwest. We have another cell tower a half mile to the northeast. We have a cell tower south of us two miles and I was told yesterday we have one east of us about a mile. How many cell towers do we need? Okay I'm totally opposed to this, I think it's obnoxious. It's going to be in plain sight along the highway. Everybody's going to see it.

Mr. Antey: Thank you. Anyone else?

Terrence Carver, 2018 South Buckner Cars in the Road. Thank you, Mr. Chairman. It sounds like you guys are hands are tied. So we'll have to figure that out. I guess the only thing I would add to this is other safety and health concerns with this many towers this close together. It sounds like you are not able to ask if the other towers can support whatever it is that this is going on. I see a lot of flights, a lot of helicopters fly through there, so I guess I would ask, you know, has the FAA signed off on this?

Mr. Diehl: It's less than the threshold that they get involved.

Mr. Carver: Thank you. And my understanding is the codified law says that you were supposed to put out signs on the roadside that would have notified us about this meeting, and I didn't see any of those signs.

Mr. Diehl: No, we didn't. Let me explain that. We sent out certified letters 14 days prior to the meeting. I can't control them once they leave and go through the post office processing and delivery. We put an ad in the paper, and we post the properties. The development codes, there's three criteria for public notification. As long as two of those are met, it's still legal.

When I was out there two weeks ago to post the sign, everybody knows that curve. It's a very bad curve. I didn't want to put a sign out there, have somebody slow down, and get rear ended.

As a safety precaution, did not put the sign out because we met the notification criteria.

Mr. Carver: I appreciate that. Since you brought up it is a very heavy traffic area, that is one of my concerns is that that's just one more piece of infrastructure that's near a very dangerous intersection. As you pointed out, it's almost directly across from Truman Road. Somebody overdrives Truman, which I think happened previously. That cell tower is off the road. But you're not that far off. So in the end, I think if it's within your jurisdiction to find the ability to deny this or at least give thoughtful consideration passed along to the next board, I'd appreciate it. If I may, I didn't make any notice or I forgot. I would ask the board the opportunity to postpone a ruling so that the community can get the petition and really talk to people what they want and return to the board for the petition.

Mr. Antey: Thank you. Does anybody else have any other?

I'm Melinda Bird. I'm at 33400 East Perry Road and one of the neighbors impacted by this industrial tower. I'd like to suggest that, I don't know if the developers looked at alternative locations. It sounds like that's something that we're not able to ask.

Okay, so as neighbors and individuals in the community, we'd like to do that. So I want to say that not only does this impact the individual appeal of the neighborhood, but our sunsets as well. right right in our line of sight also has the board considered a future land use value of that property I submit to you that it has greater use value as a residential neighborhood and think about that allowing other individuals to enjoy the area like we do potentially higher property values for the for the county to be a part of as well.

I'd like to submit that we just found out about this a couple of days ago, and the neighbors I've visited with are not happy about this, and so there will be a petition that we are working on that will be forthcoming that will be submitted to the clerk.

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

Walt Woodward: I live at 2512 South Buckner Tarsney Road. 30 years ago, I built a home in that S curve just before you just to the south of that area I was denied access to my property based upon the curb and the visual area that you had to keep from having accidents and that kind of thing. Do we know where the access to service this tower is going to be?

Mr. Diehl: That is BB Highway. So that location will have to be approved by MoDOT. They control access along BB Highway.

Mr. Woodward: Even if you guys approve this today, and it looks like that's going to happen, MoDOT still must approve access to that.

Mr. Diehl: They control BB Highway, so yes. The applicant may already have that in hand.

Mr. Woodward: Do we know that?

Mr. Diehl: Because most of the time, they will probably secure that, if this goes through, and then they come in for their building permit, then we usually ask if they have access.

Mr. Woodward: I couldn't hear. I'm concerned about health issues with this tower going up. Has anybody done anything? Do we know any studies about health issues to the surrounding homes in that area?

Mr. Diehl: Again, that's a federal requirement and a state requirement. They're not allowed to ask.

Mr. Woodward: Okay. What about property values? Has that been brought up?

Mr. Antey: It was brought up.

Is there anyone else that would like to speak?

Willie Bird: 33400 East Perry Road. So does he already have the, one of my first questions would be to the applicant is if he has the approved access?

And then also I'm assuming that based on what you said today that section 24005.22 of Jackson County doesn't even exist anymore because the state overrode that.

Mr. Diehl: Not everything entirely, but a lot of it.

Mr. Bird: Also, I just want to let you all know that I highly oppose it as well. Some of those houses there are close to a million dollar value And then we just bring this up, you know. But it's right out my front door. And that's a problem for me because I just live. I live back here. This is my property right here. and my house faces west. So last night when I took my dog out at 3 o'clock in the morning, I know that my beautiful reason for moving to rural Missouri was to have a nice view.

At 195 feet, that goes away. One last question is, if this company goes defunct and say after 12 years that tower is not used, Whose responsibility is it to put the property back in the way that it was? Is it the property owner since they're no longer existing?

Mr. Antey: They're leasing from a property owner. The conditional use follows the property, not who puts it up. So it is the property owner right now is responsible for that.

Mr. Antey: Yes, and that's the potential leaseholder.

Is there anyone else that would have any new information that they would like to bring forward at this point?

John Overstreet: 2408 South Buckner Tarsney Road. The only thing I'd like to add is there's been discussion of property values. The National Realtors Association did a study where that can affect you as much as 20% of the value of your property. I'd just like to point out that detail, not just the fact that there's the potential of it, but that there's been studies done that show there's a potential of as much as 20% reduction in the value of your property. Not only does that

hurt us as homeowners there, but then secondly, not to stir the pot, but what's that happened with our taxes with the county? Do we see any benefit to that?

So with that, I would concur with everything that's been said about at least consider pushing off a decision until there's more information available. Thank you.

Mr. Antey: Is there anyone else that has any new comments, new information to add to the discussion? If the applicant would like to respond to the question of access and whether or not MoDOT has already granted access.

Mr. Critchlow: Yes, they have.

Mr. Antey: They have granted access at that point.

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

Mr. Ryerkerk moved to take under advisement. Mr. Farrar seconded.

Discussion under advisement

Any questions, comments from the commission?

Ms. Ryerkerk: I have a question for Randy. It seems obvious the state has limited what the county can do, certainly what this board can do. Is there anything different the county can do on notification for something such as a cell tower? Because it seems like the current radius is not adequate given how tall this is and how visible it is for such a large and it affects more people.

Mr. Diehl: That's why I added to it, because I think originally it was like three. I went out another 200 feet. Probably, we probably should look maybe widening that out a little bit more in the future.

Mr. Antey: Any other comments?

Mr. Crawford: This is still just an advisory board. You have another chance to go to the Legislature with concerns. They are the ones that the final say. And the second thing I want to bring up is I feel everybody's pain on this as far as I'm not sure I'd want it in my backyard, but I also realize that cell towers have become a necessity, just like water towers, power lines, and even landfills. We had to pick the four, I mean, this is probably the least invasive.

Still didn't make me happy about it, but I know that it's part of being part of this civil society.

Mr. Monaco: I guess I have a comment. It's really more about the legislative component of this. And that is, if we don't have any real authority to reject, and I'm not saying opposed to this, we're going to have no authority to reject it. Why are we going to have an agreement?

Mr. Antey: And I think it should be looked at as well, because from this board approval or denial, it still falls onto the county legislature. The reason it's got to go through this process is because

we say that we, the county, says that they must have a conditional use permit for this application of using the property, and this is the avenue to get that conditional use.

Mr. Monaco: We have to give a permit, but if we object to it or oppose it, we've done something inappropriate. Kind of damned if we do, damned if we don't.

Mr. Smead: I see your point, but I think it's been narrowed down for us. The setback lines are about the only thing we have now. If I got it right, we can't talk about RF or anything else, but I think setback lines are about the only thing we got.

Mr. Antey: Yeah, because I remember some of the same stuff in the electromagnetic fields and stuff, the power lines and stuff, And the science behind that was, you know, it's much higher in some of the appliances in your own home than that. You know, we hold these up to our ears and plug stuff into our ears. But like Jack said, it's kind of a necessary evil of the society we live in.

Mr. Lock: I think it's unnecessary too, but if you have this many people, there has to be other places that they could go where maybe it's, you know, we have so many people. I would never want one in my front yard. And earlier when they talked about wastewater system and the septic, they're worried about it affecting their property. I know as a builder that's not going to affect our property at all. Her water well is so deep it's not even going to matter. This, on the other hand, I know it's by code and we should approve it, but how can you say approve when it bothered me the most was looking at the sunset? That's my favorite part of the day. I don't want to remember that. And we don't have any power, I'm sure, to say no, but I know if I could ask someone, I'd say no.

Ms. Ryerkerk: Well, this is more common just on the legislative side of it, and it's kind of a dumb question, but can you have multiple companies sharing the same tower? I mean, could something conceivably be done at the state level that forces these companies to work together and say we've already got a tower, can it work? So you're at least limiting the visual pollution to different communities.

Mr. Diehl: If I was reading the code correctly, I think that's even that we can't make them say. Verizon's got one over there and AT&T's got one.

Ms. Ryerkerk: Right. We can't do that, but in terms of citizens going to the legislature and saying, hey, what you've passed needs some work.

Mr. Antey: Right. And I know that the very basics of it is they look at their coverage map, you know, and they're always looking for higher ground on these so they can get the most coverage out of that. But if they show you their advertisement coverage maps, they're all pretty well covered.

Ms. Ryerkerk: But if you go back to landlines, it used to be the company had to own all the lines, and it turns out they really didn't. This is just a new version of phones.

Mr. Diehl: Just off the top of my head, there was two locations, one that was done about 10 years ago, one that was done about 20 years ago. But now there's three of them because there was one south of Oak Grove, closer to 50. They got the conditional use permits. They walked away from it and said, nah, we're not going to build it. So, I mean, that's kind of a weird kind of deal.

Mr. Antey: Yeah, and I remember sitting on this board 20 years ago and we debated, you know, will cell towers even be necessary in 20 years at the rate of technology is going or will it all be satellites? And, you know, and here we are, still doing it.

Mr. Crawford: Our society really does what it's supposed to do, which is expand, which is really, it's a good thing. You just can't really just shut the gate or turn the tap off. We're supposed to grow and that's a healthy thing.

So that means there's more demand for cell towers. There's more usage. So I understand the fact that even though they may have coverage now, they may not have it tomorrow.

We've kind of had a moratorium on power plants and things like that, and we may be in trouble with power plants with grid lines right now. Communications, I think they're a little bit ahead of the curve as far as they have more towers. I'm not pro-tower.

I understand what these people are going through.

Mr. Monaco: You know, my thought just sitting here is getting this visual sighting of DeKalb County. Anybody been to DeKalb County in a while? Ever seen what they have out in western Kansas, all those windsocks?

Mr. Antey: No, windmills.

Mr. Monaco: They're everywhere. So it becomes like, okay, when I want a wind socket, whatever the term is, windmills, whatever you call them, in my yard, no. But there is an environmentally sound reason for it. It certainly breaks off the – I'm really kind of dovetailing what we're saying.

It's a progression. We may not like what it looks like, but it helps in the balancing of all. You trade off, is this something we need?

Does this community need more cell towers? I would like to say no, but yes, probably we do. Do we need more wind towers up there?

No, but do they need them? Yes. So, you know, I'm going to vote yes.

Mr. Antey: Any other comments, questions? I'd entertain a motion.

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

Mr. Farrar:	Approve	Mr. Monaco:	Approve
Ms. Ryerkerk:	Abstain	Mr. Barton:	Disapprove
Mr. Lock:	Disapprove	Mr. Smead:	Approve
Mr. Crawford:	Approve	Chairman Antey:	Approve

Passed 5-2-1

Randy Diehl gave the staff report:

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

Mr. Antey: Okay, any questions for Randy? How long was her last condition?

Mr. Diehl: 15 years.

Mr. Antey: Is the applicant present?

Sally Jackson. I own 3255 North West Duncan Road. That's where the child care is.

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

Ms. Jackson: No.

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

Mr. Farrar: I'd just like to thank you for the service that you provide, I think, maybe in June, the state, the license board made an inspection. Everything's in order. Yes. Thank you very much.

Ms. Jackson: Speaker 22

Mr. Barton: You're just extending what you're already doing.

Mr. Antey: All right. Thank you. Is there anyone present today that would like to speak in favor of this application?

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

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

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

Discussion under advisement

Any questions, comments from the commission?

Mr. Crawford moved to approve. Mr. Farrar seconded.

Mr. Farrar:	Approve	Mr. Monaco:	Approve
Ms. Ryerkerk:	Approve	Mr. Barton:	Approve
Mr. Lock:	Approve	Mr. Smead:	Approve
Mr. Crawford:	Approve	Chairman Antey:	Approve

Passed 8-0

STAFF REPORT

PLAN COMMISSION
November 9, 2026

RE: RZ-2026-727

Applicant: KT Holdings Company

Location: 2121 Stark Ave

Area: 4.44 ± acres

Request: Change of zoning from District C Multi-Family) to District LI (Light Industrial)

Purpose: Commercial truck and trailer parking and transportation storage facility

Current Land Use and Zoning in the Area:

The property within the Blue Summit area, which is an unincorporated island between Kansas City and Independence.

The property directly adjacent to the subject property was rezoned to District LI in 2020. There are both Commercial and Industrial Zoning to the West of the subject property.

Jackson County adopted a Zoning Order in 1943. Most of the area was zoned as District B (Two Family) along with some commercial zoning along Truman Road.

In 1976 the subject property was rezoned to District C (Multi-Family). This rezoning was for a planned retirement community and nursing home facility. Development for this project never commenced.

In 1995 the County adopted the Unified Development Code. The codes from the 1943 and 1960 Orders were replaced with a new set of zoning classifications. Districts A (One Family), B (Two Family) and C (Multi Family) were replaced with classifications better suited to development and land use.

The applicant is desiring to change the zoning from the obsolete zoning to one more compatible with the surrounding land uses.

The proposed use is a commercial semi-truck and trailer parking and transportation storage facility. Improvements include a stabilized parking surface, fencing, gated access, lighting and drainage and stormwater controls.

An office/shop may be constructed in the future.

Water is provided by the City of Independence. The former residence was served by an onsite wastewater system. Any future shop/office would need to be connected to a resigned or new wastewater system.

County Plan:

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

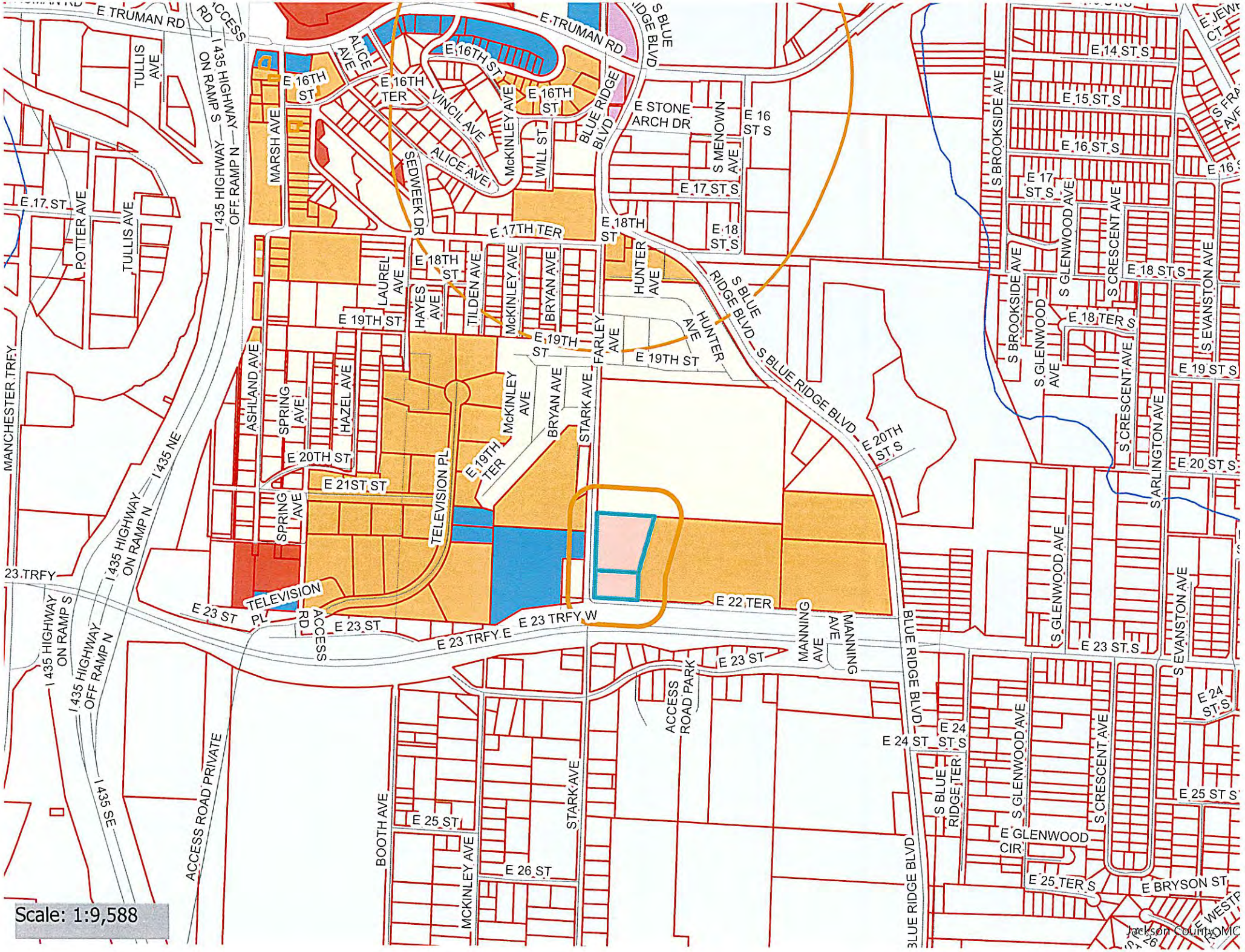
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-727.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator


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E JEWELL CT
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S CRESCENT AVE
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S ARLINGTON AVE
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I 435 HIGHWAY OFF RAMP N
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I 435 NE
I 435 SE
MARSH AVE
ALICE AVE
VINCIL AVE
McKINLEY AVE
WILL ST
SEDGWICK DR
BLUE RIDGE BLVD
LAUREL AVE
HAYES AVE
TILDEN AVE
BRYAN AVE
HUNTER AVE
FARLEY AVE
STARK AVE
ASHLAND AVE
SPRING AVE
HAZEL AVE
TELEVISION PL
TELEVISION ACCESS RD
MANNING AVE
ACCESS ROAD PARK
ACCESS ROAD PRIVATE
BOOTH AVE
TULLIS AVE
POTTER AVE
MANCHESTER TRFY
Scale: 1:9,588
Jackson County, MO

RZ-2026-727
Property Owners Within 185 feet

parcel	owner	address	city	state	zip
27-520-05-14-01-0-00-000	ARP KC II LLC	460 LEGACY PL FL 2ND	DEDHAM	MA	2026
27-410-20-18-00-0-00-000	PUBLIC TELEVISION 19 INC	125 E 31ST ST	KANSAS CITY	MO	64108-3299
27-410-20-17-00-0-00-000	PUBLIC TELEVISION 19 INC	125 E 31ST ST	KANSAS CITY	MO	64108-3299
27-410-20-15-00-0-00-000	PUBLIC TELEVISION 19 INC	125 E 31ST ST	KANSAS CITY	MO	64108-3299
27-520-05-11-00-0-00-000	LAND TRUST OF JACKSON CO	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
27-410-20-25-02-1-00-000	GRAVES LIVING TRUST	4550 WARWIDK BLVD 508	KANSAS CITY	MO	64111
27-410-20-19-02-3-00-000	BLUE RIDGE MHP MO LLC	13428 MAXELLA AVE #835	MARINA DEL REY	CA	90292
27-520-05-15-00-0-00-000	KT HOLDINGS COMPANY LLC	2121 STARK AVE	KANSAS CITY	MO	64126
27-520-05-14-02-0-00-000					

Jackson County
Public Works Department-Development Division
303 West Walnut Street
Independence MO 64050
Jacksongov.org

November 4, 2026

RE: Public Hearing; RZ-2026-727
KT Holding Company 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 KT Holding Company LLC for a change of zoning from District C (Multi-Family) on 4.44 ± acres to District LI (Light Industrial) at 2121 Stark Avenue. The proposed use is a commercial truck and trailer parking and transportation storage facility.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, November 19, 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

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- 2026 - 727

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: Frank Harrison

Address: 2121 Stark Ave, Kansas City, MO 64126

Phone: 816-500-4017

b. Owner(s) Name: KT Holdings Company LLC

Address: 2121 Stark Ave, Kansas City, MO 64126

Phone: 816-500-4017

c. Agent(s) Name: None

Frankharrison1@yahoo.com

Address: N/A

Phone: N/A

d. Applicant's interest in Property: Owner representative / applicant

2. General location (Road Name) Stark Ave at E 22nd Terrace, unincorporated Jackson County

2121 Stark Ave, Kansas City, MO 64126; parcels listed in Attachment A.

3. Present Zoning C-r (Multi-Family) Requested Zoning LI (Light Industrial)

4. AREA (sq. ft. / acres) 4.44 acres total (3.16 acres + 1.28 acres)

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

See Attachment A, Item 5 (two-parcel legal description).

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6. Present Use of Vacant/underutilized; former residence fire-loss site; clearing underway.

7. Proposed Use of Secured commercial semi-truck/trailer parking; see Attachment A.

8. Proposed Time Schedule for Phased after approvals; see Attachment A, Item 8.

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

See Attachment A, Item 9.

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary No mapped SFHA identified; subject to official confirmation.

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A - no floodplain elevation change is proposed.

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

a. Public water service (Independence); see Attachment A.

b. Sewage Existing on-site septic; any change subject to County approval.

c. Existing electric service; upgrades by utility as required.

d. Fire and Police Inter City Fire Protection District / Jackson County Sheriff.

12. Describe existing road width and Approx. 20-24 ft paved, two-lane local road; see Attachment A.

See Attachment A, Item 12.

13. What effect will proposed development have on existing road and traffic conditions? See Attachment A, Item 13.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed developm Yes - see Attachment A, Item 14.

If so, describe giving dates of application and status (include permit numbers and copies of same, if Applications not yet filed; no permit numbers issued as of September 2, 2026.

Approvals will follow rezoning and preliminary site-plan coordination.

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)		10-5-26
Applicant(s):	KT Holding Company LLC	10-5-26
Contract Purchaser(s):		

STATE OF Missouri

COUNTY OF Jackson

On this 5th day of Oct, in the year of 2026, before me the undersigned notary public, personally appeared Frank T. Harrison

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 _____

ATTACHMENT A - CONTINUATION OF APPLICATION

Item 11 - Utilities and Public Services

Water: Public water service is identified by County GIS as Independence service. The parking use is expected to have limited water demand; any extension, meter or fire-flow improvement will be coordinated with the utility and fire district.
Sewage disposal: The property has an existing on-site septic system. Any new or expanded wastewater facilities will be designed and permitted through Jackson County Environmental Health or the agency with jurisdiction. No discharge is proposed.
Electricity: Electric service is available on site. Service will be upgraded as required for lighting, gate controls, security and any future building.
Fire and police: County GIS identifies Inter City Fire Protection District service. Law enforcement in the unincorporated area is provided by the Jackson County Sheriff's Office. Site access, gates, fire lanes, addresses and emergency access will be coordinated with the applicable agencies.

Item 12 - Existing Road Width and Condition

Stark Avenue is an existing paved, two-lane local roadway, estimated at approximately 20-24 feet of paved width in the site vicinity. The road is presently serviceable. The final site plan will document right-of-way, pavement width, turning movements, driveway geometry and any improvements required by Jackson County.

Item 13 - Effect on Road and Traffic Conditions

The project will generate commercial vehicle trips associated with vehicles entering and leaving a secured parking facility. Access will be controlled through a designated driveway and gate set back sufficiently to avoid vehicle queuing in the public roadway. Internal aisles and turning areas will be designed for tractor-trailer movements. Operational rules will prohibit roadway staging and uncontrolled on-street parking. Final access location, sight distance, driveway design, traffic-control measures and any required road improvements will be determined through County site-plan and access review.

Item 14 - Other Required Approvals or Permits

Anticipated approvals may include Jackson County site-plan/development approval; grading and land-disturbance/stormwater approval; driveway or access approval; building, electrical and sign permits; fire-district review; septic/wastewater approval; utility approvals; and any other permits identified during County review. FEMA floodplain review or Missouri Department of Natural Resources stormwater authorization will be obtained if triggered by final design or disturbed acreage. No related permit applications have been filed and no permit numbers have been issued as of September 2, 2026; those applications will follow rezoning and preliminary site-plan coordination.

Source note: Parcel acreage, ownership, legal descriptions, fire/water service and current zoning were transcribed from Jackson County's official Parcel Viewer and Unincorporated Zoning GIS on September 2, 2026. Road width is an estimate and must be confirmed by survey or County engineering review. This attachment is part of the applicant's submission and should be filed with the four-page County form.

ATTACHMENT A - CONTINUATION OF APPLICATION

Jackson County, Missouri - Application for Change of Zoning

Subject property	2121 Stark Ave, Kansas City, MO 64126 (unincorporated Jackson County)
Owner	KT Holdings Company LLC
Parcel 1	27-520-05-15-00-0-00-000 - 3.16 acres
Parcel 2	27-520-05-14-02-0-00-000 - 1.28 acres
Total area	4.44 acres
Current zoning	C-r (Multi-Family), active; zoning case R-266 (1976)
Requested zoning	LI - Light Industrial District

Item 5 - Legal Description

Parcel 27-520-05-15-00-0-00-000: SEC 08 TWP 49 RNG 32 PT OF SW 1/4 OF NW 1/4 DAF: BEG AT THE NW COR OF VACATED HOMESTEAD ADD TH E ALG N LI OF SD VAC SUB 425' TH SWLY 409.81' TO A PT 190' N OF S LI & 325' E OF W LI OF VAC HOMESTEAD ADD TH W PARL TO N LI 325' TO W LI THOF TH N ALG W LI 400' TO POB (EX PT IN STARK AVE).

Parcel 27-520-05-14-02-0-00-000: SEC 08 TWP 49 RNG 32 PT OF SW 1/4 OF NW 1/4 DAF: BEG 190' N & 20' E OF SW COR SD 1/4 1/4 TH E 300' TH N 190' TH W 300' TH S 190' TO POB.

Item 7 - Proposed Use

Secured commercial semi-truck and trailer parking and transportation-storage facility. Initial improvements are proposed to include a stabilized parking surface, perimeter fencing, controlled gated access, site lighting, security cameras, drainage and stormwater controls, and internal circulation designed for commercial vehicles. A future office/shop/storage building may be constructed as an accessory or otherwise authorized use, subject to site-plan review and all applicable permits. No fueling operation is included in this application.

Item 8 - Proposed Time Schedule

Development will proceed in phases after rezoning and approval of the required site, access, grading, drainage, utility, environmental and building permits. Phase 1 (anticipated within 0-6 months after approvals) will include site clearing, grading, drainage/stormwater work, surface stabilization, fencing, gated access, lighting, cameras and parking layout. Phase 2 (anticipated within 6-18 months after approvals and as market demand supports) may include construction of an office/shop/storage building and related utility improvements.

Item 9 - Effect on Surrounding Properties

The proposed use is compatible with the established commercial, parking, storage, telecommunications and industrial character of the immediate Stark Avenue area. The project will replace a vacant and underutilized fire-loss site with a maintained, secured and professionally managed property. Controlled access, perimeter fencing, lighting directed away from adjacent properties, security cameras, drainage controls, setbacks, screening and orderly circulation will be used to reduce noise, glare, visual and operational impacts. The site will not be used for salvage, vehicle dismantling or the open storage of inoperable vehicles.

Item 10 - Floodplain

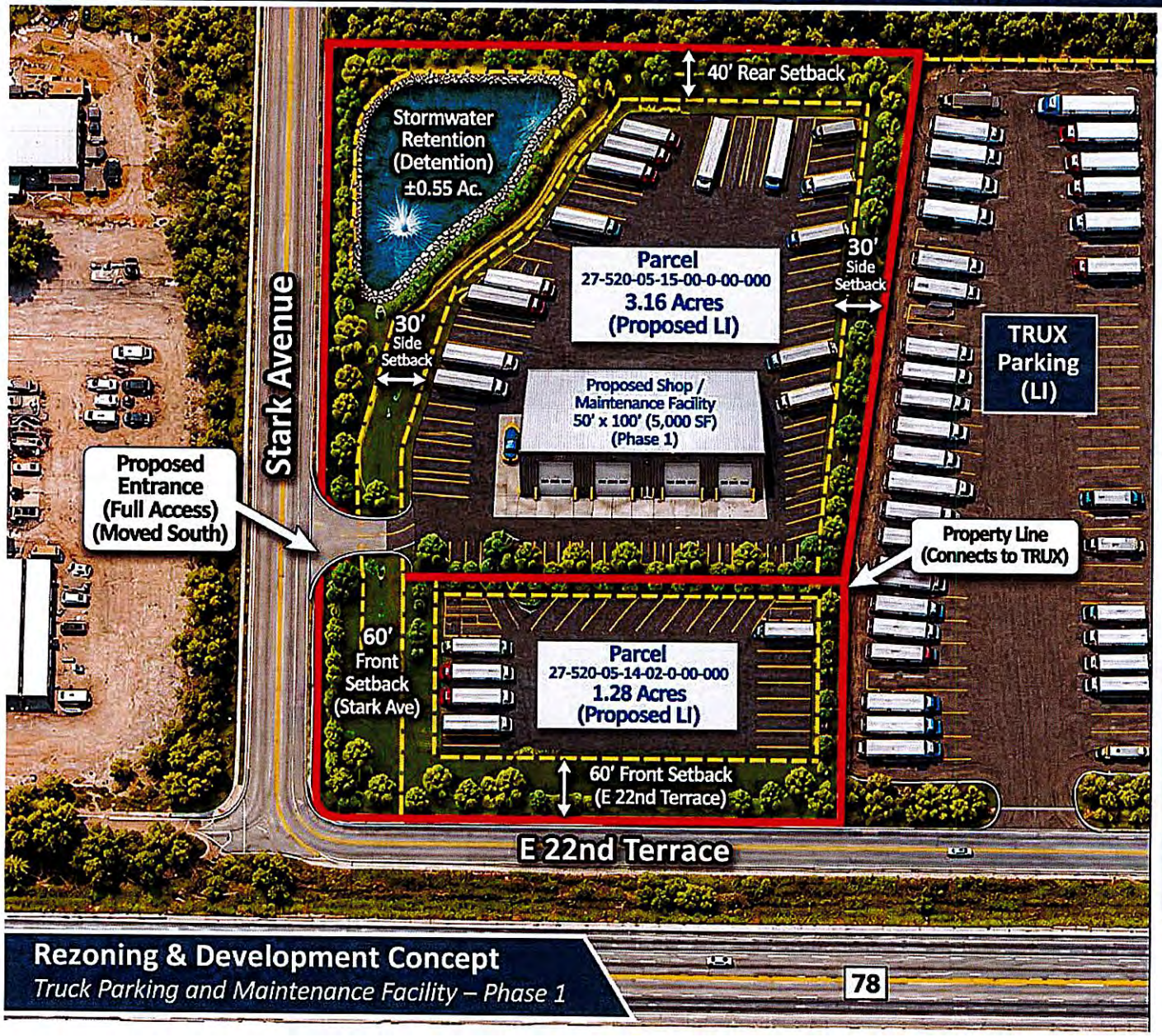
Available property-risk mapping identifies minimal flood risk and no mapped Special Flood Hazard Area was identified during preparation of this application. No floodplain elevation change is proposed. Final floodplain status will be confirmed by Jackson County and current FEMA mapping during site-plan and land-disturbance review.


STARK AVE
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Scale: 1:1,609
Jackson County, MC

JACKSON County ★ Missouri

Jackson County Planning
Rezoning & Development Concept

KT Holding Company LLC
2121 Stark Avenue, Kansas City, MO



Project Overview

Applicant / Owner:	KT Holding Company LLC
Address:	2121 Stark Avenue, Kansas City, MO
Parcels:	27-520-05-15-00-0-00-000 (3.16 ac) 27-520-05-14-02-0-00-000 (1.28 ac)
Total Area:	**4.44 Acres**
Existing Zoning:	C-r (Commercial – Rural)
Proposed Zoning:	Light Industrial (LI)
Proposed Use:	Truck & trailer parking, maintenance shop, contractor storage, and related light industrial uses

Jackson County LI (Light Industrial) Standards

Front Setback (Stark Ave):	40 feet (proposing 60 ft)
Front Setback (E 22nd Terr):	40 feet (proposing 60 ft)
Side Setbacks:	30 feet
Rear Setback:	40 feet
Max Building Height:	35 feet
Max Impervious Coverage:	50%
Outdoor Storage:	Allowed (screened, ≤ 3 acres)
Screening / Fencing:	6' solid, opaque fence (min.)

Development Summary (Concept)

Proposed Building (Phase 1):	50' x 100' (5,000 SF) shop
Truck / Trailer Parking (Phase 1):	± 50 spaces (12' x 55')
Total Parking Capacity (Full Site):	± 60–70 spaces (future expansion)
Stormwater Retention:	± 0.55 acres (NW corner) (Detention / water quality)
Site Surface:	Compacted aggregate or asphalt (county-approved)
Access:	Single entrance from Stark Avenue (moved south)
Utilities:	Electric, water, fiber (existing); septic (on-site)

Legend

- Subject Parcels – Rezoning Request (4.44 ac)
- LI Building Setback Line
- Paved Parking / Circulation
- Concrete Apron / Drive
- Proposed Building (Phase 1 – 5,000 SF)
- Stormwater Retention / Detention (±0.55 ac)
- Landscaping / Buffers

N

0 100 200 300 400 Feet

Rezoning & Development Concept
Truck Parking and Maintenance Facility – Phase 1

STAFF REPORT

PLAN COMMISSION
November 19, 2026

RE: CU-2026-264

Applicant: Catherine Deves

Location: 12613 S. Harris Road

Area: 14.9 ± acres

Request: Conditional Use permit for a period of 30 years for small-scale photography and private gathering space

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The surrounding area is predominantly residential tracts and zoned District AG (Agricultural) with a few residential lots established after 1995 that are within both District RR and Distract RE.

District AG allows photography as a home occupation (24005.13, UDC). Along with that, home occupations are permitted to be operated from an accessory building.

Besides photography sessions, the applicant is wishing to have occasional small private gatherings such as bridal and baby showers, birthday gatherings and similar private events. They state there will be no large weddings, concerts or other high-capacity events.

The structure will be located approximately 1,400 feet off Harris Road within the Easterly portion of the tract. It will be 240 feet from the east property line and 50 feet from the south line. There is area for on-site parking as no parking would be allowed on the public road.

In the past, staff has made the recommendation of setbacks 200 feet from all property lines. Those facilities generally accommodate up to 350 guests.

With the more intimate setting and the limited numbers of guests, staff feels the 200-foot setback buffer would not be warranted.

The applicant has also received a letter of support from the property owners to the South. They are aware of the building being 50 feet from their property line and it is around 600 feet from their residence.

The applicant is asking for a term of 30 years. Being that this is the first application, staff recommends a term of 5 years for the initial term. Upon renewal, the term may be granted for a longer period of time.

Recommendation:

Staff recommends APPROVAL of CU-2026-264 for a period of fifteen (5) years subject to the following conditions:

1) Hours of operation will be 9:00 am to 9:00 pm.

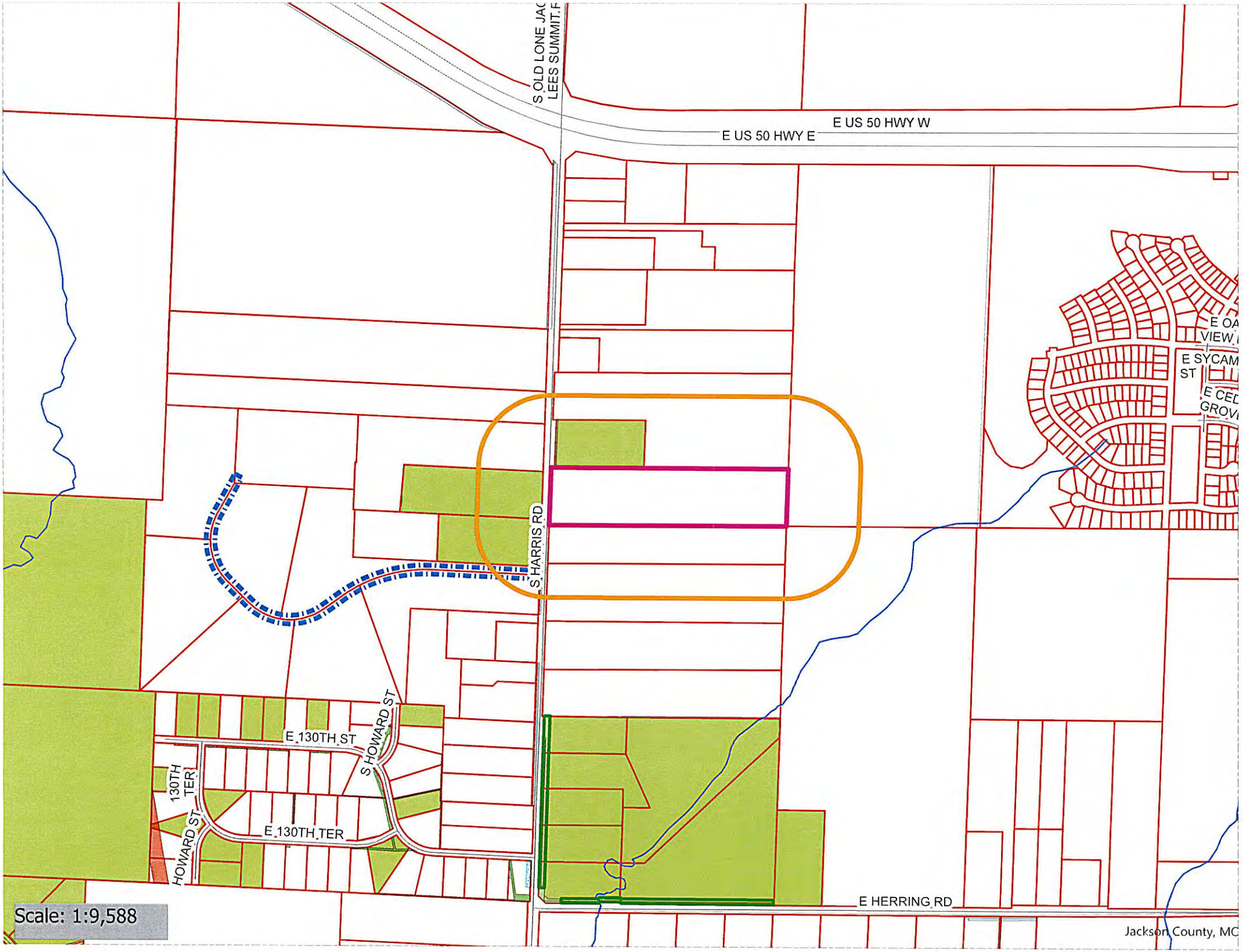
2) The number of guests shall be based on occupancy determined by the building official.

3) Activities are restricted to the building.

4) Any restrooms will need to be connected to an on-site wastewater system designed by a Missouri Registered Engineer and installed by a State licensed installer.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator


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Jackson County, MO

Jackson County
Public Works Department-Development Division
303 West Walnut Street
Independence MO 64050
Jacksongov.org

November 4, 2026

RE: Public Hearing: CU-2026-264
Catherine and Jordan Deves

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 Catherine and Jordan Deves to operate a photography and private gathering space on 14.9 ± acres in District AG (Agriculture) at 12612 S. Harris Road.

The public hearing on this matter will be held by the Plan Commission on Thursday, November 19, 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

CU-2026-264
Property Owners Within 500 feet

Parcel	owner	address	city	state	zip
60-700-04-77-00-0-00-000	GARRIS REVOCABLE TRUS	12704 S HARRIS RD	LEE'S SUMMIT	MO	64086
60-700-04-07-01-0-00-000	HUGHES DOUGLAS E & BLAIRE	12714 S HARRIS RD	LEE'S SUMMIT	MO	64086
60-700-01-06-00-0-00-000	BILLINGS DAVID R & PAMELA L	12520 S HARRIS RD	LEE'S SUMMIT	MO	64086
60-700-04-76-00-0-00-000	WHITE LISA A	17802 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
59-900-02-20-00-0-00-000	SCHWOPE TORY & BETH ANN	12517 S HARRIS RD	LEE'S SUMMIT	MO	64086
59-900-03-06-00-0-00-000	JAEGERS KEVIN & KRISTIANNE	12713 S HARRIS RD	GREENWOOD	MO	64034
59-900-03-02-00-0-00-000	CARROLL REVOCABLE LIVING TRUST	12707 S HARRIS RD	GREENWOOD	MO	64034
59-900-02-01-00-0-00-000	FREVERT FAMILY ESTATE 20 LLC	10107 WINDSOR DR	LEE'S SUMMIT	MO	64086
60-700-04-78-00-0-00-000	KENNEY PETER J & DANIELLE DUSSELIER	12600 HARRIS RD	LEE'S SUMMIT	MO	64086
60-700-04-79-00-0-00-000	GROSS JAMIESON SETH & BETH ANN	12600 HARRIS RD	LEE'S SUMMIT	MO	64086
59-900-02-06-00-0-00-000	DEVES JORDAN & CATHERINE	12613 S HARRIS RD	LEE'S SUMMIT	MO	64086

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- 2026 – ~~2025~~ 2004

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: Catherine Deves and Jordan Deves

   Address: 12613 Harris Rd. Lees Summit, MO. 64086

   CATHERINEC91@YAHOO.COM

   Phone: (785) 410-0396 or (573) 808-1229

   b. Owner(s) Name: Catherine and Jordan Deves

   Address: 12613 Harris Rd. Lees Summit, MO. 64086

   Phone: (785) 410-0396 or (573) 808-1229

   c. Agent(s) Name: N/A

Address: _____

_____

Phone: _____

d. Applicant's interest in Property: Property Owners

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Small-scale greenhouse-style photography and private gathering space for a period of 30 years; property described as follows: a tract of land 14.9 square feet/acres in size located at 12613 Harris Road.

Present Zoning District Agricultural (AG)

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

SECTION 18 TOWNSHIP 47 RANG E 30 BEG SW COR NW 1/4,
TH N 398 .16, TH E 1641.03 FT, TH S 398.16 FT,TH W 1641.03 FT, TO POB .
CONTG 14.999 AC.

4. Present Use of Property: Private residential property with associated agricultural and recreational uses.

5. Proposed Use of Property: Construction and operation of an approximately 25' × 35' greenhouse-style structure primarily available by reservation for professional photography sessions, including seasonal mini sessions, family photography and similar uses. The space may also be reserved for small private gatherings such as baby showers, bridal showers, birthday celebrations, workshops, dinners and similar events.
The proposed use is intentionally small-scale and reservation-based and is not intended to operate as a large event, concert or entertainment venue. All guest parking will be accommodated on the property.

6. Estimated Time Schedule for Development: Approximately 6 months following receipt of all required approvals and permits.

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

Minimal impact anticipated. Proposed structure is approximately 600 ft from the nearest neighboring residence.

Use will be small-scale and reservation-based, with on-site parking and activities managed to minimize noise, traffic and lighting.

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 No significant impact to existing water service is anticipated. Any required water service will be provided in accordance with applicable county requirements.

b. Sewage disposal Final restroom and sewage-disposal method will be determined in consultation with Jackson County and applicable permitting authorities prior to construction/occupancy. Applicant will comply with all applicable sanitation and wastewater requirements.

c. Electricity Electrical service will be extended to the structure as necessary by a licensed contractor and in accordance with applicable permitting and inspection requirements.

d. Heating The structure may utilize an appropriately permitted electric heating and cooling system suitable for seasonal use.

e. Fire and Police protection existing public fire and law-enforcement services serving the property. The proposed small-scale use is not anticipated to materially affect existing services.

10. Describe existing road width and condition: Harris Road is an approximately 20-foot-wide paved collector road in good condition, providing adequate two-way access to the property.

11. What effect will proposed development have on existing road and traffic conditions? Minimal impact to existing road and traffic conditions is anticipated. Use of the property will be reservation-based and limited to photography sessions and small private gatherings rather than continuous public traffic.

All parking will be accommodated on the subject property. The property has adequate area to establish additional designated gravel or other approved hard-surface parking if required

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

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

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

Signature Date

Property Owner(s) 9-30-26

9/30/26

Applicant(s): 9-30-26

9/30/26

Contract Purchaser(s): _____ _____

_____ _____

STATE OF Missouri

COUNTY OF Jackson

On this 30 day of September, in the year of 2026, before me the undersigned notary public, personally appeared Catherine Deves and Jordan Deves

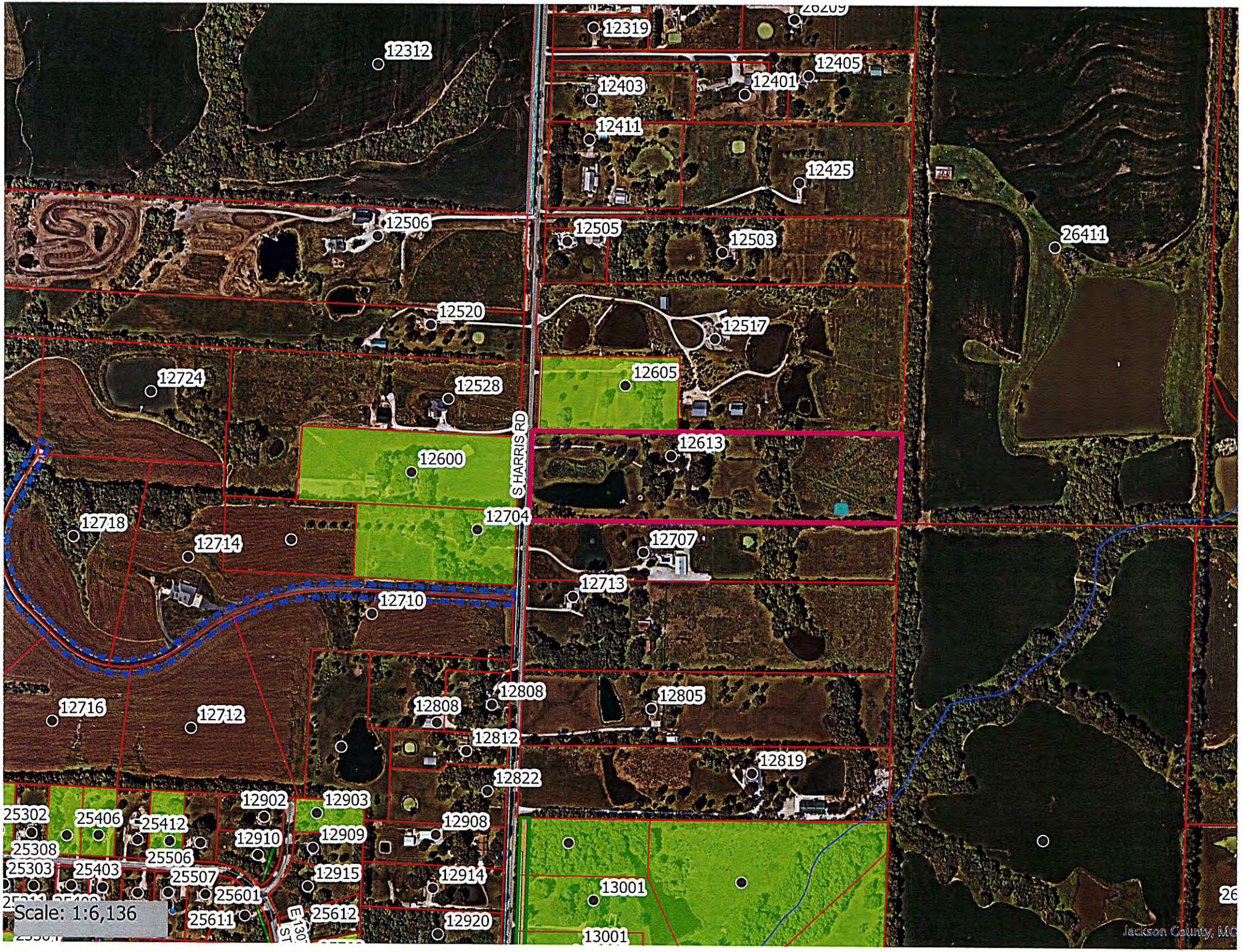
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

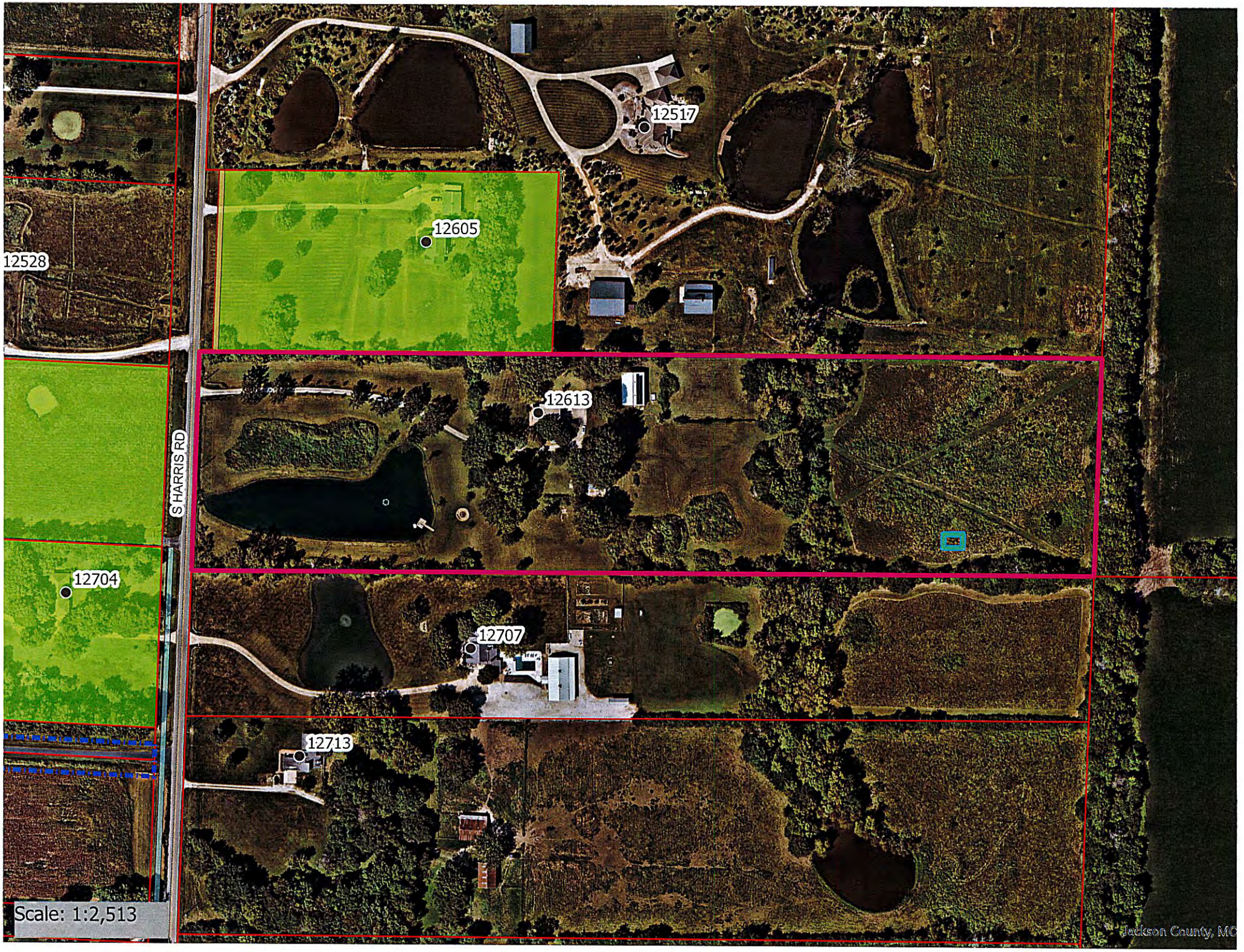
In witness whereof, I hereunto set my hand and official seal.

Notary Public Alexis Chianne Ballou Commission Expires 09/29/2028

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ALEXIS CHIANNE BALLOU
My Commission Expires
September 29, 2028
Jackson County
Commission #24777454


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Scale: 1:6,136
Jackson County, MO


12517
12605
12528
12613
S HARRIS RD
12704
12707
12713
Scale: 1:2,513
Jackson County, MO

Outlook

Re: EXTERNAL CUP Permit Application (Deves)

From Catherine Deves <catherinec91@live.com>
Date Wed 10/7/2026 3:25 PM
To Randy D. Diehl <RDiehl@jacksongov.org>

This message needs your attention

- This is a personal email address.

Mark Safe Report

Powered by Mimecast

Hi Randy,

Absolutely. Please see below and feel free to reach out if there are any other questions you are needing answered. We are envisioning this as a small-scale, reservation-based use of the greenhouse rather than a traditional event venue. Below is the general scope we are proposing:

- **Hours of operation:** Approximately 9:00 a.m. to 9:00 p.m., with the majority of rentals taking place during daytime and early evening hours.

- **Frequency of rentals:** We anticipate rentals generally occurring 1–3 times per week, although frequency may vary seasonally. Some weeks may have no rentals, while others may have several smaller bookings. Photography sessions may occur more frequently during peak seasons and holidays, but these would typically involve only a photographer and an individual, family, or small group for a short period of time.

- **Types of rentals:** Photography sessions, baby and bridal showers, birthday gatherings, girls' nights, and similar small private events. We are not proposing large weddings, concerts, or other high-capacity events.

- **Guest capacity:** Events will be intentionally small in scale and appropriate for the size of the greenhouse and available on-site parking. We anticipate most seated events being approximately 30–35 guests, with somewhat larger groups possible for standing or open-house-style gatherings. Attendance would always remain within applicable building/fire occupancy requirements.

- **Noise/entertainment:** Any music would primarily be through indoor speakers at a reasonable volume. There may occasionally be something small such as an acoustic guitarist, but we are not proposing full bands, DJs, or amplified outdoor entertainment.

- **Parking:** Guests would park on our property using designated on-site parking. There would be no street parking associated with rentals.

Our goal is for this to remain a small, controlled use of the property that is compatible with the surrounding area and does not create a disruption for our neighbors. We are also happy to discuss any additional parameters that would be helpful as you review the application.

Please let me know if there is any other information or detail you need from us.

Thank you,
Catherine

From: Randy D. Diehl <RDiehl@jacksongov.org>
Sent: Tuesday, October 6, 2026 9:53 AM
To: Catherine Deves <catherinec91@live.com>
Subject: Re: EXTERNAL CUP Permit Application (Deves)

Good morning -

Could you provide a detailed scope of what you are proposing, such as hours of operation, frequency of rentals, are the numbers of guest going to be limited.

Randy

From: Catherine Deves <catherinec91@live.com>
Sent: Wednesday, September 30, 2026 4:23 PM
To: Randy D. Diehl <RDiehl@jacksongov.org>
Subject: EXTERNAL CUP Permit Application (Deves)

WARNING: This email originated outside of Jackson County.
DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Randy,
Nice to meet you today. Please see attached for the remaining portions of our permit application (Scaled map, Greenhouse concept mockups, and Neighbor support letter). Please let me know if we need anything else at this time.

Thank you,
Catherine Deves

Disclaimer
The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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CONDITIONAL USE PERMIT · SUPPORTING EXHIBIT

Proposed Greenhouse Concept

12613 S. Harris Road, Lee's Summit, Missouri 64086



FIGURE 1 Exterior concept – greenhouse structure



FIGURE 2 Exterior concept – potential patio and landscaping



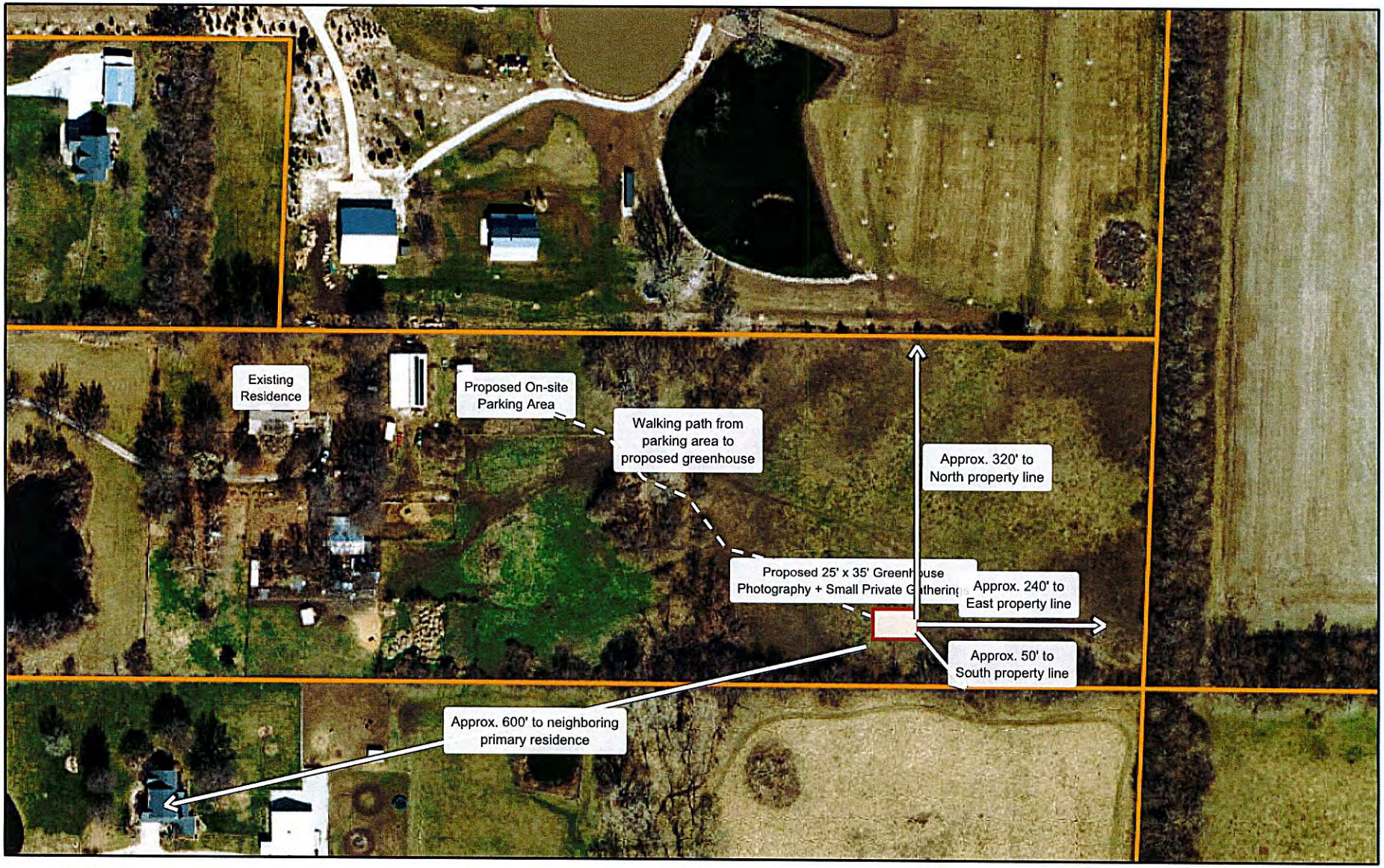
FIGURE 3 Interior inspiration

PROJECT SUMMARY

Request	Conditional Use Permit
Proposed Structure	Greenhouse-style structure with timber frame and glazed walls and roof, approximately 25' x 35' (approx. 875 sq. ft.)
Primary Use	Scheduled photography sessions and seasonal photography
Secondary Use	Occasional small private gatherings
Design Intent	Complement the rural residential character of the property

Images are conceptual and intended to illustrate the general architectural style, scale and character of the proposed structure. Final design, materials, landscaping and furnishings may vary.

12613 Harris



9/23/2026

Tax Parcels

County Boundary

1:2,400

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Proposed improvements and distances are approximate; base map from Jackson County GIS. County export scale: 1:2,400. Final construction location subject to permitting requirements.

MARC/local jurisdictions, MO911ServiceBoard, MDC, Microsoft, Vantor

NEIGHBOR LETTER OF SUPPORT

Conditional Use Permit - 12613 S. Harris Road, Lee's Summit, MO 64086

To Whom It May Concern:

We are the owners of property adjoining 12613 S. Harris Road and have spoken with Catherine and Jordan Deves regarding their proposed Conditional Use Permit and plans to construct an approximately 25' x 35' greenhouse-style structure on their property.

We understand that the proposed space is intended primarily for scheduled photography sessions, including seasonal and family photography, as well as occasional small private gatherings such as baby showers, bridal showers, birthday celebrations, dinners, and similar events.

Catherine and Jordan have shared the proposed site plan with us, including the anticipated location of the structure and its relationship to our property. We understand that the proposed greenhouse will be located approximately 50-60 feet from our shared property line, which is less than the otherwise applicable 200-foot separation, and approximately 600 feet from our primary residence.

Having reviewed the proposed location and discussed the intended use of the property, we have no objection to the proposed location of the structure or the requested Conditional Use Permit and are supportive of the project as presented to us.

We appreciate Catherine and Jordan discussing their plans with us in advance and providing us with the opportunity to review the proposed location and intended use.

Property Owner(s): Rich & Danielle Carroll
Property Address: 12707 S. Harris Rd Greenwood Mo. 64034

Signature: Rich Carroll
Printed Name: Rich Carroll
Date: 9-24-26

Signature: Danielle Carroll
Printed Name: Danielle Carroll
Date: 9-24-26

STAFF REPORT

PLAN COMMISSION
November 19, 2026

RE: CU-2026-265

Applicant: STC Towers, LLC (Selective Site Consultants, Inc)

Location: 9715 S. Buckner Tarsney Road

Area: 5,625 Square Feet

Request: Conditional Use Permit for a period of 50 years for a 155-foot self-supporting tower

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning on the parent tract (15.00 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 155-foot self-supporting tower within a 75' x 75' lease area. There is a 5-foot lightning rod attached to the tower. A 25' wide easement to service the tower.

The tower is approximately 700 feet from Buckner Tarsney Road, and 80 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-2026-265 subject to the following conditions:

Conditions:

1. The commercial communication tower shall not exceed a height of 155 feet as measured from ground level.

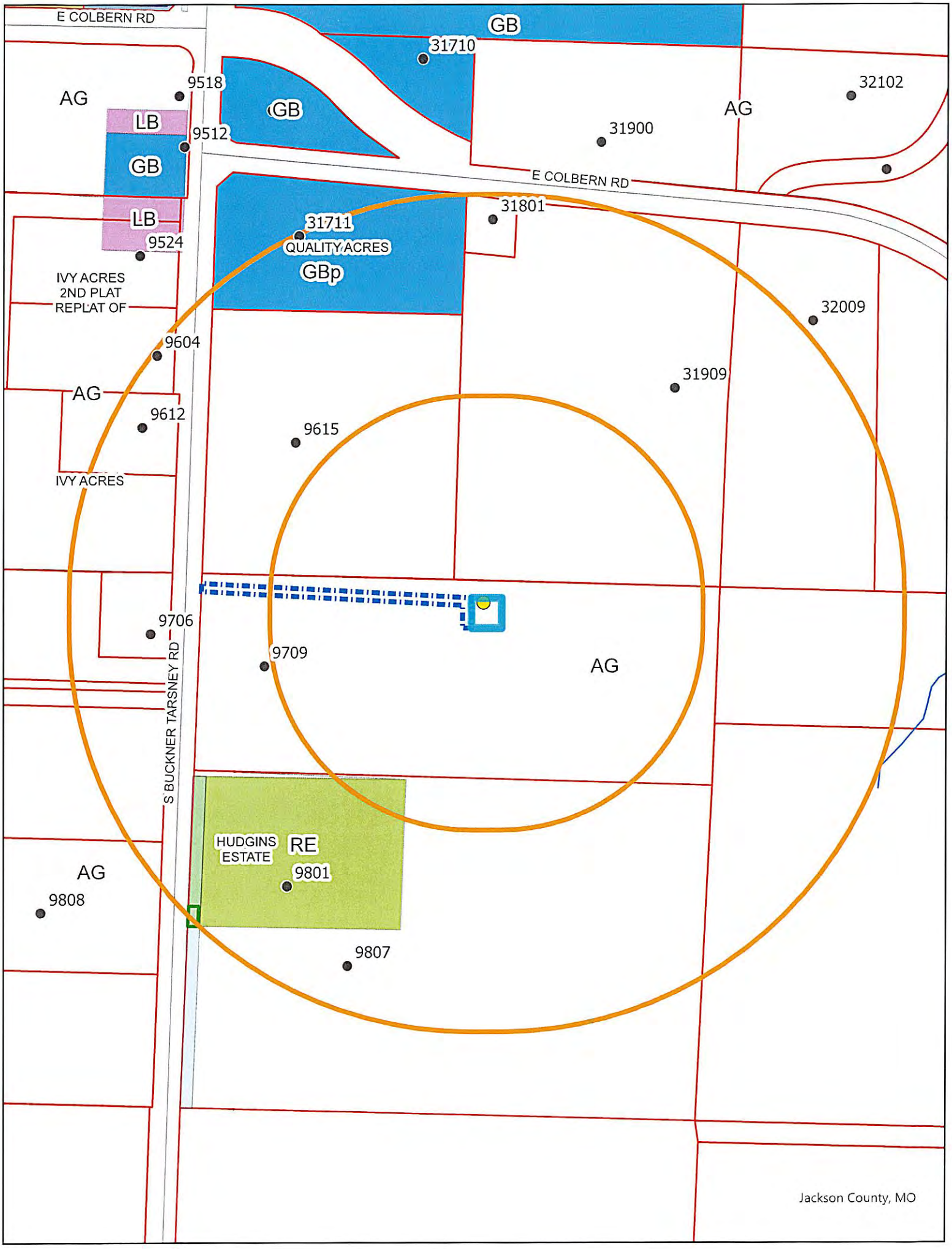
2. The tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.

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


E COLBERN RD
GB
31710
AG
9518
32102
GB
LB
9512
AG
31900
GB
E COLBERN RD
LB
31801
31711
QUALITY ACRES
9524
GBp
IVY ACRES
2ND PLAT
REPLAT OF
32009
9604
31909
AG
9612
9615
IVY ACRES
9706
9709
AG
S BUCKNER TARSNEY RD
HUDGINS
ESTATE
RE
AG
9801
9808
9807
Jackson County, MO

CU-2026-265
Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
55-400-04-19-00-0-00-000	HUDGINS JAMES W & IDONNA R	1509 SW 42ND CT	LEES SUMMIT	MO	64082
55-400-04-03-02-0-00-000	EVERGY MISSOURI WEST & AQUILA INC	PO BOX 418679	KANSAS CITY	MO	64141-9679
55-400-04-13-00-0-00-000	SEARS CHRISTOPHER L	31801 E COLBERN RD	OAK GROVE	MO	64075
55-400-03-07-01-2-00-000	HILL BRADLEY J & JOAN C	9716 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-07-02-0-00-000	BUSHATZ TODD J & MEREDITH A	9808 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-10-00-0-00-000	WINTEROWD LIVING TRUST	9706 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-17-00-0-00-000	ROBERTS MICHAEL A & KATHERINE	31909 E COLBERN RD	OAK GROVE	MO	64075
55-400-03-15-00-0-00-000	SNEDEGER MARY C	9604 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-23-02-0-00-000	BROWN MATTHEW C & MELANIE N	9714 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-08-00-0-00-000	GUNTER ANTHONY A	9612 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-07-01-6-00-000	WINTEROWD LIVING TRUST	9706 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-09-00-0-00-000	SMITH JAMES E & MELISSA K	9622 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-23-01-0-00-000	PALUMBO PATSY J JR & STACEY	9714 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-03-01-0-00-000	QCC DEVELOPMENT LLC	8525 S STILLHOUSE RD	OAK GROVE	MO	64075
55-400-04-18-00-0-00-000	ROBERTS KATHERINE & MICHAEL	31909 E COLBERN RD	OAK GROVE	MO	64075
55-400-04-11-02-0-00-000	HANSBURG LEROY & BARBARA L TR	32313 E COLBERN RD	OAK GROVE	MO	64075
55-400-04-11-01-0-00-000	HANSBURG LEROY & BARBARA L TR	32313 E COLBERN RD	OAK GROVE	MO	64075
55-400-04-06-00-0-00-000	EDWARDS TRUST	2253 SW PARK AVE	BLUE SPRINGS	MO	64015
55-400-04-09-00-0-00-000	KNIGHT NICHOLAS P & JESSICA M	9709 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029

Jackson County
Public Works Department-Development Division
303 West Walnut Street
Independence MO 64050
Jacksongov.org

November 4, 2026

RE: Public Hearing: CU-2026-265
Autobahn 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 Autobahn Towers for a Conditional Use Permit for a period of 50 years for a 160-foot self-supporting tower in District AG (Agricultural) on 5,625 square foot tract at 9715 S. Buckner Tarsney Road.

The public hearing on this matter will be held by the Plan Commission on Thursday, November 19, 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- 2026 – 265

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: Autobahn Towers Inc

      Address: 7171 w 95th St ste 600

      Overland Park, KS 66212

      Phone: _____

   b. Owner(s) Name: KNIGHT NICOLAS P & JESSICA M

      Address: 9709 BUCKNER TARSNEY GRAIN VALLEY MO 64029

      Phone: _____

   c. Agent(s) Name: Islah Cooper

Address: 7171 w 95th st

Overland Park, KS 66212

Phone: 913-278-1560

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 15 square feet (acres) in size located at BUCKNER TARSNEY Road.

Present Zoning District Agricultural

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

The North 15 acres of the Southwest 1/4 of the Southeast 1/4 of section 27, Township 48, Range 30, in Jackson County Missouri

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 Jackson County Sheriff, Southern Jackson County Fire Protection

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 FCC and MODOT

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	9-30-2026
Contract Purchaser(s):	N/A N/A	N/A N/A

STATE OF Kansas

COUNTY OF Johnson

On this 30th day of September 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

MEGAN BROWN
Notary Public-State of Kansas
My Appt. Expires 7/6/2028

Sent via FedEx

September 21, 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: AB-MO-015 East Lake Lotawana

Please find enclosed an Application for Conditional use permit we are filing on behalf of and as agent for AUTOBAHN TOWERS, LLC. 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 (AUTOBAHN 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 NICHOLAS and JESSICA

Construction Drawings are submitted herewith.

TOWER INFORMATION:

- LATITUDE: 38° 56' 18.25" N (NAD 83)
- LONGITUDE: 94° 12' 46.63" W (NAD 83)
- GROUND ELEV: 972' AMSL
- OVERALL STRUCTURE HT: 155'-0" AGL
- TOWER HEIGHT: 150'-0" AGL
- TOWER TYPE: MONOPOLE
- APPLICANT CL: 145'-0" AGL

The proposed tower will be located on a 15-acre piece of agricultural land, zoned AG, owned by Nicolas and Jessica Knight. Telecommunications structures are allowed as Conditional Use in the AG district pursuant to Jackson County UDC Section 24000.2 c. 18. The 75' x 75' lease area and associated easement lie entirely within the parent parcel, situated in the Southwest Quarter of the SE Quarter of Section 27, Township 48, Range 30, in Jackson County, Missouri. The non-exclusive access/utility easement is 20' wide as described on Sheet number 3 on the construction drawings.

7171 WEST 95TH STREET, SUITE 600
OVERLAND PARK, KANSAS 66212
p 913.438.7700
f 913.438.7777
ssc.us.com

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:** AUTOBAHN 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:

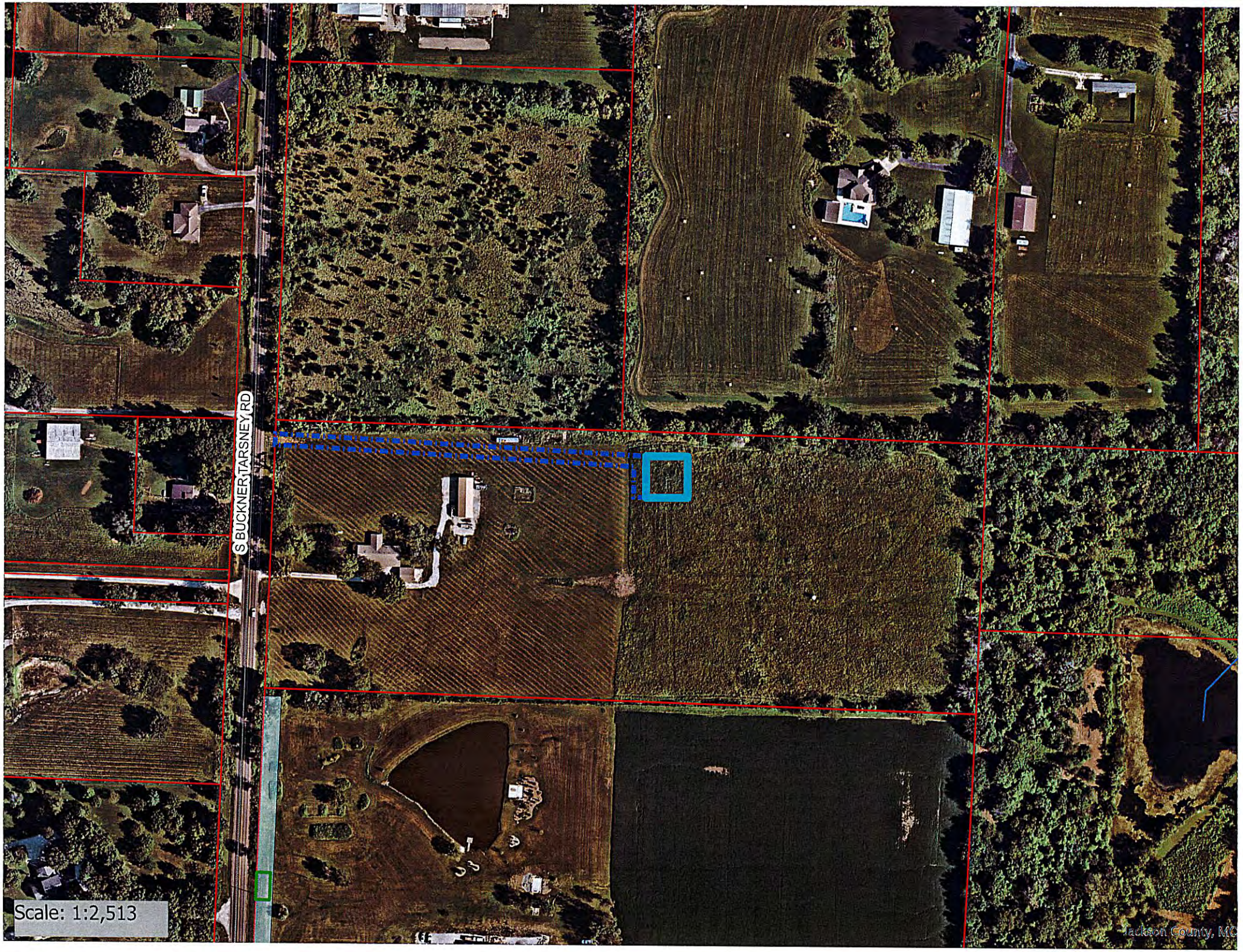
(a) Detailed structural plans for the antenna and the support system; **APPLICANT RESPONSE: Acknowledged. Construction drawings provided but detailed structural plans for the tower and foundation will be provided with the building permit application.**

(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.**

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

Sincerely,

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


S BUCKNER TARSNEY RD
Scale: 1:2,513
Jackson County, MO

verizon

APPLICANT SITE NAME:
AB-MO-015 EAST
LAKE LOTAWANA

MDG LOCATION ID:
5000981453

APPLICANT PROJECT #:
TBD

PROJECT:
NSB

DRAWING DESCRIPTION:
PRELIMINARY CD

AERIAL MAP



SITE INFORMATION

PROJECT:	NSB
CELL SITE NAME:	AB-MO-015 EAST LAKE LOTAWANA
CELL SITE ADDRESS:	9709 S BUCKNER TARSNEY RD GRAIN VALLEY, MO 64029
LANDLORD:	KNIGHT NICHOLAS P & JESSICA M 9709 S BUCKNER TARSNEY GRAIN VALLEY, MO 64029
CONTACT: PHONE:	L.L. CONTACT TBD
TOWER INFORMATION:	
LATITUDE:	38° 56' 18.25" N (NAD 83)
LONGITUDE:	94° 12' 46.63" W (NAD 83)
GROUND ELEV:	972' AMSL
OVERALL STRUCTURE HT:	160'-0" AGL
TOWER HEIGHT:	155'-0" AGL
TOWER TYPE:	MONOPOLE
APPLICANT CL:	150'-0" AGL
CONTACT: PHONE:	NETWORK REAL ESTATE MANAGER (913) 344-2896 (VERIZON WIRELESS)

DRAWING INDEX

SHEET NO.	SHEET TITLE	DISC.
T-1.0	TITLE SHEET	C/E
	SURVEY (BY OTHERS)	
C-0.0	GRADING PLAN	C
C-1.0	OVERALL SITE PLAN	C
C-1.1	ENLARGED SITE PLAN	C
C-2.0	EQUIPMENT LAYOUT	C/E
C-2.1	EQUIPMENT ELEVATIONS	C
C-3.0	DETAILS	C
C-3.1	UTILITY H-FRAME EQUIPMENT PLACEMENT	C/E
C-3.2	METER CENTER RACK DETAIL	C/E
C-4.0	EQUIPMENT PAD DETAILS	C/E
C-5.0	COMPOUND FENCE DETAILS	C
C-6.0	SIGNAGE DETAILS	C
EQ-1.0	EQUIPMENT CABINET DETAILS	C
EQ-1.1	DETAILS (1 OF 2)	C
EQ-1.2	DETAILS (2 OF 2)	C
ANT-1.0	TOWER ELEVATION & ANTENNA INFORMATION	C
ANT-1.1	PROPOSED ANTENNA SCHEDULE	C
ANT-2.0	RF DIAGRAM	C
ANT-3.0	EQUIPMENT DETAILS (1 OF 3)	C
ANT-3.1	EQUIPMENT DETAILS (2 OF 3)	C
ANT-3.2	EQUIPMENT DETAILS (3 OF 3)	C
E-1.0	OVERALL UTILITY PLAN	E
E-1.1	ENLARGED UTILITY PLAN	E
E-2.0	UTILITY RISER DIAGRAM	E
E-2.1	ELECTRICAL ONE-LINE DIAGRAM	E
E-2.2	FIBER ONE-LINE DIAGRAM & UTILITY DETAILS	E
E-2.3	UTILITY DETAILS	E
G-1.0	COMPOUND GROUNDING PLAN	E
G-2.0	EQUIPMENT GROUNDING LAYOUT	E
G-3.0	GROUNDING RISER DIAGRAM	E
G-4.0	GROUNDING DETAILS (1 OF 3)	E
G-4.1	GROUNDING DETAILS (2 OF 3)	E
G-4.2	GROUNDING DETAILS (3 OF 3)	E
GN-1.0	GENERAL NOTES	C/E
SP-1.0	SPECIFICATIONS (1 OF 7)	C
SP-1.1	SPECIFICATIONS (2 OF 7)	C
SP-1.2	SPECIFICATIONS (3 OF 7)	C
SP-1.3	SPECIFICATIONS (4 OF 7)	C
SP-1.4	SPECIFICATIONS (5 OF 7)	C
SP-2.0	SPECIFICATIONS (6 OF 7)	E
SP-2.1	SPECIFICATIONS (7 OF 7)	E

SITE LOCATION QR CODE

CONSULTING TEAM

ENGINEERING:
SSC, INC.
7171 WEST 95TH STREET, SUITE 600
OVERLAND PARK, KANSAS 66212
PHONE: (913) 438-7700
FAX: (913) 438-7777
SSC SITE ID: SSC-32021
PROJECT ID: P-067570

CLIENT MANAGER:
JEFF KONKEL

A&E PROJECT MANAGER:
TYSEN WEISHAAR

LEAD ENGINEER:
CHRIS GIANNOTTI

LEAD ELECTRICAL:
SHELTON KEISLING

JURISDICTION COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE
2. INTERNATIONAL MECHANICAL CODE
3. ANSI/TIA-222 STRUCTURAL STANDARD
4. NFPA 780 – LIGHTNING PROTECTION CODE
5. NATIONAL ELECTRICAL CODE

811 Know what's below. Call before you dig. www.oli811.com

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

PROJECT INFORMATION:
INSTALL COMMUNICATIONS EQUIPMENT & TOWER FOR A COMMUNICATIONS SITE.

STAMP
PRELIMINARY ISSUE

ENGINEERING LICENSE
STATE OF MISSOURI
STATE CERTIFICATE OF AUTHORIZATION # E-2791

ENGINEER		PE #	DISCIPLINE	
CG	CHRISTOPHER GIANNOTTI	PE-19553	CIVIL	
PCL	PETER C LUNDQUIST	PE-13388	CIVIL	
PJS	PHILIP M SWOBODA	PE-40255	CIVIL	
SDK	SHELTON D. KEISLING	PE-37253	ELECTRICAL	
MHCM	MARIO H.C. MANTEIGA	PE-31424	ELECTRICAL	
TMS	TERRANCE M SUPER	PE-19571	ELECTRICAL	

APPLICANT
verizon

PLANS PREPARED FOR
AUTOBAHN TOWERS

PLANS PREPARED BY
SSC

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	08/30/25	CAL	A
REISSUED PER CLIENT COMMENTS	09/16/25	AWD	B
REISSUED PER UPDATED LAYOUT	11/02/25	DSL	C

MLA SITE NAME
AB-MO-015 EAST LAKE LOTAWANA

APPLICANT SITE NAME & SITE NUMBER:
AB-MO-015 EAST LAKE LOTAWANA
5000981453

SITE ADDRESS
9709 S BUCKNER TARSNEY RD
GRAIN VALLEY, MO 64029

SHEET DESCRIPTION
TITLE SHEET

SHEET #
T-1.0

AB-MO-015 EAST LAKE LOTAWANA
PART OF THE SE 1/4, SECTION 27-T48N-R30W, IN JACKSON COUNTY, MISSOURI

Notes:

Bearings shown hereon are referenced to Grid North of the Missouri State Plane Coordinate System of 1983 (NAD 83), (2011 ADJ.), West Zone. They are obtained by static GPS observations and Rinex file submittals for NGS Opus solutions.

Vertical Datum = NAVD88 using GEOID12B

This survey's purpose is to establish and describe a Lease Area and associated Easements. It is not a boundary survey of the Parent Parcel.

The Lease Area and associated Easements lie entirely within the Parent Parcel.

During this survey's fieldwork, there were no visible encroachments in the Lease Area or associated Easements.

The Non-Exclusive Access/Utility Easements terminates at Public Right of Way.

** An utility locate was requested on 5-27-2026, as Ticket No. 261475976.

The utilities shown on this drawing were developed from the information available (existing utility maps, aboveground observations, and or surface markings placed on the ground by the utility company or a representative thereof). This company has not attempted to excavate or go below the surface to locate utilities. It does not extend or imply a guarantee or warranty on the exact location of or complete inventory of utilities in this area. The contractor shall be responsible for verifying the location and depth of all utilities (whether shown or not) before excavation or construction and protecting them from damage.

PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)

A 75 foot by 75 foot Lease Area, situated in the Southeast Quarter of Section 27, Township 48 North, Range 30 West, in Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 27; thence along the North line of said Southwest Quarter, South 88°54'32" East, a distance of 662.09 feet; thence leaving said North line, South 50°18'12" East, a distance of 68.97 feet to the POINT OF BEGINNING; thence North 90°00'00" East, a distance of 75.00 feet; thence South 00°00'00" East, a distance of 75.00 feet; thence North 90°00'00" West, a distance of 75.00 feet; thence North 00°00'00" East, a distance of 75.00 feet to the POINT OF BEGINNING. Containing 5,625 square feet.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEYED)

A 20 foot wide Access/Utility Easement, situated in the Southeast Quarter of Section 27, Township 48 North, Range 30 West, in Jackson County, Missouri, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 27; thence along the North line of said Southwest Quarter, South 88°54'32" East, a distance of 652.09 feet; thence leaving said North line, South 50°18'12" East, a distance of 68.97 feet; thence South 00°00'00" East, a distance of 75.00 feet; thence North 90°00'00" West, a distance of 10.00 feet to the POINT OF BEGINNING of said centerline; thence North 00°00'00" East, a distance of 65.54 feet; thence North 86°50'35" West, a distance of 667.05 feet to the East Right of Way line of SOUTH BUCKNER TARSNEY RD (Public Right of Way) and the POINT OF TERMINATION.

PROPERTY DESCRIPTION: PARENT PARCEL (AS PROVIDED)

ALL THAT PARCEL OF LAND IN THE CITY OF OAK GROVE IN THE COUNTY OF JACKSON AND STATE OF MISSOURI AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 2020E0047106 AND PARCEL # 55-400-04-09-00-0-00-000, BEING KNOWN AND DESIGNATED AS:

THE NORTH 15 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48, RANGE 30, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN BUCKNER TARSNEY ROAD.

PARCEL NUMBER: 55-400-04-09-00-0-00-000

BEING THE SAME PROPERTY ACQUIRED BY NICHOLAS P KNIGHT AND JESSICA M KNIGHT, HUSBAND AND WIFE BY DEED OF WILLIAM D LANDES AND PHYLLIS E LANDES, AS TRUSTEE(S) OF THE WILLIAM & PHYLLIS LANDES TRUST DATED SEPTEMBER 8, 2015, DATED 05/29/2020 AND RECORDED 06/08/2020 IN INSTRUMENT NUMBER : 2020E0047106

Property information shown hereon was provided by AMC Settlement Services, Order No. 50040324, effective 05/21/2026

Schedule B-II information:

Schedule B-II items not listed below are general exceptions or are not survey related and are not the type to be depicted hereon.

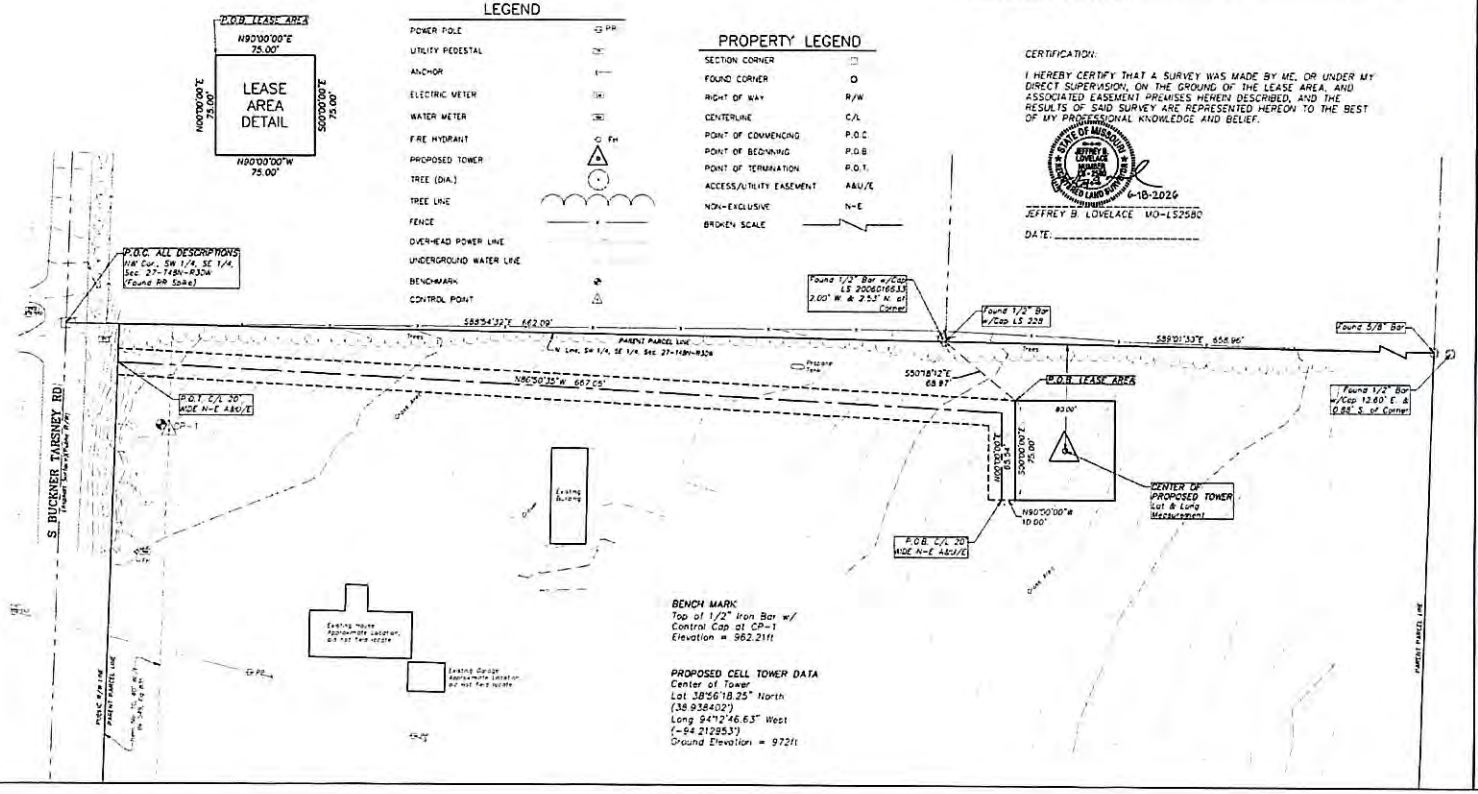
10. SUBJECT TO WATER LINE EASEMENT FROM EVERETT & FLORENCE BOSTWICK, HUSBAND AND WIFE, TO PUBLIC WATER DISTRICT NO. 13 AS SET FORTH IN BOOK 549, PAGE 835, RECORDED 09/10/1974, JACKSON COUNTY RECORDS. (As shown hereon)

LEGEND

POWER POLE	PP
UTILITY PEDESTAL	
ANCHOR	
ELECTRIC METER	
WATER METER	
FIRE HYDRANT	FH
PROPOSED TOWER	
TREE (DIA.)	
TREE LINE	
FENCE	
OVER-HEAD POWER LINE	
UNDERGROUND WATER LINE	
BENCHMARK	
CONTROL POINT	

PROPERTY LEGEND

SECTION CORNER	
FOUND CORNER	O
RIGHT OF WAY	R/W
CENTERLINE	C/L
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
POINT OF TERMINATION	P.O.T.
ACCESS/UTILITY EASEMENT	A&U/E
NON-EXCLUSIVE	N-E
BROKEN SCALE	



BENCH MARK
Top of 1/2" Iron Bar w/ Control Cap at CP-1
Elevation = 962.21ft

PROPOSED CELL TOWER DATA
Center of Tower
Lat 38°56'18.25" North
(38.938402°)
Long 94°12'46.63" West
(-94.212953°)
Ground Elevation = 972ft

CERTIFICATION:

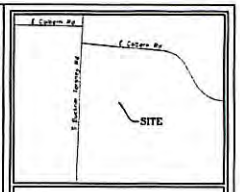
I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI JEFFREY B. LOVELACE NUMBER LS-2580 REGISTERED LAND SURVEYOR

6-18-2026

JEFFREY B. LOVELACE MO-LS2580

DATE: _____

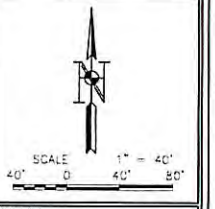


SSC

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

SURVEY PROVIDED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9978

SURVEY PROVIDED FOR:
SSC
7171 A 95TH STREET
SUITE 605
OVERLAND PARK, KS 66212
TELEPHONE: 913-438-7700



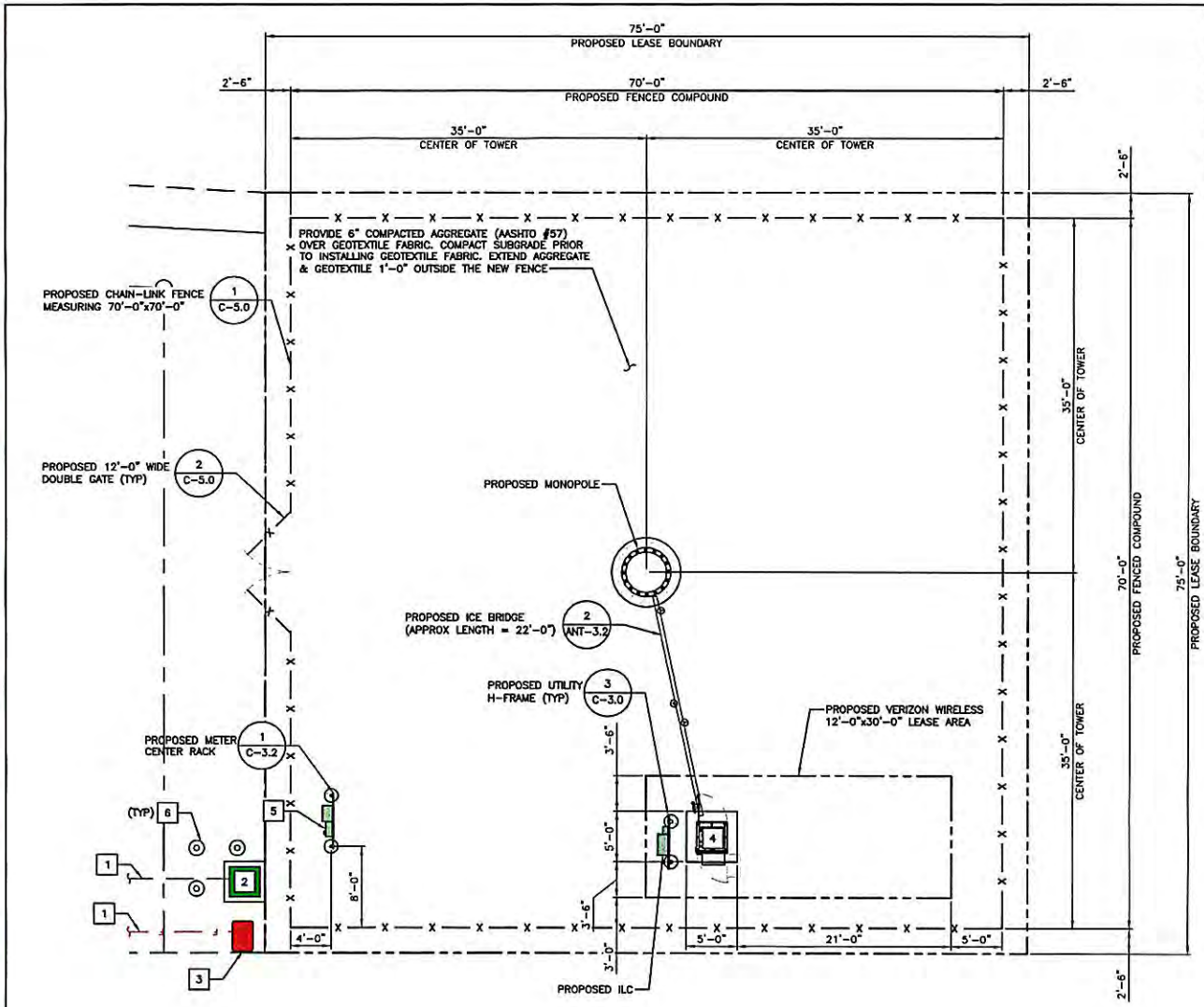
FLOOD NOTE:
According to my interpretations of Community Panel No. 29095C0454G of the Flood Insurance Rate Map for Jackson County, Missouri, the subject property is in Flood Zone "X", ie. "areas determined to be Outside the 0.2% annual chance floodplain".

CALL BEFORE YOU DIG - DRILL - BLAST 1-800-344-7483 (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC

SITE I.D.: AB-MO-015
SITE NAME: KCYC EAST LAKE LOTAWANA
SITE LOCATION: 9709 S BUCKNER TARSNEY RD GRAIN VALLEY, MO 64029
LA PROJECT NO.: 26117
DRAWN BY: B.D.H.
CHECKED BY: J.B.L.
DATE: 6-18-2026
FIELDWORK DATE: 6-1-2026

Certificate of Authority: Missouri - 2002026538

SHEET NUMBER
1 OF 1



KEYED NOTES:

1. SEE ENLARGED UTILITY PLAN (SHEET E-1.1) FOR ROUTING OF UTILITIES.
2. PROPOSED PAD MOUNTED UTILITY TRANSFORMER (BY UTILITY COMPANY)
3. PROPOSED 3'-0"x2'-0"x2'-0" TRAFFIC RATED FIBER HANDHOLE (COVER SHALL BE STAMPED "VERIZON")
4. PROPOSED AIO CABINET
5. PROPOSED METER CENTER
6. PROPOSED BOLLARD (SEE SHEET EQ-1.2, DETAIL 1)

ENLARGED SITE PLAN

3/16" = 1'-0" (22"x34")
3/32" = 1'-0" (11"x17")

1

STAMP

PRELIMINARY ISSUE

ENGINEERING LICENSE

STATE OF MISSOURI
STATE CERTIFICATE OF AUTHORIZATION # E-2791

ENGINEER		PE#	DISCIPLINE
CG	CHRISTOPHER GIANNOTTI	PE-28553	CIVIL
PCL	PETER C. LUNDQUIST	PE-13388	CIVIL
PJS	PHILIP M. SVOBODA	PE-42565	CIVIL
SDK	SHELTON D. KEESLING	PE-27323	ELECTRICAL
MHCM	MARIA H.C. MARTINEZ	PE-11826	ELECTRICAL
TJS	TERRANCE M. SUPER	PE-19521	ELECTRICAL

APPLICANT

verizon

PLANS PREPARED FOR:

AUTOBAHN TOWERS

PLANS PREPARED BY:

SSC

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SUBMITTALS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	06/30/26	CAL	A
REISSUED PER CLIENT COMMENTS	09/18/26	AWC	B
REISSUED PER UPDATED LAYOUT	11/02/26	DBL	C

MLA SITE NAME

AB-MO-015 EAST LAKE LOTAWANA

APPLICANT SITE NAME & SITE NUMBER

AB-MO-015 EAST LAKE LOTAWANA
5000981453

SITE ADDRESS

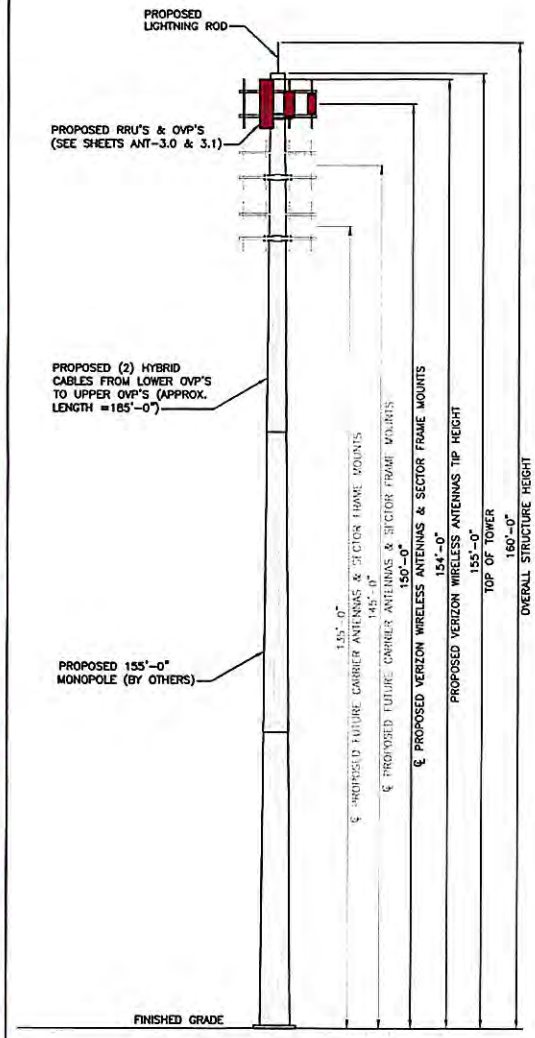
9709 S BUCKNER TARSNEY RD
GRAIN VALLEY, MO 64029

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET #

C-1.1



TOWER ELEVATION | 2

NOTE:

GC TO REFER TO THE "FINAL RFDS" FOR RF CONFIGURATION DETAIL

GENERAL NOTES:

1. ANTENNAS SHALL BE DESIGNATED FROM RIGHT TO LEFT, FACING THE ASSEMBLY FROM THE GROUND. LEFT TO RIGHT FACING THE BACK OF THE ANTENNA.
2. THE OUTERMOST ANTENNAS ON EACH FACE SHALL BE DESIGNATED AS THE RECEIVER ANTENNAS. THE INNER ANTENNAS SHALL BE DESIGNATED AS THE TRANSMIT ANTENNAS.
3. ALL TRANSMISSION LINES SHALL BE COLOR CODED AT EACH END WITH COLORED TAPE OF COLLARS TO IDENTIFY TECHNOLOGY AND SECTOR. COLOR CODE SHALL BE IN COMPLIANCE WITH THE VERIZON COLOR SCHEME.
4. IN TWO-ANTENNA CONFIGURATION WHERE ONE ANTENNA WILL BE DIPLEXED, THE DIPLEXED ANTENNA SHALL BE LABELED AS RECEIVE.
5. CONTRACTOR SHALL FIELD VERIFY THE EXACT TMA'S (IF THEY ARE REQUIRED) PER THE OPERATIONS MANAGER.
6. FEEDLINE LENGTHS INDICATED ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTHS BEFORE ORDERING.
7. CONTRACTOR SHALL INSTALL PLATFORM OR MOUNTING BRACKETS AND HARDWARE FOR ALL ANTENNAS AND SHALL BE INSTALLED PER THE TOWER MANUFACTURER'S STANDARD DETAILS OR APPROVED EQUAL.
8. PIM DEVICE SHALL BE INSTALLED WITHIN 10'-0" OF ANTENNAS

EQUIPMENT FURNISHED AND/OR INSTALLED BY:

DESCRIPTION	FURNISHED	INSTALLED
ANCHOR BOLTS FOR TOWER	TOWER VENDOR	CONTRACTOR
ANTENNA MOUNTS	TOWER VENDOR	CONTRACTOR
ANTENNAS	VERIZON WIRELESS	CONTRACTOR
FEEDLINE CABLES	VERIZON WIRELESS	CONTRACTOR
CONNECTORS	CONTRACTOR	CONTRACTOR
ENTRY PORT BOOTS	CONTRACTOR	CONTRACTOR
GPS ANTENNA	VERIZON WIRELESS	CONTRACTOR
GROUND KITS	CONTRACTOR	CONTRACTOR
HANGER KITS	CONTRACTOR	CONTRACTOR
ICE BRIDGE MATERIAL	CONTRACTOR	CONTRACTOR
RF JUMPERS (TOP)	CONTRACTOR	CONTRACTOR
EQUIPMENT	VERIZON WIRELESS	CONTRACTOR
EQUIPMENT PLATFORM/ CANOPY	VERIZON WIRELESS	CONTRACTOR
TOWER	VERIZON WIRELESS	CONTRACTOR
TOWER BUS BARS	CONTRACTOR	CONTRACTOR
OVP'S	VERIZON WIRELESS	CONTRACTOR
RRU'S	VERIZON WIRELESS	CONTRACTOR

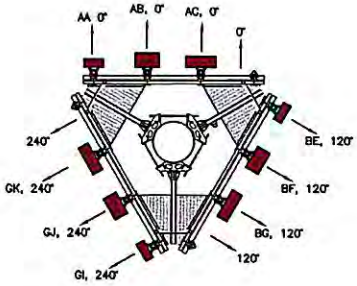
NOTE:

LOCATIONS OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLIENT AND/OR CLIENT'S RADIO FREQUENCY ENGINEERS. SSC ASSUMES NO RESPONSIBILITY FOR, NOR HAS SSC PERFORMED ANY INVESTIGATIONS OR STUDIES CONCERNING, THE COMPLIANCE OR NONCOMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY FCC RADIO FREQUENCY EXPOSURE REGULATIONS.

ALL STRUCTURE INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE STRUCTURE MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE STRUCTURE, FOUNDATION, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE STRUCTURE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.

REPORT NOTE:

MOUNT ANALYSIS REPORT BY COLLIERS ENGINEERING & DESIGN.
MOUNT ANALYSIS REPORT # 26995529.
DATED 08/24/26.



NOTES:

1. ANTENNAS MUST BE SPACED WITHIN 13.5" CENTER-TO-CENTER
2. THE ANTENNA LAYOUT IS FOR ANTENNA ORIENTATION ONLY. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE PER TOWER MANUFACTURER'S STANDARD DETAILS.

ANTENNA LAYOUT
NOT TO SCALE

0° = TRUE NORTH

ANTENNA PLAN & GENERAL NOTES | 1

STAMP

PRELIMINARY ISSUE

ENGINEERING LICENSE

STATE OF MISSOURI
STATE CERTIFICATE OF AUTHORIZATION # E-2791

ENGINEER		PE#	DISCIPLINE
CJG	CHRISTOPHER GIANNOTTI	PE-31663	CIVIL
PJG	PETER J GIANNOTTI	PE-13586	CIVIL
PJGII	PHILIP G GIANNOTTI	PE-24582	CIVIL
SDK	SHELTON D. KESSLING	PE-31753	ELECTRICAL
MMC	MARIA H.C. MARTINEZ	PE-31751	ELECTRICAL
TMS	TERRANCE M. SUPER	PE-19571	ELECTRICAL

APPLICANT: verizon

PLANS PREPARED FOR: AUTOBAHN TOWERS

PLANS PREPARED BY: SSC

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	08/30/26	CAL	A
REISSUED PER CLIENT COMMENTS	09/16/26	AWC	B
REISSUED PER UPDATED LAYOUT	11/02/26	DSL	C

MLA SITE NAME: AB-MO-015 EAST LAKE LOTAWANA

APPLICANT SITE NAME & SITE NUMBER: AB-MO-015 EAST LAKE LOTAWANA 5000981453

SITE ADDRESS: 9709 S BUCKNER TARSNEY RD GRAIN VALLEY, MO 64029

SHEET DESCRIPTION: TOWER ELEVATION & ANTENNA INFORMATION

SHEET #: ANT-1.0