



AGENDA

Jackson County Plan Commission

Members

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

Meeting

*Thursday, November 20, 2025
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 20, 2025 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

- A. APPROVAL OF RECORD MADE September 18, 2025
- B. PUBLIC HEARINGS

1. CU-2025-255 – Continued from August 21, 2025 –
Blue Summit Baptist Church dba Summit Point Church
Requesting a Conditional Use Permit for a period of 100 years to operate a Group
Quarters on 10,704 square feet (0.25 acres) at 1700 Bryan Avenue.

2. CU-2025-257 – Ruth L. McCulloch
Requesting the renewal of a Conditional Use Permit for a period of 25 years to
operate a Horse Boarding Facility at 33800 E. Hammond Road, Jackson
County, Missouri.

3. RZ-2025-705 – Mooremark, Inc
Requesting a change of zoning from District AG (Agricultural) on 19.48 ± acres to
District RE (Residential Estates). The purpose is to create 4 single-family lots at
35811 E. Pink Hill Road.

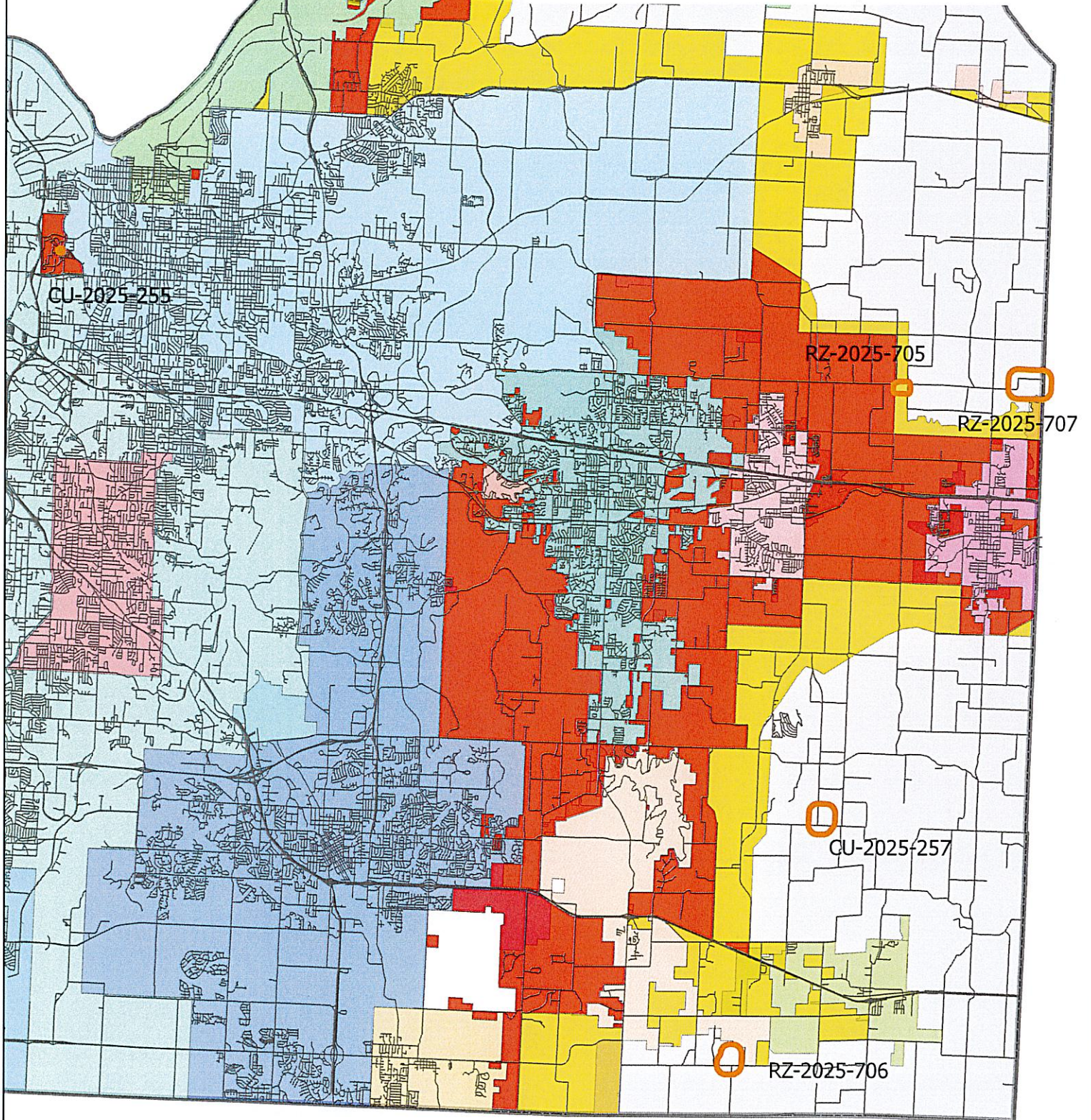
4. RZ-2025-706 – Ryan Morerod
Requesting a change of zoning from District AG (Agricultural) on 20.00 ± acres to
District RR (Residential Ranchette). The purpose is to create two single-family lots at
31102 & 21106 E. Stringtown Road.

5. RZ-2025-707 – Colby Dowell
Requesting a change of zoning from District AG (Agricultural) on 70 ± acres to
District RR (Residential Ranchette). The purpose is to create 11 single-family
residential lots on Renick Road.

- C. MEETING ADJORNED _____

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Jackson County Plan Commission November 20, 2025



JACKSON COUNTY PLAN COMMISSION
SUMMARY OF PUBLIC HEARING

Date: September 18, 2025

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

Attendance: Larry Antey – Chairman

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

Staff: Randy Diehl
Melissa Gray
Magi Rodriguez

Call to Order/Roll Call

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

Approval of Record

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

Public Hearings

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

Randy Diehl gave the staff report:

RE: CU-2025-256

Applicant: John A & Linda D England

Location: 9518 Lake Lotawana Drive

Area: 21,317 square feet (0.48 acre)

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

Current Land Use and Zoning in the Area:

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

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

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

Recommendation:

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

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

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

There were none.

Mr. Antey: *Is the applicant here?*

John & Linda England: 9518 Lake Lotawana Drive.

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

Mr. England: No, not really.

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

There were none

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

There were none.

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

Discussion under advisement

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

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

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

Motion Carried 7 – 0

Randy Diehl gave the staff report:

RE: RZ-2025-701

Applicant: Khane Consulting LLC

Location: Southeast corner of Ryan and Arnett Roads

Area: 36.68 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar sized or larger tracts. Across Ryan Road is the City of Grain Valley.

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

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

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

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2025-701.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Is the applicant here?

Bryce Noone.

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

Mr. Noone: No, I do not.

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

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

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

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

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

Discussion under advisement

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

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

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

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

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

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

Motion Carried 7 – 0 - 1 Abstain

Mr. Antey: The Preliminary Plat of Stoney Point Farms

Does anyone have questions on the Preliminary Plat?

Motion to approve the Preliminary Plat.

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

All: Aye

Motion carries

Randy Diehl gave the staff report:

RE: RZ-2025-702

Applicant: Austin Gibbs

Location: 34507 E. Benson Road

Area: 10.00 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.
The applicants are wishing to create 2 five acre lots. Lot 2 will be a flag lot.
Flag lots are only allowed in the Rural Development Tier and along a road classified as a local road. Benson Road is a local road.

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

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2025-702.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for staff?

There were none

Mr. Antey: Is the applicant present?

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

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

Ms. Linkler: No.

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

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

Ms. Linkler: Our business is.

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

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

Mr. Antey: Any other questions for the applicant?

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

There were none.

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

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

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

Mr. Antey: What size is your lawn?

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

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

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

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

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

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

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

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

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

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

Mr. Antey: They can build a house.

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

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

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

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

Mr. Klote: I have done it.

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

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

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

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

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

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

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

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

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

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

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

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

Discussion under advisement

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

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

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

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

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

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

Mr. Antey: Any other comments from the commission?

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

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

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

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

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

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

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

Motion Carried 7 – 1

Randy Diehl gave the staff report:

RE: RZ-2025-704

Applicant: G & B Holdings

Location: Stony Point School & Major Roads

Area: 126.00 ± acres

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

Purpose: Applicant is requesting the change in zoning to create 33 single-family residential lots.

Current Land Use and Zoning in the Area:

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

Land use is single family residences.

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

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

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

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

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

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

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

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

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2025-704 and

The Preliminary Plat of Walnut Valley Estates

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

STAFF REPORT

PLAN COMMISSION

November 20, 2025

RE: CU-2025-257

Applicant: Ruth L McCulloch

Location: 33800 E. Hammond Road

Area: 48.09 Acres

Request: Conditional Use Permit for a period of 25 years to operate a horse boarding facility.

Zoning Classification: District AG (Agriculture)

Current Land Use and Zoning in the Area:

Zoning in the surrounding area is Residential Ranchette. Land use is predominantly agricultural and single-family homes. Blue and Grey Park, primarily used by equestrian enthusiasts, is directly across the road to the south.

Comments:

This is the first renewal for a Conditional Use Permit for this facility. The original Permit was granted for a period of 20 years by the Legislature in 2000. (Ordinance 3075). The original permit was limited to no more than 31 horses. The applicant is asking for that number to be 19 horses.

County Plan:

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

Recommendation:

An equine riding center and horse stables are allowed by Conditional Use Permit in District AG (Agricultural).

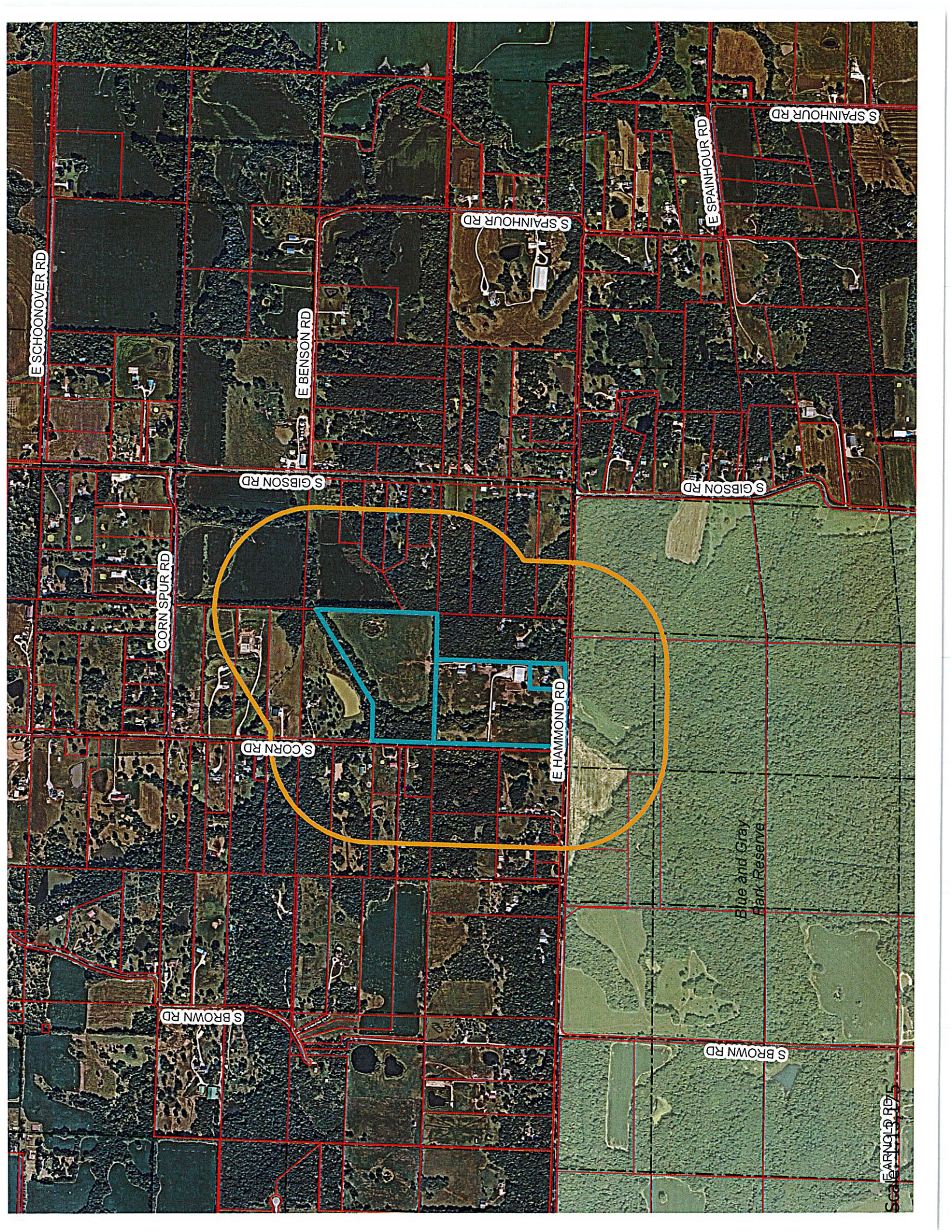
The facility has been in operation for 20 years with no complaints. The horse stable facility is consistent with the general purpose and intent of the zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends APPROVAL of CU-2025-257 for a period of 25 years with the following conditions:

1. The number of horses is limited to no more than 19.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



E SCHOONOVER RD

E BENSON RD

S GIBSON RD

S SPAINHOUR RD

E SPAINHOUR RD

S SPAINHOUR RD

CORN SPUR RD

S CORN RD

E HAMMOND RD

S BROWN RD

S BROWN RD

S BROWN RD

Blue and Gray
Park Reserve

CU-2025-257

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
55-700-03-12-00-0-00-000	PAXTON BILLY E & PAMELA M	10604 S GIBSON RD	LONE JACK	MO	64070
55-800-04-18-00-0-00-000	HUGHES JON & JENNIFER	10410 S CORN RD	LONE JACK	MO	64070
55-700-03-05-01-0-00-000	RAYMOND L SCHEIER & LOLA R SCHEIER TRUST	923 NE WOOD CHAPEL RD UNIT 123	LEES SUMMIT	MO	64064
55-700-03-24-00-0-00-000	JORDAN ROSS LINDSEY TRUST	10400 S GIBSON RD	LONE JACK	MO	64070
55-800-04-14-00-0-00-000	WILSON DAVID E & LINDA L	33302 E HAMMOND RD	LONE JACK	MO	64070
55-700-03-27-00-0-00-000	FEIGHERT NIKOLAS S & TONI M	10424 S GIBSON RD	LONE JACK	MO	64070
55-800-04-07-00-0-00-000	MCCOY EDWARD LEE & DEBBIE	33404 E HAMMOND RD	LONE JACK	MO	64070
55-800-04-01-01-0-00-000	WAKEMAN TROY A	10303 S CORN RD	OAK GROVE	MO	64075
55-800-04-04-00-0-00-000	MARTIN DENNIS C & MARY ELAINE	1809 N EMBUDO E AVE	ALBUQUERQUE	NM	87112
55-700-03-06-01-0-00-000	STEELE THOMAS L & SANDRA	10502 S GIBSON RD	LONE JACK	MO	64070
55-800-04-06-00-0-00-000	TURENTINE LIVING TRUST	33904 E HAMMOND RD	LONE JACK	MO	64070
55-800-04-12-00-0-00-000	RUTLEDGE CAREY & CHRISTINE RONDE	10406 S CORN RD	LONE JACK	MO	64070
55-700-03-13-00-0-00-000	PAXTON BILL E & PAMELA M	10604 S GIBSON RD	LONE JACK	MO	64070
55-800-04-09-00-0-00-000	SCHAEFER WALTER R & DIANNE H	10324 S CORN RD	LONE JACK	MO	64070
55-700-03-25-00-0-00-000	BEACHNER JEREMY	10408 S GIBSON RD	LONE JACK	MO	64070
55-700-03-06-02-0-00-000	STEELE BRYAN	10518 S GIBSON RD	LONE JACK	MO	64070
55-800-04-13-00-0-00-000	RUTLEDGE CAREY & CHRISTINE RONDE	10406 S CORN RD	LONE JACK	MO	64070
58-200-04-05-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH	KANSAS CITY	MO	64106
55-800-04-19-00-0-00-000	BRADLEY JOSHUA T & BRITANY	10416 S CORN RD	LONE JACK	MO	64070
55-800-04-03-00-0-00-000	FISCHER DANIEL C & LELIA	33200 E HAMMOND RD	LONE JACK	MO	64070
55-800-04-17-00-0-00-000	MCCULLOCH RUTH LAVERNE	PO BOX 125	WARRENSBURG	MO	64093
55-800-04-01-02-0-00-000	MCCULLOCH RUTH LAVERNE	PO BOX 125	WARRENSBURG	MO	64093
55-800-04-05-01-0-00-000	MCCULLOCH RUTH LAVERNE	PO BOX 125	WARRENSBURG	MO	64093



JACKSON COUNTY Public Works Department

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

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

November 5, 2025

RE: Public Hearing: CU-2025-257
Ruth McCulloch

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 Ruth McCulloch, requesting the renewal of a Conditional Use Permit for a period of 25 years to operate a Horse Boarding Facility at 33800 E. Hammond Road, Jackson County, Missouri.

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

The public hearing on this matter will be held by the Plan Commission on November 20, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO. 64050

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

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

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number _____ CU- _____

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: Ruth Laverne McCulloch
Address: 33800 E. Hammond Road
Lone Jack, MO 64070
Phone: 660-441-0299
 - b. Owner(s) Name: Ruth Laverne McCulloch
Address: P.O. Box 125, Warrensburg, MO 64093
Phone: 660-441-0299
 - c. Agent(s) Name: Keli Houston

Address: 450 SE 275th Road

Warrensburg, MO 64093

Phone: 660-441-7279

d. Applicant's interest in Property: owner of land

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: horse stable (boarding) 19 stalls for

a period of 25 years; property described as follows: a tract of land 48.09 square feet/acres

in size located at S. Corn and E. Hammond Road.

Present Zoning District unincorporated / agricultural

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

Attached

4. Present Use of Property: horse stable (boarding)

5. Proposed Use of Property: horse stable (boarding)

6. Estimated Time Schedule for Development: established 2000

7. What effect will your proposed development have on the surrounding properties?
none
8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? yes
If so, will any improvements be made to the property which will increase or decrease the elevation? no
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water District 15 water supply
 - b. Sewage disposal septic
 - c. Electricity Evergy
 - d. Heating Electric
 - e. Fire and Police protection county
10. Describe existing road width and condition: paved
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? no
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): n/a

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)

Ruth Laverne McCulloch
Keli Houston

10-20-2025
10-20-2025

Applicant(s):

Ruth Laverne McCulloch
Keli Houston

10-20-2025
10-20-2025

Contract Purchaser(s):

n/a
n/a

STATE OF Missouri
COUNTY OF Johnson

On this 20th day of October, in the year of 2025, before me
the undersigned notary public, personally appeared Ruth Laverne McCulloch and
Keli Houston

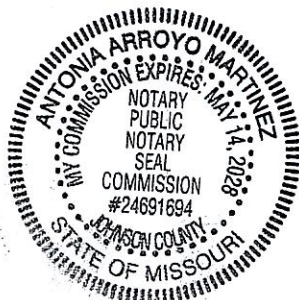
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

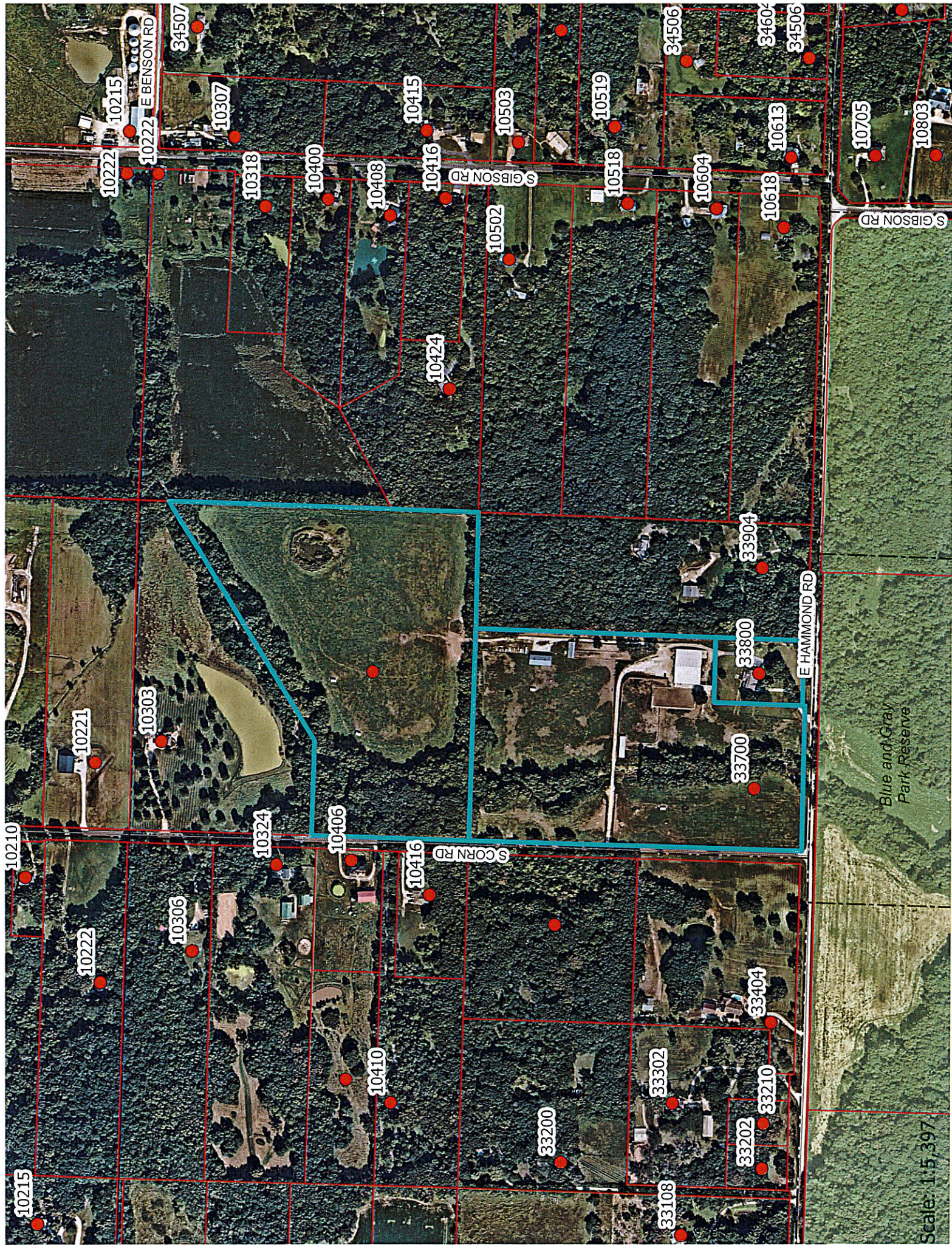
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Antonia Arroyo Martinez

Commission Expires 05/14/2028





Blue and Gray
Park Reserve

Scale: 1:5,397

STAFF REPORT

PLAN COMMISSION

November 20, 2025

RE: RZ-2025-705

Applicant: Mooremark, Inc

Location: 35811 E. Pink Hill Road

Area: 19.48 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar size or larger tracts. There are a few properties that are legal-nonconforming (grandfathered) that are less than 3 acres in size in the immediate area.

The subdivision plat is under review by staff. This will also include determining the location of the driveway access for the three new lots.

County Plan:

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

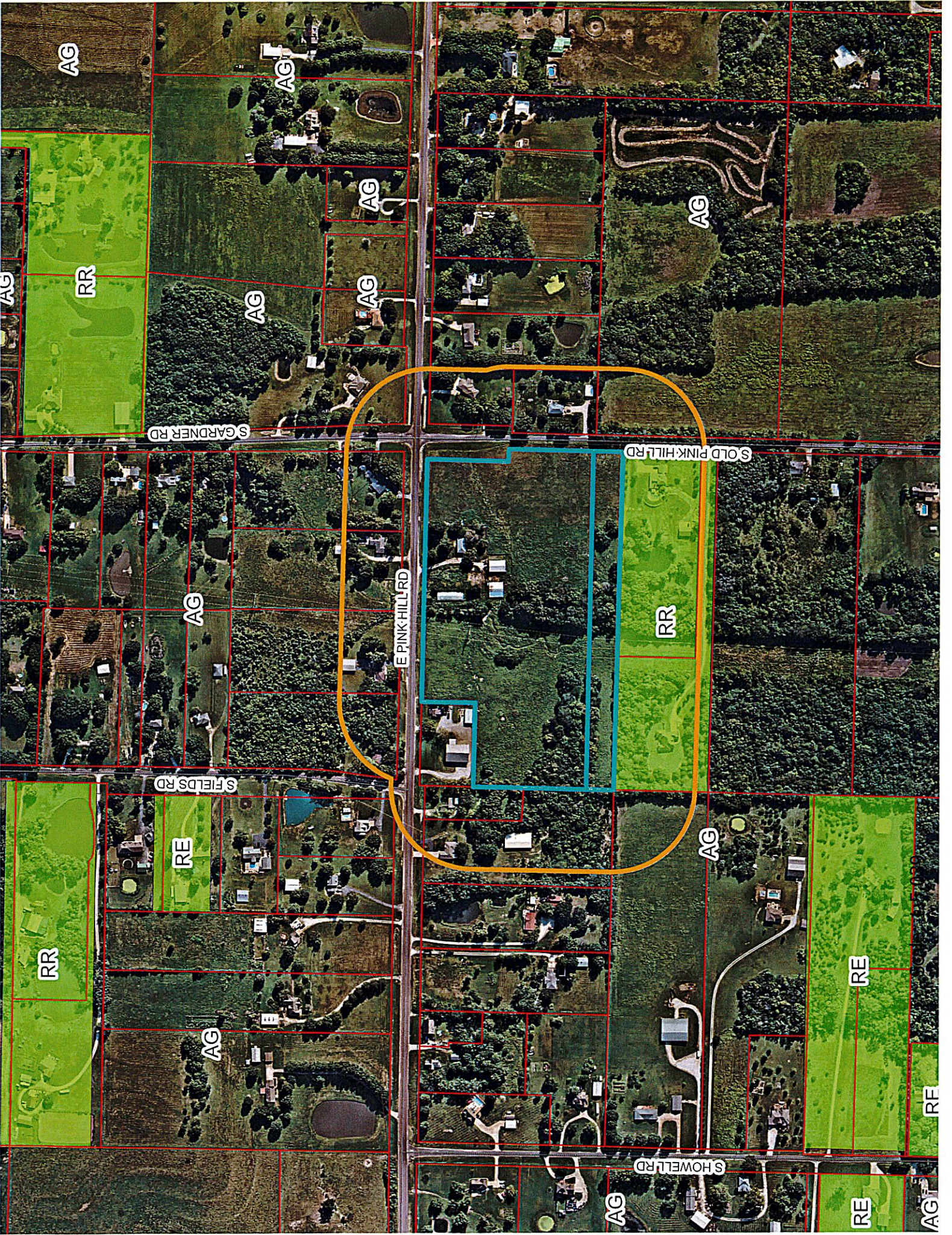
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-705.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-705

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
38-300-02-22-00-0-00-000	ANGEL TERRY L & KAREN L	3515 S OLD PINK HILL RD	OAK GROVE	MO	64075
37-100-01-22-00-0-00-000	SMITH WARREN E & MARTHA A	35505 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-47-01-0-00-000	NICHELSON MARVIN M JR & LISA TR	3411 S GARDNER RD	OAK GROVE	MO	64075
38-300-02-03-00-0-00-000	GRUBB RAYMOND L & LINDA K	35611 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-06-00-0-00-000	BUTLER WILLIAM M & KATHLEEN M	PO BOX 24	BLUE SPRINGS	MO	64013
37-100-01-13-01-0-00-000	PIKER HENRY F & SHIRLEY D	3611 S HOWELL RD	OAK GROVE	MO	64075
21-900-03-15-00-0-00-000	REISS ROBERT & STEPHANIE	35702 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-32-00-0-00-000	JIMENZ FRANCISO J & JIMENEZ VANESSA	35902 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-21-00-0-00-000	ARMER ROGER & LAURINDA	36003 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-30-00-0-00-000	MONRIAN TIMOTHY I & SARAH J	35808 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-14-00-0-00-000	RYAN THERESA A	35604 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-25-00-0-00-000	WEEKLEY ROY D & DARLA K	3604 S OLD PINK HILL RD	OAK GROVE	MO	64075
37-100-01-01-02-0-00-000	THOMAS MARVIN D & BARBARA LOUISE	35511 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-26-00-0-00-000	KOHNE PAUL H & SHARI K	3612 S OLD PINK HILL RD	OAK GROVE	MO	64075
38-300-02-19-00-0-00-000	MOOREMARK INC	26105 E BUNDSHU RD	INDEPENDENCE	MO	64056
38-300-02-02-00-0-00-000					



JACKSON COUNTY Public Works Department

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

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

November 5, 2025

RE: Public Hearing: RZ-2025-705
Mooremark, Inc

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request Mooremark, Inc on a request for a change of zoning from District AG (Agricultural) on 19.48 ± acres to District RE (Residential Estates). The purpose is to create 4 single-family lots at 35811 E. Pink Hill Road.

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

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

The public hearing on this matter will be held by the Plan Commission on Thursday, November 20, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

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

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

BEGIN APPLICATION HERE:

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

1. Owner(s):

a. Legal Owner of Property: MOOREMARK, Inc.
Current Mailing Address: 26405 E. BONDSCHE RD JUPITER, MO 64526
Phone: 816-650-4016 email: bob@mooremark.com

b. Applicant (If different from the legal owner)

Current Mailing Address: _____
Phone: _____
Email: _____

2. Location: 35801 E. Park Hill Rd. Overland, MO

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) 19.48

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: Small Farm

7. Proposed Use of Property: Small Tract / Farmette

8. Proposed Time Schedule for Development: SALE ON LOTS @ DISCRETION
OF SUBDIVISION

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

NONE / COMPATIBLE

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

If so, will any improvements be made to the property which will increase or decrease the elevation? No

11. Describe the source which provides the following services:
- a. Water Provider INDEPENDENCE WATER
 - b. Sewage disposal: Onsite Waste Water X Public Sewer SEPTIC PER LOT
 - c. Electricity WEST CENTRAL ELECTRIC COOP
 - d. Fire protection SNI VALLEY PROTECTION DISTRICT
 - e. Police Protection JACKSON COUNTY SHERIFF
12. Describe existing road width and condition: NEW TOP ON ROAD. IT IS 22' 6" WIDE
NOT COUNTING SHOULDER OF VARYING WIDTHS
13. What effect will proposed development have on existing road and traffic conditions? ADD 3 NEW DRIVEWAYS
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO
- If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

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

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

Signature

Date

Property Owner(s)

Mooremarc, Inc.

9/22/25

by: [Signature]

President

STATE OF

Missouri

COUNTY OF

Jackson

On this 22nd day of September, in the year of 2025, before me
the undersigned notary public, personally appeared Robert D Moore, President
of Mooremarc, Inc

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

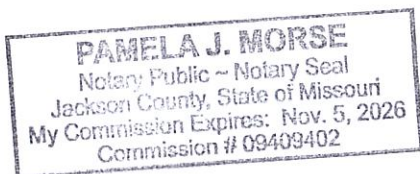
In witness whereof, I hereunto set my hand and official seal.

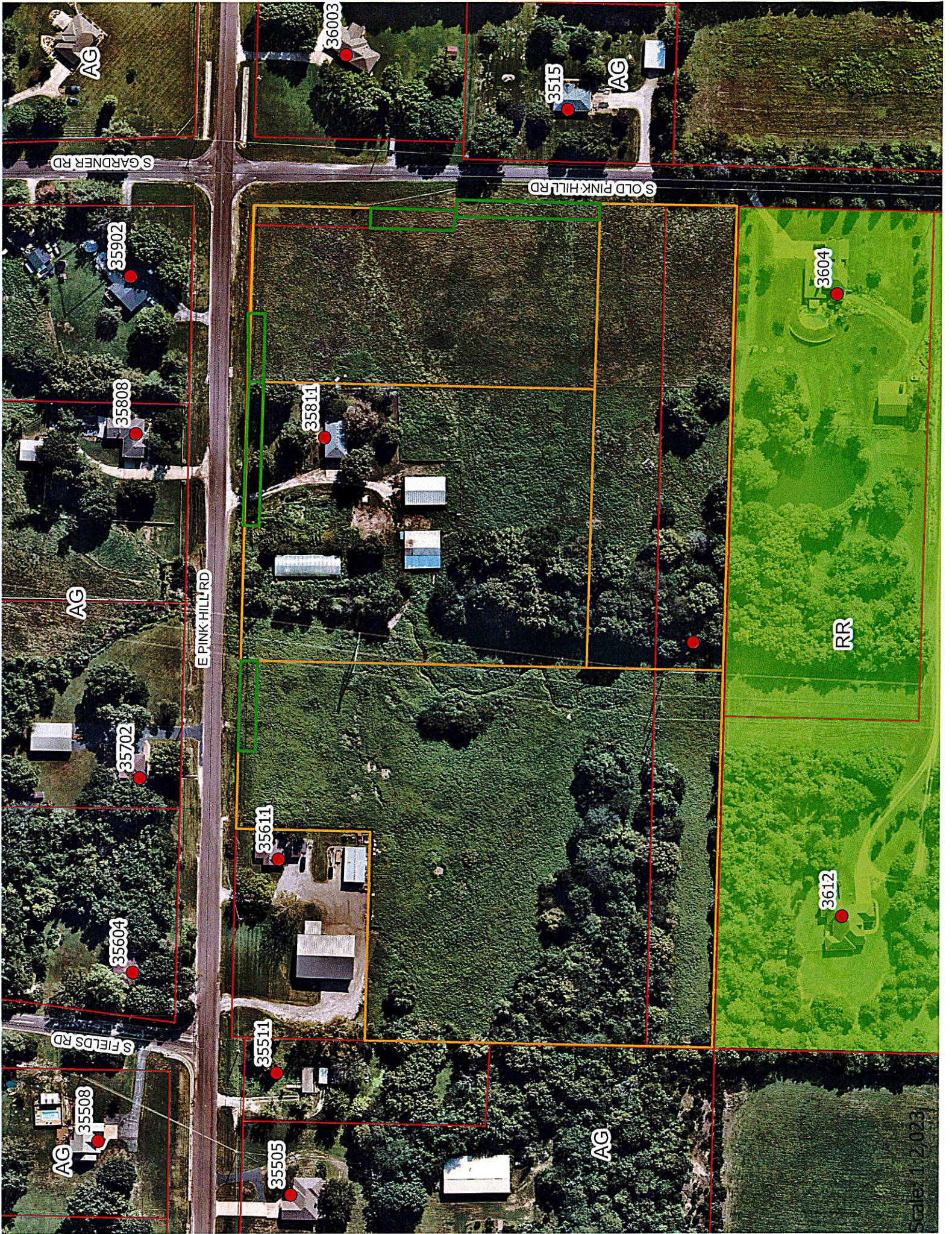
Notary Public

[Signature]

Commission Expires

11/05/2026





STAFF REPORT

PLAN COMMISSION November 20, 2025

RE: RZ-2025-706

Applicant: Ryan Morerod

Location: 33804 E. Pink Hill Road

Area: 20.00 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar size or larger tracts.

To the West is Whippoorwill Place and Hedgecock Acres both with 5-acre lots and within District RR. To the East is Crawford Creek with 3 acres minimum lots. This development is within Lake Lotawana.

The two proposed lots meet the requirements for frontage and minimum lot width. District RR requires 250-foot width at the road and at least 250 feet of width for dwelling.

The subdivision plat is under review by staff. Driveway locations were determined previously for the 10- & 20-acre tracts in 2019. Lot 1 will share access through Lot 2 via an ingress/egress easement from Stringtown Road.

County Plan:

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

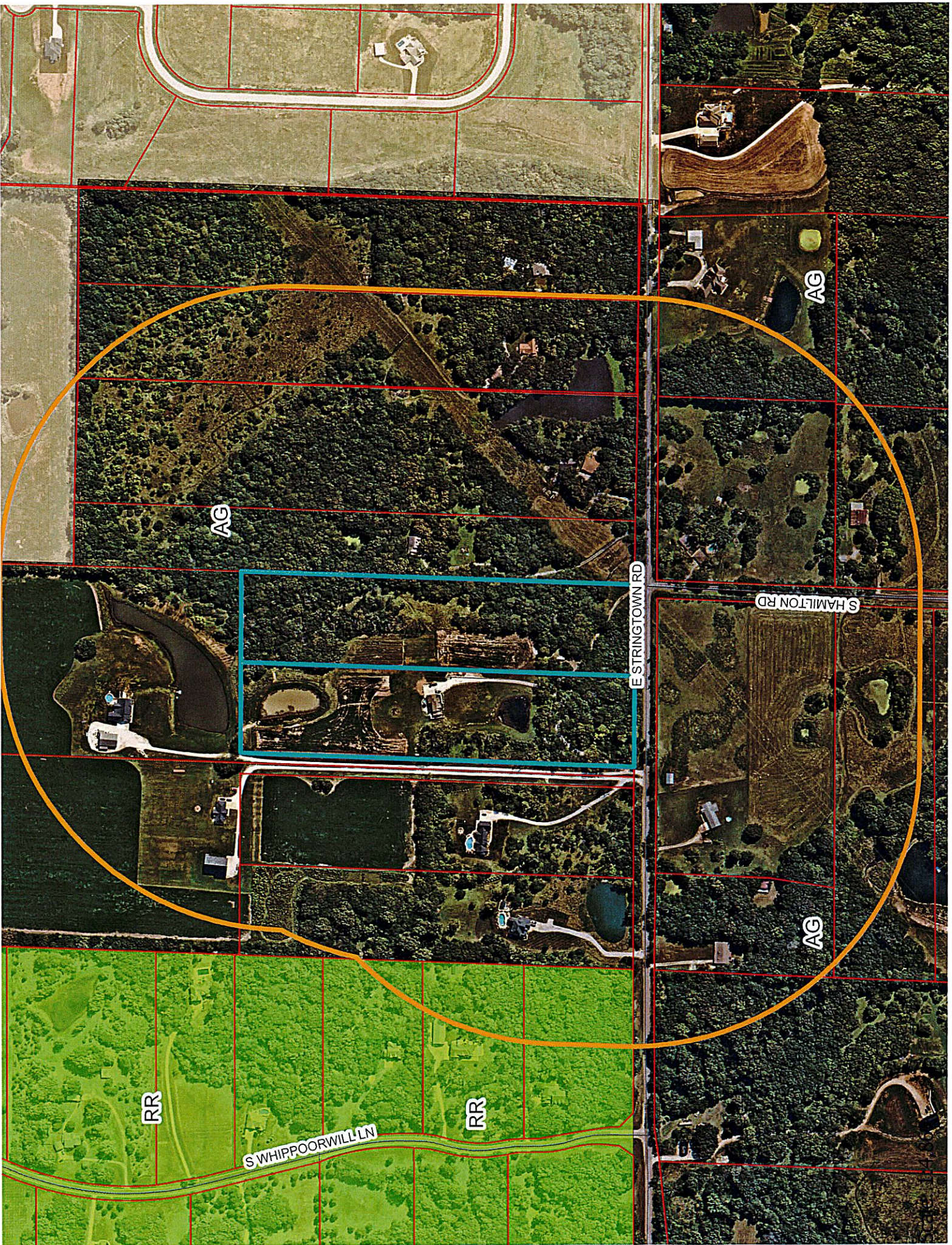
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-706.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-706

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
73-900-02-03-01-1-00-000	WILLIAMS TROY N AND BENSON TRACY L	14818 S HAMILTON RD	GREENWOOD	MO	64034
73-900-02-08-00-0-00-000	LYSAGHT JAMES P & KERI A	30905 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-02-04-00-0-00-000	PINNELL JOHN WILLIAM & SHEILA ANNE-TRS	31109 E OUTERBELT RD	LEES SUMMIT	MO	64086
73-900-02-01-00-0-00-000	SMITH LUCAS	31505 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-05-00-0-00-000	KEITH STANLEY J & DEANNA S	30900 STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-04-00-0-00-000	MATHES TIMMY D & SARA J	30906 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-03-02-0-00-000	ARMSTONG DENNIS R & PATRICIA S	31202 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-03-03-0-00-000	MCBEE JARED A	31308 E STRINGTOWN RD	GREENWOOD	MO	64034
73-900-02-02-00-0-00-000	THELLMAN DANIELLE & KEVIN	14703 HAMILTON RD	GREENWOOD	MO	64034
73-400-03-11-00-0-00-000	CRANE ZACHARY STEPHEN & CASSY OPAL	31408 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-10-00-0-00-000	TEGHTMEYER DONALD & LAURA E	31500 STRINGTOWN RD	GREENWOOD	MO	64034
73-900-02-11-00-0-00-000	WILLIAMS RICK J & CARLA E	14801 S HAMILTON RD	GREENWOOD	MO	64034
73-900-02-12-00-0-00-000	SMITH LUCAS	31505 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-07-00-0-00-000	BRETT D WOLFF TRUST DATED 03/10/2021	30808 E STRINGTOWN RD	GREENWOOD	MO	64034
73-900-02-09-00-0-00-000	KING BENJAMIN A	30801 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-06-00-0-00-000	DAUGHERTY MEGAN J & JASON S	521 WILDS PKWY	GREENWOOD	MO	64034
72-700-01-11-00-0-00-000	FOX CHRISTIAN JENNINGS & AUTUMN RENEA	30601 E STRINGTOWN RD	GREENWOOD	MO	64034
72-600-04-16-00-0-00-000	BAXTER JAMES C & RENEE L	14615 S WHIPPOORWILL LN	GREENWOOD	MO	64034
72-600-04-20-00-0-00-000	ORTH LEVENTE JOSEPH & MARY JANE-TR	14511 WHIPPOORWILL LN	GREENWOOD	MO	64034
72-600-04-17-00-0-00-000	KRISTIN & ROBERT STRAWN LIVING TRUST	14607 S WHIPPOORWILL LN	GREENWOOD	MO	64034
73-400-03-09-00-0-00-000	MOREROD RYAN & SARAH	31102 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-08-00-0-00-000					



JACKSON COUNTY Public Works Department

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

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

November 5, 2025

RE: Public Hearing: RZ-2025-706
Ryan Morerod

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 Ryan Morerod on a change of zoning from District AG (Agricultural) on 20.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family lots at 31102 & 21106 E. Stringtown Road.

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

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

The public hearing on this matter will be held by the Plan Commission on Thursday, November 20, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

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

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ-

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

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

a. Applicant(s) Name: Ryan Morerod

Address: 31102 E. Stringtown Rd.

Greenwood, MO, 64034

Phone: 816-812-4271

b. Owner(s) Name: Ryan Morerod

Address: 31102/31106 E. Stringtown Rd. Greenwood, MO

Phone: 816-812-4271

c. Agent(s) Name: N/A

rmorerod@gmail.com

Address: _____

Phone: _____

- d. Applicant's interest in Property: Rezone to (2) 5 Acres lots and sell
2. General location (Road Name) NW Corner of Stringtown and Hamilton Rd.
3. Present Zoning Agricultural Requested Zoning Residential
4. AREA (sq. ft. / acres) 20 total Acres 10 Ag, 5 res. 5 res.
5. Legal Description of Property: (Write Below or Attached 9)
SEC-27 TWP-47 RNG-30 -- PTSW 1/4 DAF: BEGSW COR SD 1/4 TH S89 DEG 49 MIN 15 SEC
1014.32' TO TRU POB TH N 02 DEG 12 MIN 21 SEC E 1379.05' TH S89 DEG 44 MIN 44 SEC E
315.76' TH S 02 DEG 07 MIN 23 SEC W 1378.57' TH N 89 DEG 44 MIN 15 SEC W 317.84' TO TRU POB
6. Present Use of Property: vacant land
7. Proposed Use of Property: Home site
8. Proposed Time Schedule for Development: 6-9 months
9. What effect will your proposed development have on the surrounding properties?
no effect.
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Public Water Supply District #15
- b. Sewage disposal Septic
- c. Electricity Energy (already present)
- d. Fire and Police protection Lone Jack / Pleasant Hill
12. Describe existing road width and condition: New Pavement, 30'

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

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

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

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

Signature

Property Owner(s)

[Signature]

Date

10/14/2025

Applicant(s):

[Signature]

10/14/2025

Contract Purchaser(s):

STATE OF

MO

COUNTY OF

Jackson

On this 14th day of October, in the year of 2025, before me the undersigned notary public, personally appeared Ryan Morehead

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

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

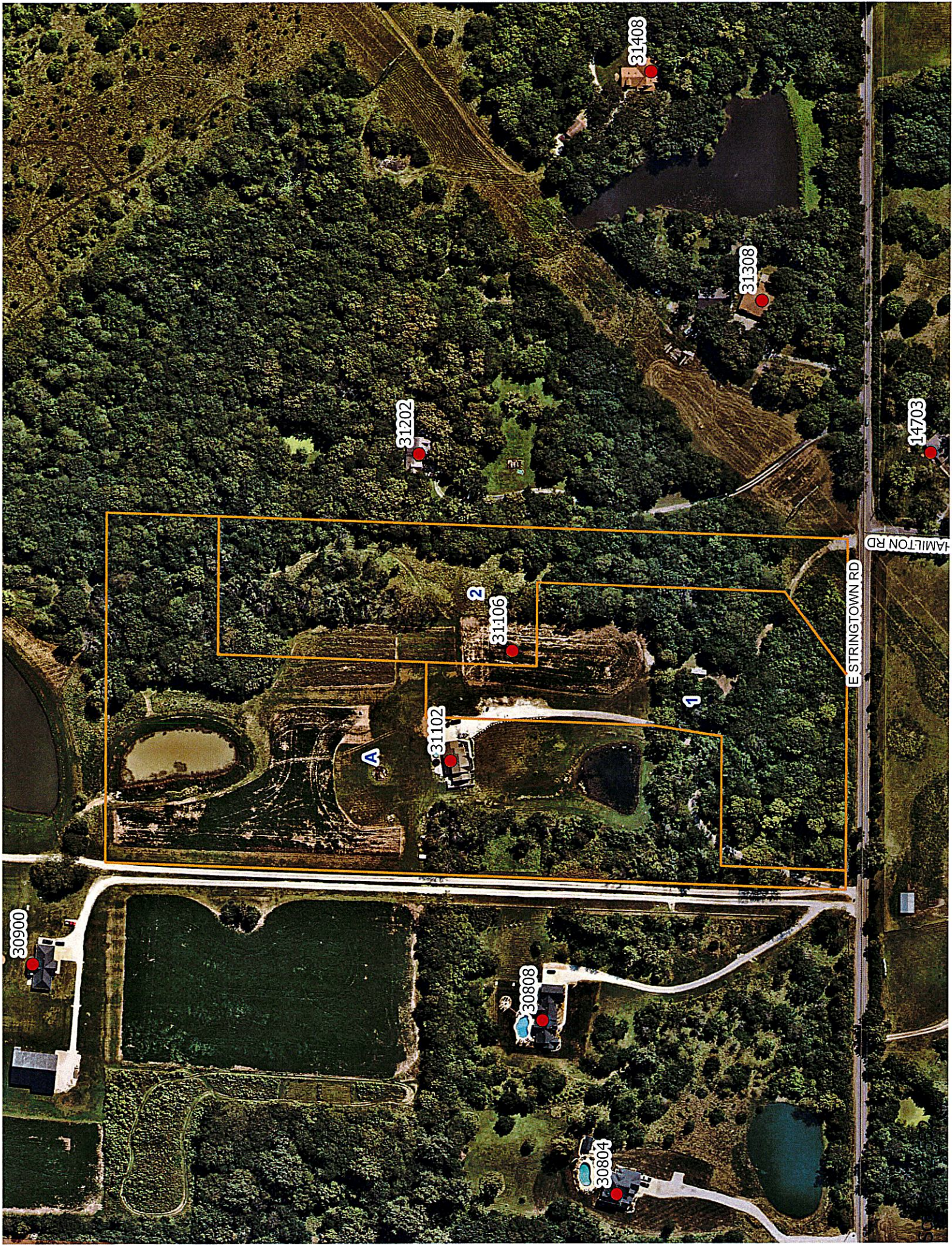
Notary Public

[Signature]

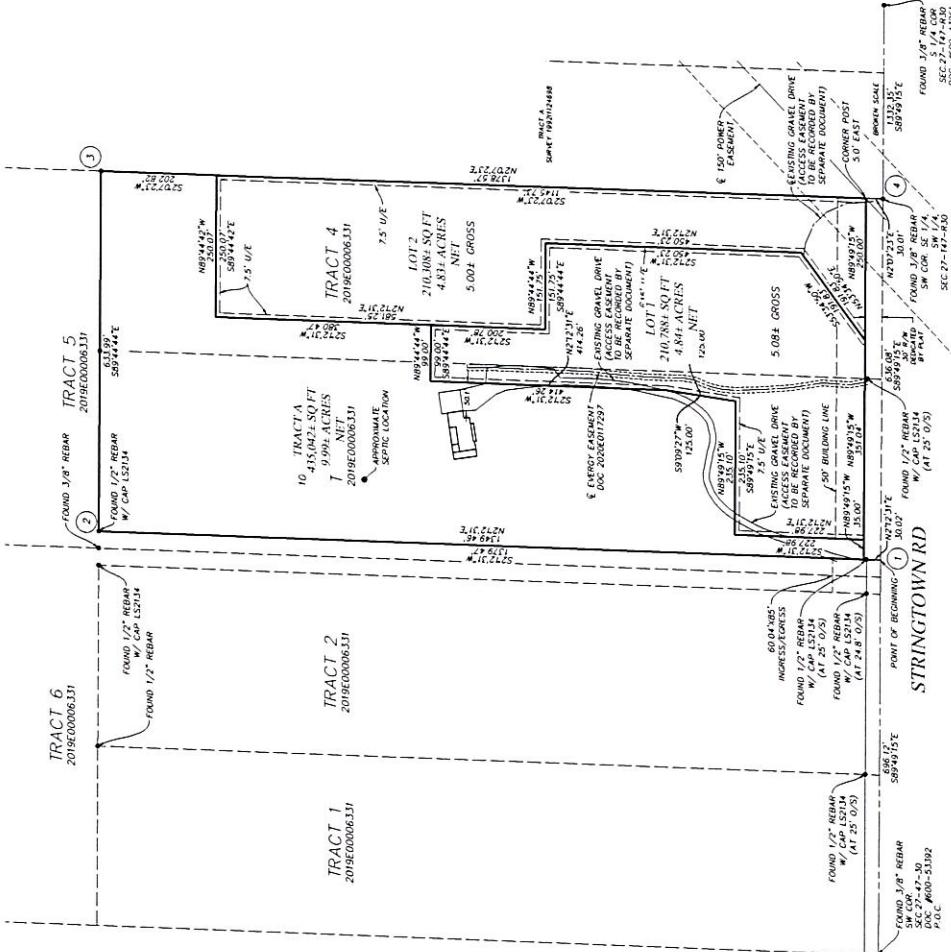
Commission Expires

Nov 14, 2028

TODD SIEBERT
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: Nov. 14, 2028
ID. #24162765



A SUBDIVISION IN JACKSON COUNTY, MISSOURI



ONWILER CONTRACTING, LLC 15118 S HAMILTON RD GREENWOOD, MD 24034 PHONE: 818-308-1223 COA: US-2020014106 onwiler@gmail.com	
PROJECT NO: 133 LOCATION: 371106	DATE: 12/07/2025 TIME: 11:00 COUNTY: JACKSON FROM: SHELBY & IRWIN BARRETT TO:
PRELIMINARY 371106	
CATHY J MILLER MD PLS# 2018012651	

STAFF REPORT

PLAN COMMISSION

November 20 2025

RE: RZ-2025-707

Applicant: Colbey Dowell

Location: E. Renick Road

Area: 70.00 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single-family residences on similar size and larger tracts.

Pleasant Prairie Addition, consisting of 5 lots, was platted in 1972. Four of the lots are 4.5 acres.

Brad-Dean Estates was platted in 1970. These lots are all under 4 acres. Shenandoah Estates platted in 1995 are all under 5 acres.

Four of the lots will be flag lots. Since this is in the Rural Development Tier and on a road classified as a "Local Road", flag lots are allowed.

The subdivision plat is under review by staff. This will also include determining the location of access for the five lots.

County Plan:

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

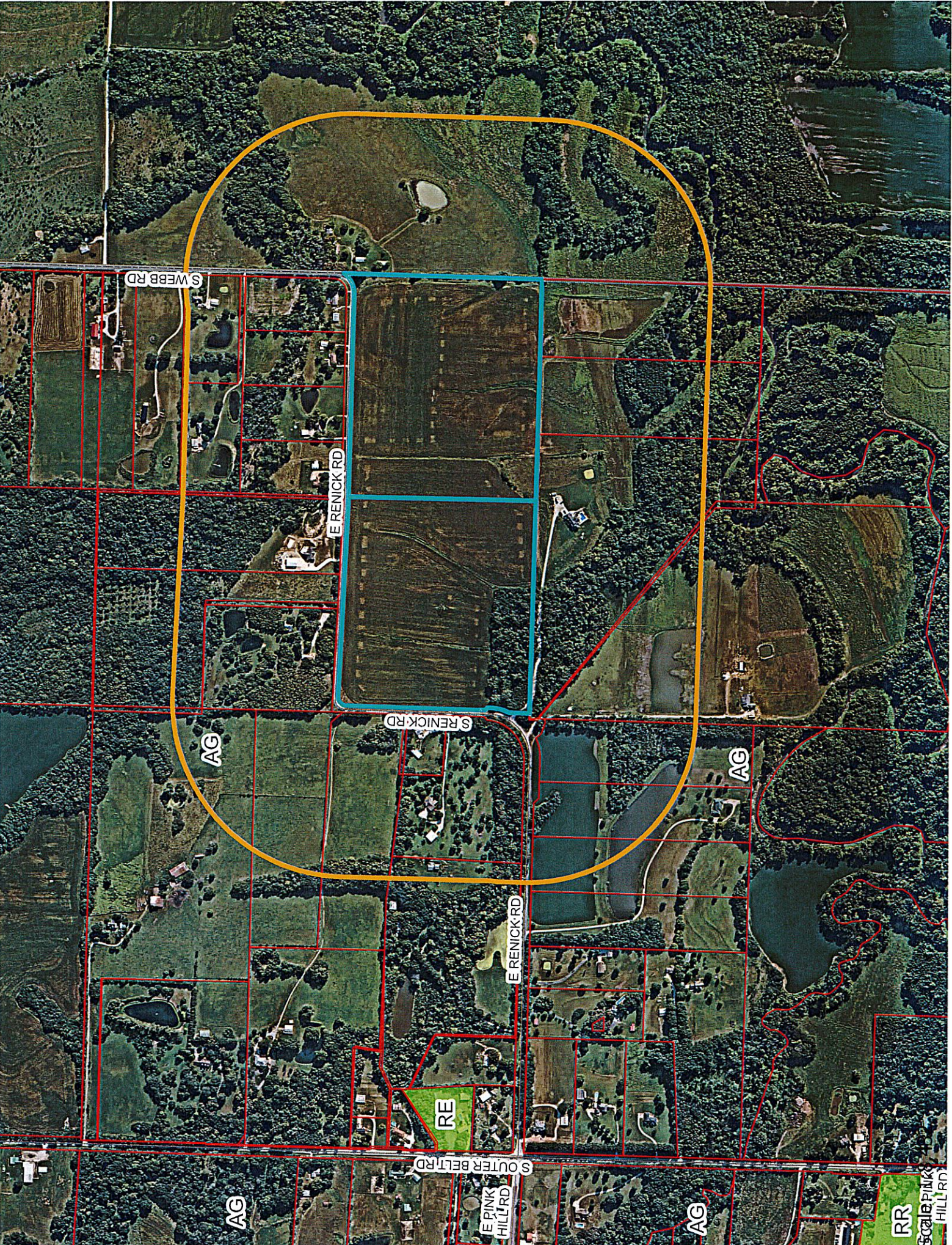
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-707.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-707

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
21-700-04-13-00-0-00-000	WILLIAMS GREG K & DEBBIE J	3206 S WEBB RD	OAK GROVE	MO	64075
21-700-03-10-01-0-00-000	WHITTINGTON DAVID L	3404 S RENICK RD	OAK GROVE	MO	64075
21-700-03-14-02-0-00-000	COOPER BENJAMIN W & JEANETTE I	3215 S OUTER BELT RD	OAK GROVE	MO	64075
38-100-01-08-00-0-00-000	HACKLEY JAMES & ERIN ELIZABETH	410 DICKERSON RD	INDEPENDENCE	MO	64050
21-700-04-15-00-0-00-000	CRANDALL ANGELA	39704 E RENICK RD	OAK GROVE	MO	64075
21-700-04-04-00-0-00-000	GRANGER CHARLES G JR & ABBY E	40306 E RENICK RD	OAK GROVE	MO	64075
21-700-03-14-01-0-00-000	DYER HOLLIS E & REBECCA A	300 E 17TH ST	OAK GROVE	MO	64075
21-700-03-09-02-4-00-000	DYER HOLLIS E & REBECCA A	300 E 17TH ST	OAK GROVE	MO	64075
21-700-04-07-00-0-00-000	HOPPER HARRY K & MARCIA J	40002 E RENICK RD	OAK GROVE	MO	64075
21-700-04-05-00-0-00-000	BIRD DONALD E & PEARL E	40206 E RENICK RD	OAK GROVE	MO	64075
21-700-04-06-00-0-00-000	CARPENTER ROBERT & TASSIE S	40102 E RENICK RD	OAK GROVE	MO	64075
21-700-03-16-00-0-00-000	STETTINISCH DONALD D & TERRI L	3410 S RENICK RD	OAK GROVE	MO	64075
21-700-03-17-00-0-00-000	CREDE TIMOTHY J & DEBORAH K	39202 E RENICK RD	OAK GROVE	MO	64075
38-100-01-09-00-0-00-000	SMALL CHAUNCEY & AMY	1409 NW EAGLE RIDGE DR	GRAIN VALLEY	MO	64029
38-100-01-10-00-0-00-000	SMALL CHAUNCEY & AMY	1409 NW EAGLE RIDGE DR	GRAIN VALLEY	MO	64029
38-100-01-11-00-0-00-000	LESLIE JEFFREY	6603 S STILLHOUSE RD	OAK GROVE	MO	64075
21-700-04-17-00-0-00-000	BURNEY DAYLEN & EMILY	2632 SEMINOLE DR	KANSAS CITY	MO	64116
21-700-04-16-00-0-00-000	SEITZ KELLY D & KENNETH K	PO BOX 213	NAPOLEON	MO	64074
38-100-02-15-00-0-00-000	PAUL NELSON BUILDER INC	PO BOX 382	OAK GROVE	MO	64075
38-100-02-14-00-0-00-000	NELSON PAUL A & THERESA A	PO BOX 382	OAK GROVE	MO	64075
38-100-02-13-00-0-00-000	NELSON PAUL A & THERESA A	PO BOX 382	OAK GROVE	MO	64075
21-700-03-12-01-0-00-000	DYER BRADLEY E	3105 S OUTER BELT RD	OAK GROVE	MO	64075
21-700-04-12-00-0-00-000	HENDERSON RANDALL L & BECKY S	3122 S WEBB RD	OAK GROVE	MO	64075
21-700-03-17-00-0-00-000	CREDE TIMOTHY J & DEBORAH K	39202 E RENICK RD	OAK GROVE	MO	64075
21-700-04-09-00-0-00-000	STEVEN R & LISA A BAILEY TRUST	309 N OAK ST	BATES CITY	MO	64011
21-700-04-08-00-0-00-000	STEVEN R & LISA A BAILEY TRUST	309 N OAK ST	BATES CITY	MO	64011



JACKSON COUNTY Public Works Department

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

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

November 5, 2025

RE: Public Hearing: RZ-2025-707
Colby Dowell

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a change of zoning from District AG (Agricultural) on 70 ± acres to District RR (Residential Ranchette). The purpose is to create 11 single-family residential lots on Renick Road.

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

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

The public hearing on this matter will be held by the Plan Commission on Thursday, November 20, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

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

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

BEGIN APPLICATION HERE:

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

1. Owner(s):

a. Legal Owner of Property: Steve and Lisa Bailey

Current Mailing Address: 309 N Oak st. Bates City MO, 64011

Phone: 816-690-4611 email : lbailey@katexcavation.com

b. Applicant (If different from the legal owner) Colby Dowell

Current Mailing Address: 309 N Oak st. Bates City MO, 64011

Phone: 816-956-3369

Email: cdowell@katexcavation.com

2. Location: On the southeast corner of East Renick rd. and South Renick rd.

3. Present Zoning AG **Requested Zoning** RE

4. AREA (sq. ft. / acres) 70 Acres

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: Tillable land for row crops

7. Proposed Use of Property: 5 Acre RE flag lots

8. Proposed Time Schedule for Development: December 2025 - March 2026

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

The proposed change will match the parcel sizes of the surrounding properties.

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Yes, very minimal in the Northeast and Southwest corners.

If so, will any improvements be made to the property which will increase or decrease the elevation? If the lot buyer and the builder deem necessary.

11. Describe the source which provides the following services:
- a. Water Provider PWSD 16
 - b. Sewage disposal: Onsite Waste Water X Public Sewer
 - c. Electricity West Central Electric
 - d. Fire protection Sni Valley
 - e. Police Protection Jackson County Sheriff's Office
12. Describe existing road width and condition: 20' wide asphalt road in decent shape.
13. What effect will proposed development have on existing road and traffic conditions? Being less than a mile east of F hwy I do not foresee much henderance to the traffic conditions.
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? N/A
- If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): N/A

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

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

Signature

Property Owner(s)

Stefan R Bailey
Lisa Bailey

Date

10-16-25

STATE OF

Missouri

COUNTY OF

Jackson

On this 16th day of October, in the year of 2025, before me
the undersigned notary public, personally appeared Stefan R Bailey + Lisa Bailey

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.

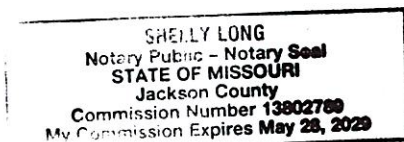
In witness whereof, I hereunto set my hand and official seal.

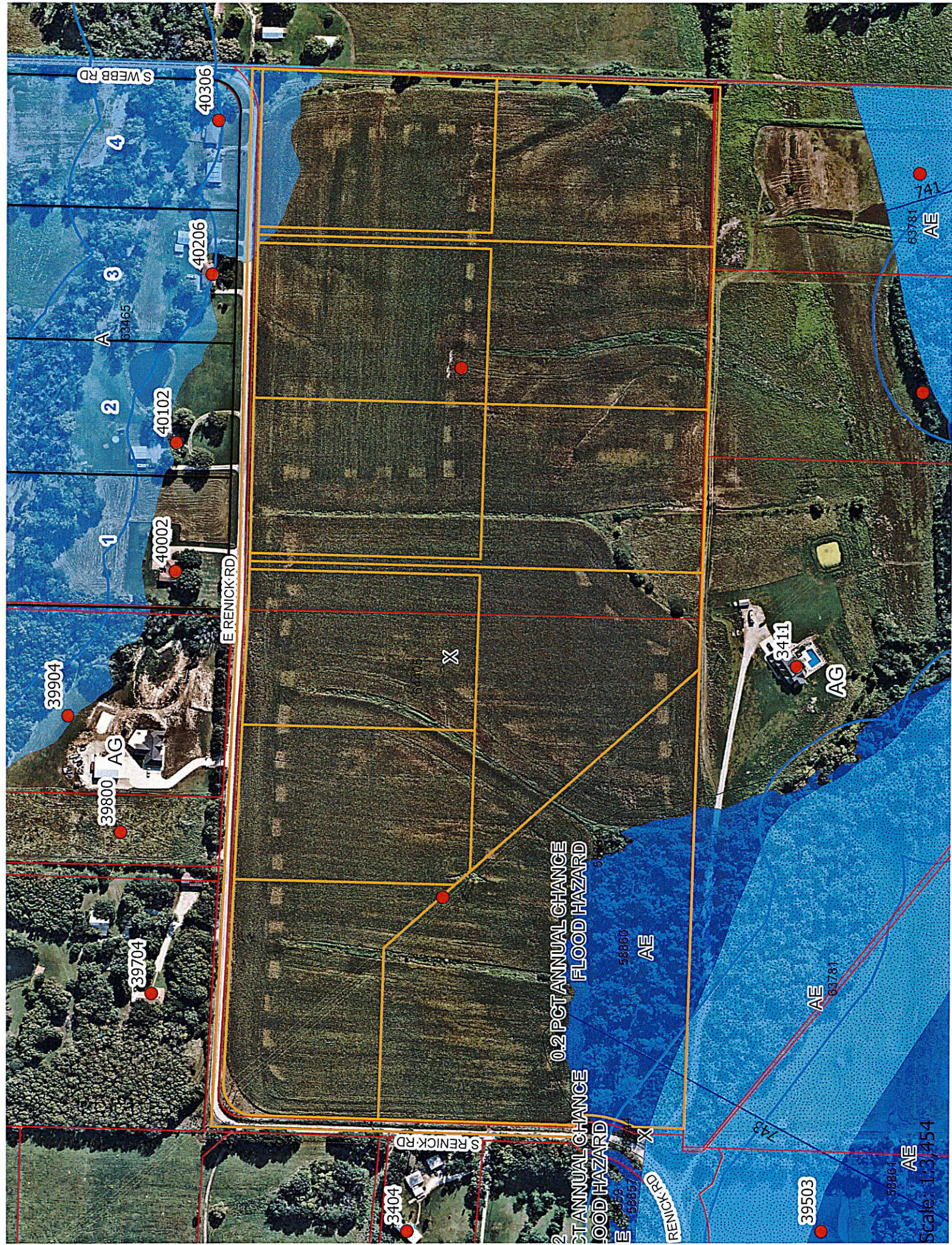
Notary Public

Shelly Long

Commission Expires

May 28, 2029





JACKSON COUNTY, MO

Quist Engineering, Inc
Civil Engineering for Residential &
Commercial Site Development
821 NE Columbus St
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwquist@quistengineering.com

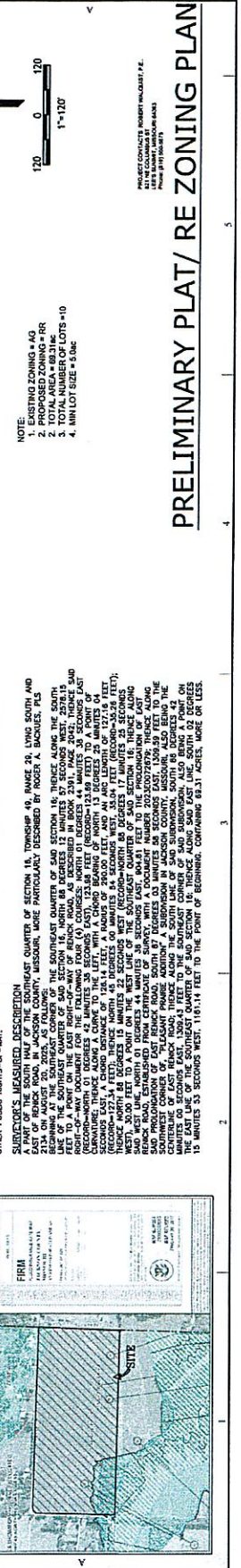
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LIT TABLE
10-20-25

REVISIONS

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△	

DRAWN BY:
C200

JOB NO.
E25-303



PRELIMINARY PLAT/ RE ZONING PLAN