

**RZ-2026-710**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

All that part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 50, Range 29, Jackson County Missouri, being described as follows:  
Beginning at the Northeast Corner of said Southeast Northwest Quarter; thence North 88 degrees 10 minutes 29 seconds West, 655.45 feet; thence South 01 degrees 29 minutes 08 seconds West, 664.41 feet; thence South 88 degrees 10 minutes 29 seconds East, 655.82 feet to the East line of said Southeast Quarter Northwest Quarter; thence North 01 degrees 27 minutes 12 seconds East, 664.41 to the point of beginning, except part in road.

RZ-2026-710

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of January 15, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

**Plan Commission – January 15, 2026**

**Randy Diehl gave the staff report:**

Next is RZ-2026-710. Mason and Ashton Case at 39703 East Austerman Road. It's 10 acres. This is a request for zoning from Ag to Residential Ranchette. The purpose is to create two single-family lots. Zoning in the area is predominantly agricultural. Land use is primary agricultural, and single-family homes are larger tracks. The applicant is wishing to divide 10 acres into two 5-acre tracks. 5 acres on the east will contain the existing house. The west lot will allow construction of a future single-family dwelling. Around the corner, we've got a couple of 5-acre lots that were created after 1995, so it's consistent with the neighborhood out there. There are a few smaller than 10-acre tracks out there with houses on them. Some of them were planted before 1995.

This is in the Rural Development Tier.

Staff recommends approval of RZ-2026-710.

Mr. Antey: Any questions for Randy? Is the applicant present?

Randy Case. 39307 E. Austerman Road.

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

Mr. Case: No.

Mr. Antey: Are there 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. Ms. Ryerkerk seconded.

*Discussion under advisement*

Mr. Antey: I would entertain a motion to approve.

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

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

Motion Carried 5 – 0

**STAFF REPORT**

**PLAN COMMISSION**  
**January 15, 2026**

**RE: RZ-2026-710**

**Applicant:** Mason & Ashton Case

**Location:** 39307 E. Austerman 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 predominately Agricultural. The land use is primarily agricultural and single family homes on larger tracts.

The applicant wishes to divide their 10 acres into two five-acre lots.

The five acres on the East will contain the existing house. The West five acres will allow the construction of a future single family dwelling.

**County Plan:**

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

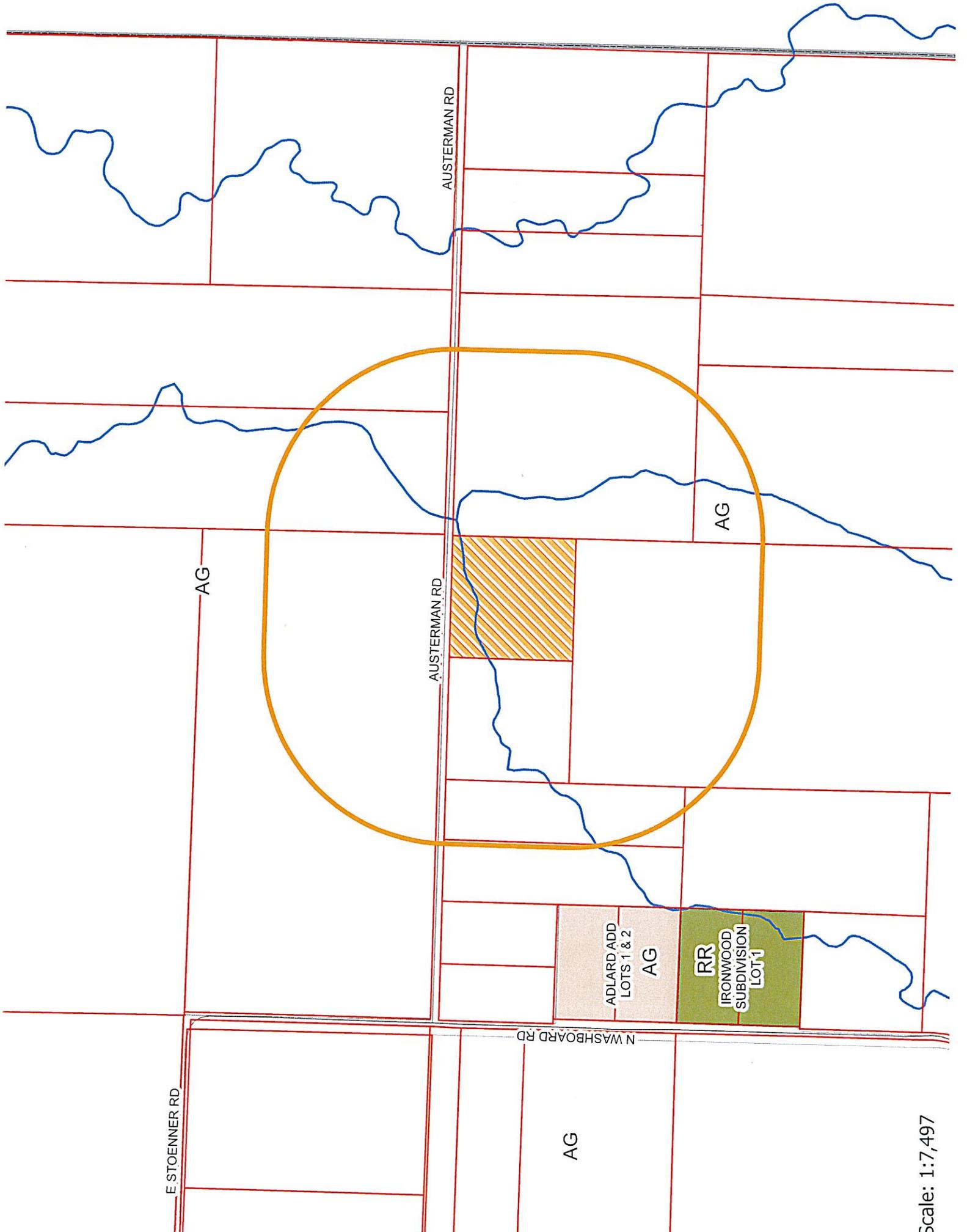
**Recommendation:**

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

Staff recommends APPROVAL of RZ-2026-710.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Scale: 1:7,497

RZ-2026-710

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
20-600-04-03-00-0-00-000	DENOON DIANE E & WILLIAM MICHAEL-TR	14448 SHADY BEND RD	OLATHE	KS	66061
20-600-02-12-00-0-00-000	MATTHES FAMILY TRUST	39203 E AUSTERMAN RD	SIBLEY	MO	64088
20-600-03-03-01-2-00-000	DROST RANDY B TRUSTEE	37503 BONE HILL RD	SIBLEY	MO	64088
20-600-01-03-00-0-00-000	DENOON DIANE E & WILLIAM MICHAEL-TR	14448 SHADY BEND RD	OLATHE	KS	66061
20-600-02-04-00-0-00-000	GENTRY THOMAS & FREDALYN	39107 AUSTERMAN RD	SIBLEY	MO	64088
20-100-04-18-00-0-00-000	PEARSON CHRIS & ANGELA	39604 E AUSTERMAN RD	SIBLEY	MO	64088
20-600-02-13-00-0-00-000	MATTHES LARRY A & FREDA M	39203 E AUSTERMAN RD	SIBLEY	MO	64088
20-600-02-01-00-0-00-000	MILLER VICKI L TRUSTEE	17402 E 43RD TERRACE CT S	INDEPENDENCE	MO	64055
20-600-02-06-00-0-00-000	GENTRY THOMAS & FREDALYN	39107 AUSTERMAN RD	SIBLEY	MO	64088
20-100-04-17-00-0-00-000	HEMAN RONALD & ANITA	260 OLD SANTA FE TRL	NAPOLEON	MO	64074
20-600-02-11-00-0-00-000	CASE RANDY D & KAREN R	39203 E AUSTERMAN RD	SIBLEY	MO	64088



**Jackson County**  
**Public Works Department-Development Division**

303 West Walnut Street  
Independence MO 64050  
Jacksongov.org

December 31, 2025

RE: Public Hearing: RZ-2026-710  
Mason & Ashton Case

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 Mason & Ashton Case for a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family lots at 39307 E. Austerman 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, January 15, 2026, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Phil LeVota".

Jackson County Public Works  
Development Division

*Phil LeVota, County Executive*



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

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

d. Applicant's interest in Property: \_\_\_\_\_

2. General location (Road Name) Austerman Road

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) 10 acres

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

\_\_\_\_\_

\_\_\_\_\_

6. Present Use of Property: AG

7. Proposed Use of Property: Residential Ranchette

8. Proposed Time Schedule for Development: Future

\_\_\_\_\_

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

None

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

If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_

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

a. Water PWSD #16

b. Sewage disposal SEPTIC SYSTEM

c. Electricity WEST CENTRAL ELECTRIC COOP

d. Fire and Police protection FORT OSAGE FIRE PROTECTION DISTRICT

12. Describe existing road width and condition: 20 FT. ASPHALT

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

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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): \_\_\_\_\_

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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)	<u><i>Randy Case</i></u> <u><i>Karan Case</i></u>	<u>11-26-25</u> <u>11-26-25</u>
Applicant(s):	<u><i>Mason Case</i></u> <u><i>Ashton Case</i></u>	<u>11-26-25</u> <u>11-26-2025</u>
Contract Purchaser(s):	<u><i>Mason Case</i></u> <u><i>Ashton Case</i></u>	<u>11-26-25</u> <u>11-26-2025</u>

STATE OF Missouri  
COUNTY OF Jackson

On this 26 day of November, in the year of 2025, before me the undersigned notary public, personally appeared Randy Case, Karan Case, Mason Case and Ashton Case

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 Karsteijn Mitchell Commission Expires 7/14/2029





AG

A

AUSTERMAN RD

AG

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