

**CU-2024-252**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Lot 1A, Replat of Langsford Yard, Lot 1, a subdivision in Jackson County, Missouri.

**CU-2024-252**

**ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION**

Attachments

Plan Commission Public Hearing Summary from September 19, 2024

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of Property

Pictures of tower

**Randy Diehl gave the staff report:**

**RE: CU-2024-252**

**Applicant:** Southern Jackson County Fire Protection District

**Location:** 11010 S. Milton Thompson Road

**Area:** 2.29 Acres

**Request:** Renewal of a Conditional Use Permit for the operation of a 125-foot radio transmission tower

**Zoning Classification:** District AG (Agriculture)

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

Comments: This is a renewal of CU-2004-182 (Ordinance 3547) adopted by the Jackson County Legislature, October 19, 2004. The permit was for a period of 20 years with no conditions listed. This tower was constructed in 1995, which replaced a 100-foot tower permitted in 1984. The District uses this tower for emergency response and personnel.

They are asking for the permit to be renewed for a 50-year term.

**County Plan:**

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

**Recommendation:**

Staff recommends APPROVAL of CU-2024-252

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

Mr. Crawford: Is this the last time for this?

Mr. Diehl: The District has asked for a 50-year term for this permit. The needs of the District may be different by that time.

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

Bill Lawrence: Fire Chief with the Southern Jackson County Fire Protection District.

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

We still use it for emergency radio communications.

**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.

Motion to take under advisement.

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

*Discussion under advisement*

Mr. Monaco moved to approve. Mr. Horn seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Me. Smead	Approve
Mr. Monaco	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkkerk	Approve
Chairman Antey	Approve

Motion Carried 8 – 0

**STAFF REPORT**

**PLAN COMMISSION**  
**September 19, 2024**

**RE: CU-2024-252**

**Applicant:** Southern Jackson County Fire Protection District

**Location:** 11010 S. Milton Thompson Road

**Area:** 2.29 Acres

**Request:** Renewal of a Conditional Use Permit for the operation of a 125-foot radio transmission tower for a term of 50-years.

**Zoning Classification:** District AG (Agriculture)

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

**Comments:** This is a renewal of CU-2004-182 (Ordinance 3547) adopted by the Jackson County Legislature, October 19, 2004. The permit was for a period of 20 years with no conditions listed. This tower was constructed in 1995, which replaced a 100-foot tower permitted in 1984. The District uses this tower for emergency response and personnel.

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

**Recommendation:**

Staff recommends APPROVAL of CU-2024-252

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

JACKSON COUNTY, MISSOURI  
CONDITIONAL USE PERMIT APPLICATION

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APPLICANT INFORMATION:

1. Application must be filed with the Jackson County 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)
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TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2024-252  
Date filed \_\_\_\_\_ Date of hearing \_\_\_\_\_  
Date advertised \_\_\_\_\_ Date property owners notified \_\_\_\_\_  
Date signs posted \_\_\_\_\_  
Hearings: Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_  
              Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_  
              Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

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BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
  - a. Applicant(s) Name: Southern Jackson County Fire Protection District  
Address: 11010 Milton Thompson Road  
Lee's Summit, MO 64086  
Phone: 816-525-4200
  - b. Owner(s) Name: SAME AS ABOVE  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
  - c. Agent(s) Name: \_\_\_\_\_

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

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

d. Applicant's interest in Property: OWNER

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: maintain & operate a radio transmission tower for a period of 50 years; property described as follows: a tract of land 3 square feet/acres in size located at 11010 Milton Thompson Road.  
Present Zoning District A

3. Legal Description of Property: (Write Below or Attached)  
Local governmental used as a fire station for the district

4. Present Use of Property: Fire Station #1

5. Proposed Use of Property: SAME AS ABOVE

6. Estimated Time Schedule for Development: Renewal of existing permit #5585 from July of 1984



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

NONE

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

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

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

a. Water Lee's Summit / NONE

b. Sewage disposal Lee's Summit / NONE

c. Electricity EVERGY / NONE

d. Heating SPIRE / NONE

e. Fire and Police protection SJCFPD / JACKSON COUNTY SHERIFF - NONE

10. Describe existing road width and condition: Good condition

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

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



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)

Bill Large  
Fire Chief

7/30/2024

Applicant(s):

Bill Large  
Fire Chief

7/30/2024

Contract Purchaser(s):

\_\_\_\_\_

\_\_\_\_\_

STATE OF MO.

COUNTY OF JACKSON

On this 30th day of July, in the year of 2024, before me the undersigned notary public, personally appeared Bill Large, Fire Chief

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

Lisa Mahaffey

Commission Expires 02/03/2027



CU-2024-252

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
60-100-01-07-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-04-02-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-03-12-00-0-00-000	HOLLAND STEVE J & MARY V-TR	24609 E LANGSFORD RD	LEES SUMMIT	MO	64063
60-100-02-42-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
60-100-02-31-00-0-00-000	KIRSE JOHN F JR & JANET S	10919 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
60-100-02-19-01-0-00-000	MILTON THOMPSON ACRES LLC	24800 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
60-100-02-41-00-0-00-000	SOUTHERN JACKSON CO FIRE PRO DISTRICT	101 LOTAWANA DR	LAKE LOTAWANA	MO	64086



## JACKSON COUNTY Public Works Department

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

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

September 4, 2024

RE: Public Hearing: CU-2024-252  
Southern Jackson County Fire Protection District

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 Southern Jackson County Fire Protection District, requesting the renewal of a Conditional Use Permit for the operation of a 125-foot radio transmission tower in District AG (Agriculture) at 11010 S Milton Thompson Road.

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

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024 at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> 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.

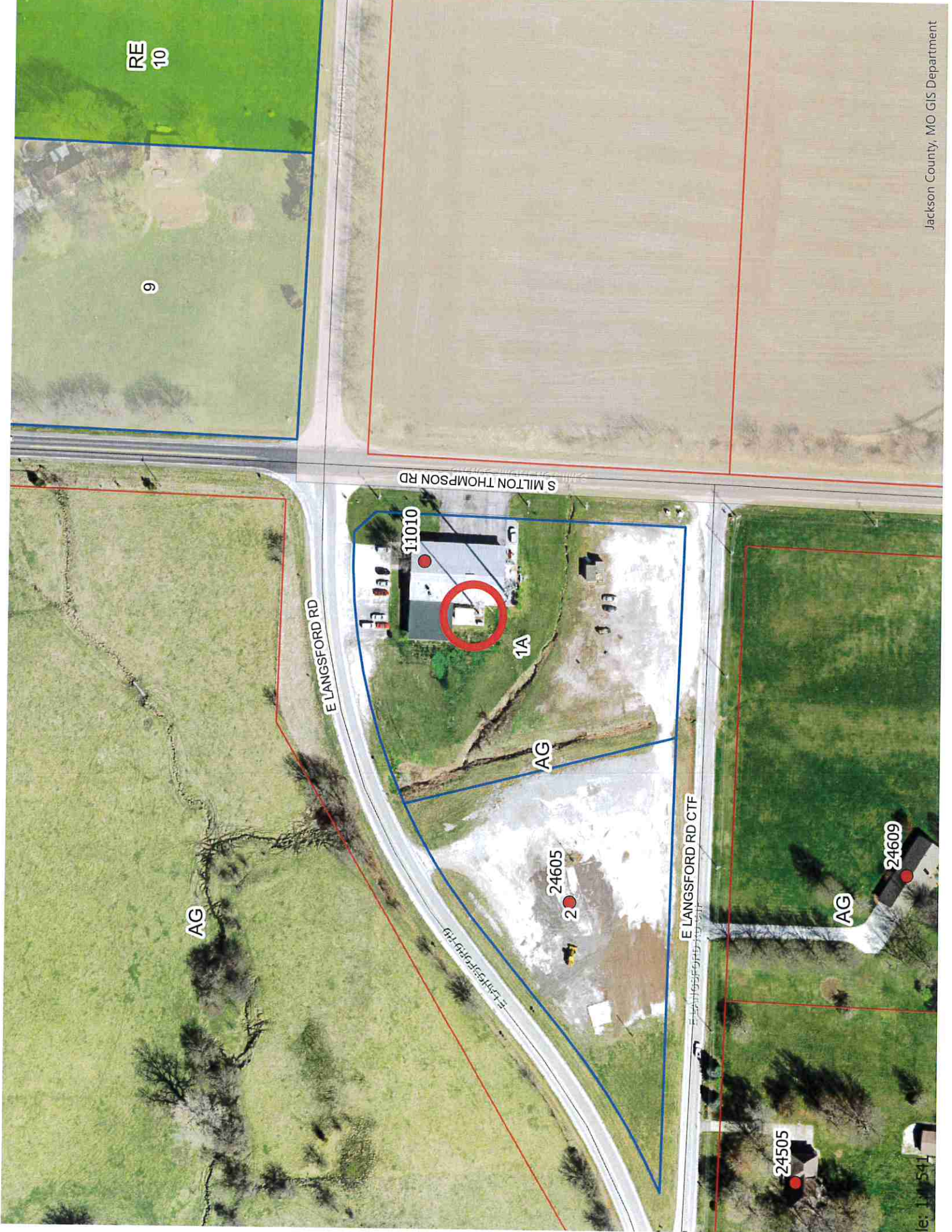
Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

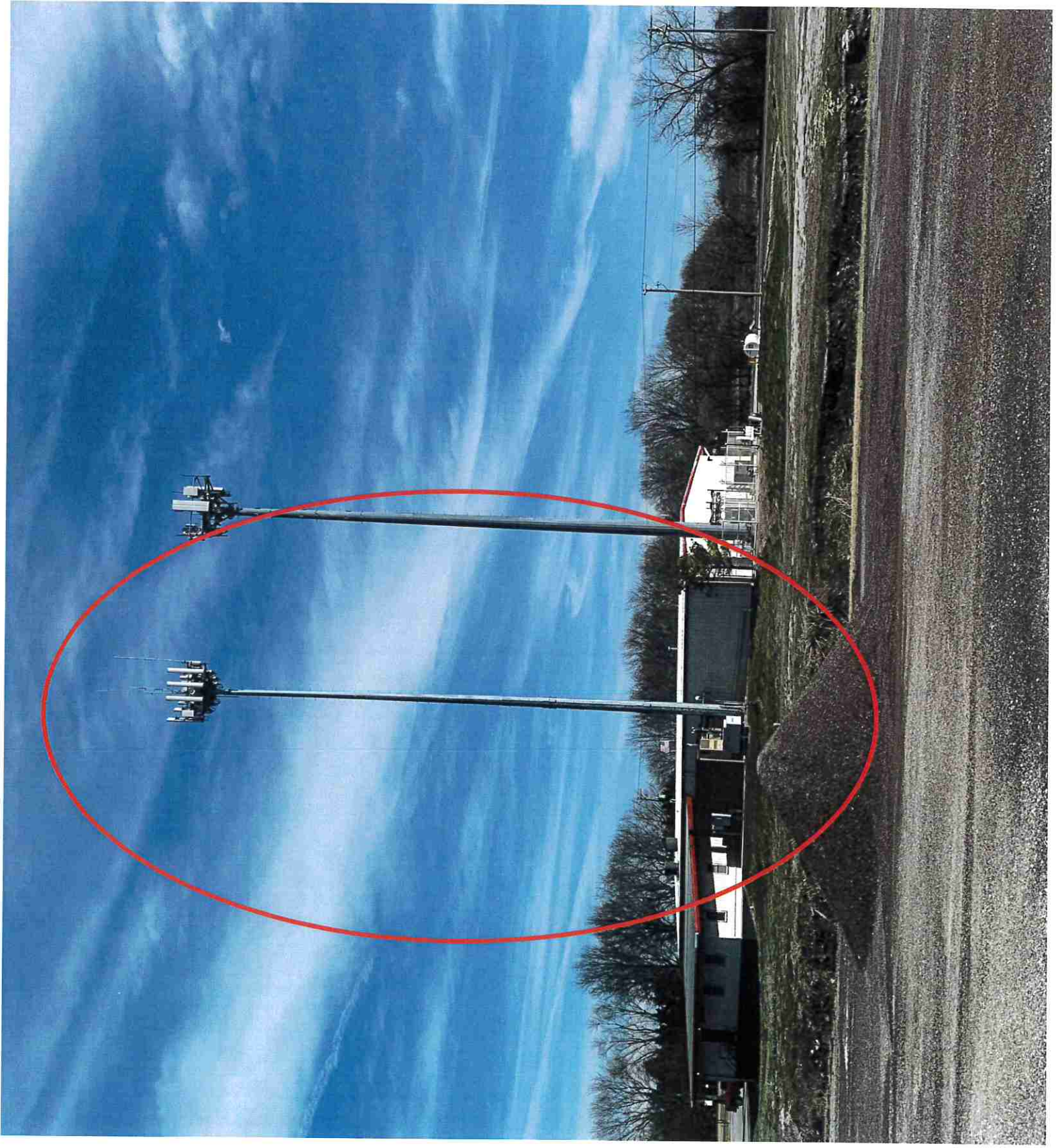
Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

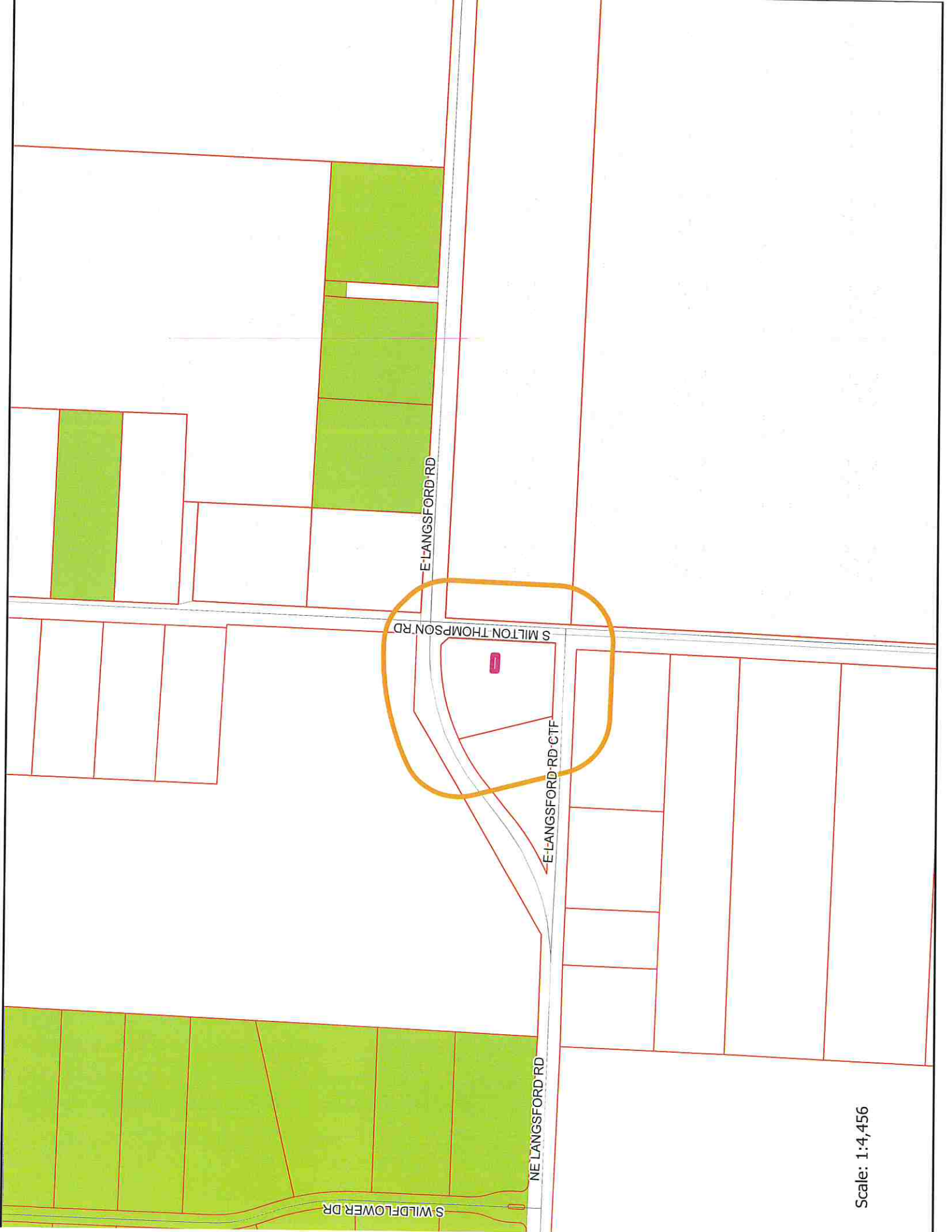
*Frank White, Jr., County Executive*











E LANGSFORD RD

S MILTON THOMPSON RD

E LANGSFORD RD CTF

NE LANGSFORD RD

S WILDFLOWER DR

Scale: 1:4,456