

**LA-2025-046**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Lots 2, 3, 4 & 5, Moore View, a subdivision in Jackson County, Missouri

LA-2025-046

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of March 20, 2025

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Letter from applicant

Aerial of location

Copy of plat

**Randy Diehl gave the staff report:**

**RE: LA-2025-046**

**Applicant:** Choplin Family Trust

**Location:** E. Colbern Road

**Area:** 02.00 ± acres

**Request:** Vacation of four undeveloped lots

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

Moore View, a five lot subdivision, was recorded December 4, 1962.

Lots 2 - 4 have been part of the Choplin's property since 1970.  
Lot 1 is not included in this request.

The four lots have never been developed. The applicant wishes to vacate the four lots to absorb them into the overall acreage. Future plans are to divide the 131 ± acres into large tracts to sell off or to allow separate development.

The lots are within District AG, Agricultural, so a rezoning is not necessary.

**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 LA-2025-046.

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?***

Lola Choplin, 32401 E. Colbern Road.

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

Ms. Choplin: No, I been talking with Randy and he's covered everything.

**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?***

Gary Sprague: 32612 E. Colbern Road. I take it they are absorbing it into the larger acreage and there are no plans for development.

Mr. Diehl: They just want to get rid of the four lots that have never been built on so they can revert into the bigger piece of ground. They plan on dividing that into tracts that will be at least 10 acres or larger.

Mr. Antey: Any division of land less than 10 acres would have to come in front of us.

Mr. Sprague: To build on it, once they divide it into 10-acre tracts, what do they have to do?

Mr. Diehl: Apply for building permits.

Motion to take under advisement.

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

*Discussion under advisement*

Mr. Monaco moved to approve. Mr. Lake seconded.

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

Motion Carried 8 – 0

## **STAFF REPORT**

### **PLAN COMMISSION**

**March 20, 2025**

**RE: LA-2025-046**

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Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator





LA-2025-046

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
55-400-04-25-00-0-00-000	BALTZ DARREN & CAROL	32200 E COLBERN RD	OAK GROVE	MO	64075
55-400-04-24-00-0-00-000	CHOUTEAU JAMES P JR & CYNTHIA A	1708 NE LASHBROOK DR	LEE'S SUMMIT	MO	64086
55-500-03-18-00-0-00-000	BARRETT DAWN M & THOMAS LEE	32408 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-19-00-0-00-000	KIMBROUGH KEVIN & DENISE	32600 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-20-00-0-00-000	SPRAGUE GARY A & TERESA R	32612 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-21-00-0-00-000	KROENKE MARK A & LAURIE L	32712 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-22-00-0-00-000	KROENKE MARK A & LAURIE L	32712 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-23-00-0-00-000	MCBRIDE STEPHEN E & TERESA A	PO BOX 265	BLUE SPRINGS	MO	64013
55-400-04-06-00-0-00-000	EDWARDS TRUST	2253 SW PARK AVE	BLUE SPRINGS	MO	64015
55-400-04-11-01-0-00-000	HANSBURG LEROY & BARBARA L-TR	32313 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
55-500-03-15-02-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-12-00-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-09-00-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-03-00-0-00-000	STRANGE RONALD K & LINDA S	32409 E COLBERN RD	OAK GROVE	MO	64075
55-400-04-20-00-0-00-000	NEW LIBERTY BAPTIST CHURCH	26202 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-15-01-0-00-000	CHOPLIN FAMILY TRUST	PO BOX 2954	GRAIN VALLEY	MO	64029



## 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

March 5, 2025

RE: Public Hearing: LA-2025-046  
Choplin Family Trust

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 Choplin Family Trust to vacate four undeveloped Lots, Lots 2, 3, 4 & 5, Moore View, a subdivision in Jackson County, Missouri.

Please note that this request affects only the property mentioned above.

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, March 20, 2025, 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,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*



**JACKSON COUNTY, MISSOURI  
APPLICATION PLAT VACATION**

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☒ Entire Plat

☐ Portion of Plat

**Applicant:** Choplin Family Trust Lola Choplin Trustee

**Address:** 32401 E Colbern Rd Oak Grove, mo 64075

**Phone:** 816 853 7535 **Mailing Address:** PO Box 2954 Grain Valley, mo 64029

**APPLICANT INFORMATION:**

Application must be filed with the Jackson County Planning and Development Division, 303 West Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.

The following items need to be submitted with the application:

1. A letter to the Administrator of Planning and Development giving the reasons for the vacation request.
2. An accurate legal description (metes and bounds) of the area to be vacated. This needs to be done by a Missouri Registered land surveyor who must sign and seal the legal description document.
3. Two (2) copies 22 x 33 of a black and white map which shows the subject area in detail.
4. The filing fee of \$250 (non-refundable), check payable to Manager of Finance.

Signature of individual submitting the vacation request:

Choplin Family Trust Lola Choplin Trustee February 2, 2025  
(Signature) (Date)

**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

**Case Number LA-** 2025-046

Date filed \_\_\_\_\_ Date of hearing \_\_\_\_\_ Date Advertised \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

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

Applicant(s):

*Choplin Family Trust*  
*Lola Choplin Trustee*

*Feb 7, 2025*

Applicant(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF Missouri  
COUNTY OF Jackson

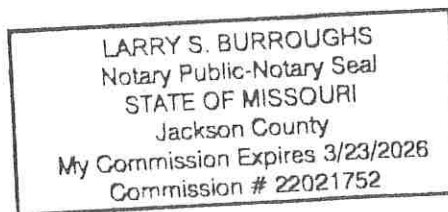
On this 7 day of February, in the year of 2025, before me the undersigned notary public, personally appeared

known to me to be the person(s) whose name(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.

*Larry S. Burroughs*  
Notary Public

Commission Expires 3/23/2026



February 2, 2025

Dear Administrator,

I would like to request a vacation of the entire plat of Mooreview Estates, owned by the Choplin Family Trust, located within my property at 32401 E. Colbern Rd, Oak Grove, MO 64075. These lots were platted in approximately 1962, several years before my parents purchased the farm. It has not presented any issues, to leave as is, up until now. I will most likely be dividing and selling my property in the near future and Mooreview Estates does not fit with the division plans.

I would greatly appreciate your approval for a vacation and allow the plat to be absorbed in with the surrounding acreage.

Thank you,

Choplin Family Trust  
Lola Choplin, Trustee







# MOORE VIEW

A Subdivision Of Part of the Southwest 1/4 of Southwest 1/4  
Section 26, Township 48, Range 30  
Jackson County, Missouri

DESCRIPTION: Beginning at the Northwest corner of the Southwest 1/4 of Section 26, Township 48, Range 30, Jackson County, Missouri, thence East along the North line of said 1/4 section, 713.07 feet, thence South parallel to the West line of said Section 26, 240.0 feet, thence West parallel to the North line of said South 1/4 of Section 26, 400.0 feet, thence South parallel to the West line of said section 26, 177.42 feet, thence West parallel to the North line of said Southwest 1/4 of Section 26, 313.07 feet to the West line of section 26, thence North 417.42 feet to the point of beginning.....

The undersigned proprietors of the above described lands have caused the same to be subdivided in the manner as shown on this plat, which subdivision and plat shall hereafter be known as MOORE VIEW.

The Roads or Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

In Testimony whereof, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ 1962

STATE OF MISSOURI SS  
COUNTY OF JACKSON

On this \_\_\_\_\_ day of \_\_\_\_\_ 1962, before me, the undersigned Notary Public, personally appeared; \_\_\_\_\_ and \_\_\_\_\_ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof I have set my hand and affixed my official seal at my office in \_\_\_\_\_ Mo. this day and year above written.....

My Commission Expires \_\_\_\_\_

Notary Public in and for  
Jackson County, Missouri

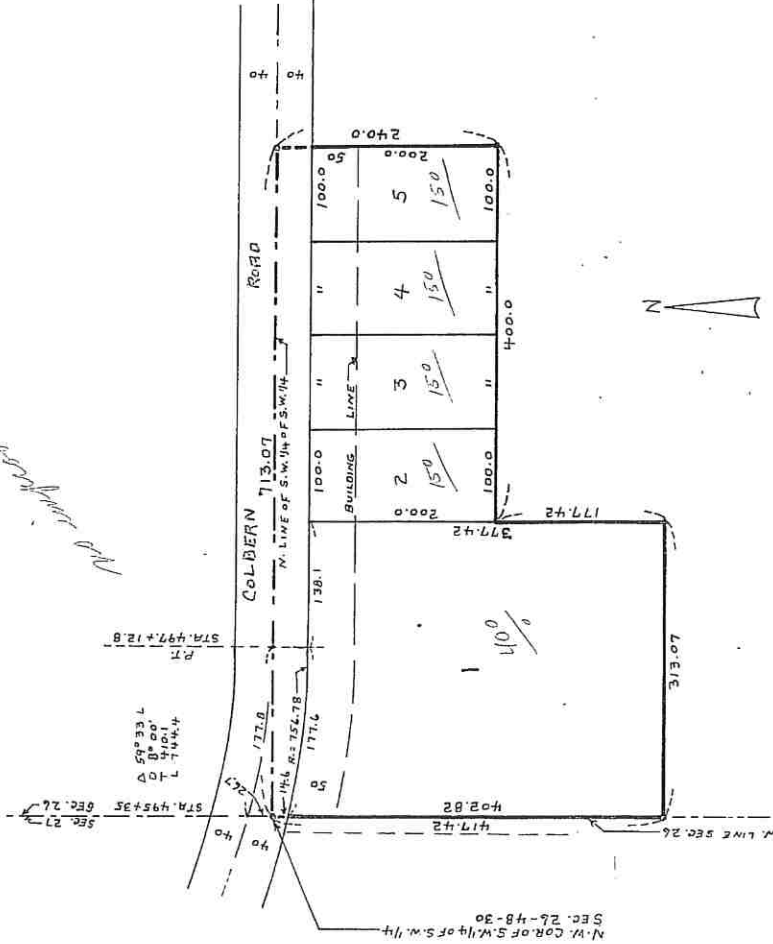
Approved as to Road Locations and Widths NOV 16 1962  
Harvey E. Jones, Jackson County Highway Engineer

Approved as to Zoning and Planning

Lambert B. Cain, Jackson County Planning Engineer

Survey and plat by,  
Shelley Surveying Co.  
Independence, Missouri  
O.C. Shelley  
O.C. Shelley J.L. No. 27

SCALE 1" = 100'



SCALE 1" = 100'	APPROVED BY:
DATE 11-10-62	DRAWN BY
	REVIEWED
	DRAWING NUMBER

Approved: Jackson County Assessor  
by: \_\_\_\_\_ Deputy  
12-4-62