

Neighborhood Petition
against
B & G Holdings
Walnut Valley Estates

RECEIVED

SEP 23 2025

MARY JO SPINO
COUNTY CLERK

Petitioning To:

Jackson County Public Works Department
303 West Walnut Street
Independence, Missouri 64050

RE: Public Hearing: RZ-2025-704

Subject: Request by B & G Holdings (Matt & Tonya Baker) (Walnut Valley Estates) for a change of zoning from District AG (Agricultural) on 128 +/- acres to District RE (Residential Estates) for the purpose of creating 33 single family residential lots between Stony Point School Rd and Major Rd.

Date and time of Public Hearing Thursday September 18 at 8:30am.

Location of Public Hearing: "Large Conference Room", 2nd floor, Historic Truman Courthouse, 112 W Lexington, Independence, MO

Statement of Petition: By signing the form below, I/we certify that I/we strictly **CONTEST** the change in zoning of the subject property (128 +/- acres between Stony Point School Road and Major Road for District AG (Agricultural) to District RE (Residential Estates).

By signing this form, I/we also certify and declare that I am/we are a residents in close proximity to the subjected property and feel I/we will be adversely affected by the requested change in zoning.

Name & Phone #

Address

Signature

816-719-1885

8 Michael DAVENPORT 7214 S. STONY POINT SCh ROAD Michael Davenport

Gwen Davenport 816-719-1888 " 8 " Gwendolyn Davenport

22 Randy ANDERSON 816-699-7745 31000 E. MAJOR RD GV Randy Anderson

Shari ANDERSON 816-699-7743 31000 E Major Rd Grain Valley Shari Anderson

Lynda CRALL - 816-547-3488 31502 E. MAJOR RD Lynda Crall

15 Darci Trotter - 417-483-1999 31408 E. Major Rd. GVMO 64029 Darci Trotter

25 Jeremy Trotter 816-213-8573 31408 E. Major Rd. GVMO 64029

Hadasah Trotter 816-819-9011 31408 E. Major Rd. GVMO 64029

Susan Andree 816-392-4651 31608 E. Major Rd. GV, MO 64029 Susan Andree

Craig Mims 816-678-4158 31609 E major Rd GV MO 64029 Craig Mims

Nathan. El England 816-522-5398 31306 E Major Rd Grain Valley MO 64029

Brad Hegwer 417-310-6917 31309 E Major Rd Grain Valley MO 64029 Brad Hegwer

Tracy Hegwer 417-350-7842 31309 E Major Rd Grain Valley MO 64029 Tracy Hegwer

Joanna Whitaker 816-213-8587 7505 S Arnett Rd GVMO 64029 Joanna Whitaker

27 Clifton Whitaker 816-213-8236 7505 S Arnett Rd GVMO 64029 Clifton Whitaker

23 Jim & Jan Roberts 816-225-9214 7511 S. Arnett Rd. GVMO. 64029 Jim & Jan Roberts

Dennis / Lydia Seymour 816-267-0682 31105 E Major Rd 64029 Dennis & Lydia Seymour

Justin & Ava Gleason 816-606-3258 7911 S Old Major Rd. Grain Valley MO 64029 Justin & Ava Gleason

James Hinton 816-606-3587 - 6291 30808 E old major GV. MO 64029 James Hinton

Laura James 816-965-3949 8154 NW Beaman Dr. KCMO 64151

Ally Mueller (816) 883-9738 200 Rock Creek Dr. Grain Valley 64029 Ally Mueller

Blaine Muller 816 806 8514 " " Blaine Muller

Michael James 660-353-1063 8154 NW Beaman Dr KCMO 64151

Kenneth Baker 816-645-9781 31006 E. OLD MAJOR RD. GRAIN VALLEY, 64029 Kenneth Baker

28 Rodney Baker 816-516-2828 J. V. MO 64029 Rodney Baker

Tom Thomas 715-397-1304 7816 South Arnett Rd. 64029 (816) 499-9051 7514 S. ARNETT AD. Grain Valley GARDEN VALLEY MO

Name & Phone #

Address

Signature

VATI SIMS

32406 E. MAJOR RD.

[Signature]

Patrick Parker

30106 E Major Rd

[Signature]

Kimberly G. Parkin

30104 E Major Rd

[Signature]

10

Sheryl England

33106 E Major Rd

Sheryl England

Sheldon England

33106 E Major Rd

Sheldon England

9

Jacqueline A. Ransom

3809 S. GRAND AVE.

64055 Jacqueline A. Ransom
Trustee for Maxine V Dorn
Trust - owner of 31103 & 31107 E. STONY PT School Rd. G.V. MO.

[Signature]

Blank lined area for additional entries.

Name & Phone #

Address

Signature

Jacob Hampson 816-877-2758 31805 E Stony Point School rd *Jacob Hampson*

Ene O'Bryant 913 709 6793 31804 E Stony Point School rd *Ene O'Bryant*

Jessica O'Bryant 816 739 0708 31804 E Stony Point School rd *Jessica O'Bryant*

Steven Kratz 816-550-7791 31904 E. Stony Point school rd

Michelle Kratz 816-598-2877 31904 E. Stony Point School Rd *Michelle Kratz*

Robin McKerson 816-217-6032 31809 E Stony Pt Sch Rd. GV MO 64029

Jeri Ishmael ~~816-877-5180~~ 31715 E Stony Point School Rd *Jeri Ishmael*

Heike Stammel " " *Heike Stammel*

Mike Bessenbacher 32602 Stony Pt. Sch. Rd. *Mike Bessenbacher*

Sharon Bessenbacher " " " Sharon Bessenbacher

Chris Dunlap 32506 Stony pt sch rd *Chris Dunlap*

Tiffany Kirschbaum 32366 E Stony Point School Rd *Tiffany Kirschbaum*

Benjamin Stone 31811 E Stony Point School Rd

Kathryn Staw 31811 E. Stony Pt. Sch Rd.

Ashley Johnson 32109 E Stony Point School Rd.

Erin Gray 32109 E Stony Point School Rd.

Jessica Cox 32403 E Stony pt sch rd GV MO 64029

Amber 32403 E Stony pt sch rd GV MO 64029

Brittany Bartlett " "

Tile Bartlett " "

Courtney Hayes " "

Travis Hayes " "

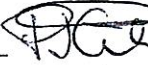
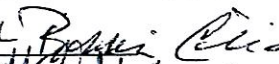
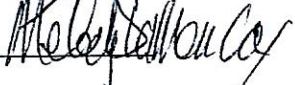
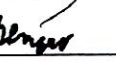






Taylor Ishmael 31715 E. Stony Pt. School Rd. GV MO 64029 *Taylor Ishmael*

Tyler Ishmael 31715 E Stony Point School Rd GV MO 64029 *Tyler Ishmael*

Name & Phone #

Address

Signature

13 (Kelly)
 Leberta Annette Hutcherson Lot 1A Stony Pt Sch Rd R. Annette Hutcherson
 Brandon Steele 30805 E Stony Point School Rd
 PATRICK CILIA 30707 E STONY PT SCHL RD. 
 Bibbie Cilia 30707 E Stony Pt. School Rd. 
 Melody Dameron Cox 31206 E " " " 
 Paul Crettitt 3110 E. " " " " " " " " " " " "
 Wanda Lee 31202 E STONY PT SCHOOL RD
 James Cox 32507 E STONY PT SCHOOL RD.
 Dennis Affolter 7117 Stony Point School Rd 816 3045655
 Patti Affolter 7117 Stony Point School Rd 816 305655
 Troy L. Phinney 30305 East Mayo Rd Grain Valley 64029
 MATH GENESIS 7605 S. ARNETT RD GRAIN VALLEY MO 64029 
 James Williams 7318 S. Arnett Rd Grain Valley, MO 64029 
 Jordana Williams 7318 S. Arnett Rd. Grain Valley, Mo 64029 
 Charles Lambert 7211 S Arnett Rd Grain Valley Mo 64029
 James R Wilcox 1001 S. Minter Rd Grain Valley, Mo 64029
 Josh Johnson 7115 S. ARNETT RD. GV 64029
 Emily Johnson  " " " "
 Kenneth P Herton 30709 Stone Point Sch Rd 
 Carol Barnes 30901 E. Stony Pt. Sch. Rd., GV, MO Carol Ann Barnes
 GENE A BARNES 30901 E STONY PT SCH RD GV MO 
 Breanna Goodfellow 31400 E. Stony Pt School Rd. Grain Valley 

Name & Phone #
660-563-0784

Address

Signature

~~28~~ Ashley + Justin Leach 30902 E Major rd *Ashley Leach*

Richard Baus 7801 S. Arnett Rd 816 695-1412

1 Richard Andrew 31608 E Major Rd 816-392-4617 *Rich Andrew*

Camela Mudd. 7809 S. Arnett Rd, 816-847-6800
STEPHEN + MELISSA SOLOMON 7608 S ALBERT RD GRAIN VALLEY 816-352-4944

MANDI MEYER 30000 E MAJOR RD GV MO 64029 *Mandi Meyer*

6 JON + Cathy RIZIT 31100 E OLD MAJOR RD GV MO 64029 *Jeff Ritz*

816-516-2643
Katrina Woolum 31206 E Major Rd GV 64029 *Katrina Woolum*

28 EVERETT Woolum 31206 E. MAJOR RD. GV 64029 *Everett Woolum*

4 Shirley Beasley 31804 E. Major Rd GV 64029 *Shirley Beasley*

David Livyushin 30710 E. Major Rd GV 64029 *David Livyushin*

Larry Mike Lombardo 30700 E Major Rd GV 64029 *Larry Lombardo*

Paula Lombardo 30700 E Major Rd. GV MO 64029 *Paula Lombardo*

Nelsey + Frank Laver 30705 E major rd GV MO 64029 *Nelsey Laver*

Justin Holm 30506 E. Major Rd GV MO *Justin Holm*

ALLISTER CORNWAY 30201 E MAJOR RD, Grain Valley, MO *Allister Cornway*

913 850 3602
Jon-Idaber 30101 E Major Rd Grain Valley, MO *Jon-Idaber*

James Cox 29807 E Major rd Grain Valley, MO *James Cox*

M JEFF M^cQUINN 29700 E MAJOR GREEN VALLEY, MO 816-498-223 *Jeff McQuinn*

Riley D. BURRUS SR. 29705 E. MAJOR RD. G. V. MO. 816-645-8564 *Riley Burrus*

JARA BALDWIN 28912 E MAJOR Rd 913-209-8822 *Jara Baldwin*

21 Merrick Quinn 30910 E. Old Major Rd 816-694-3593 *Merrick Quinn*

Richard B Helmsch 31811 E Major Rd -816-213-6947 *Richard Helmsch*

Darren K. Kalthoff 32202 E Major Rd 816-832-3717 *Darren Kalthoff*

Kelly Kalthoff 32202 E. Major Rd 816-803-3343 *Kelly Kalthoff*

Ethan Kalthoff 32202 E. Major Rd (816) 518-6160 *Ethan Kalthoff*

Seth Kalthoff 32202 E MAJOR RD 816-508-6161 *Seth Kalthoff*