

Request for Legislative Action

Ord. #5734
Date: April 17, 2023

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5734
Sponsor(s):		Legislature Meeting Date:	4/17/2023

Introduction
Action Items: ['Authorize']
Project/Title:
CU-2023-242 – Little Blue Bible Camp

Request Summary
<p>Requesting the renewal of a Conditional Use Permit for a period of 25 years to operate a campground on 21.8 ± acres in District AG (Agricultural). The location is 4023 N Barnes Road.</p> <p>Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on March 16, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request. The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	3/20/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 3/20/2023. Comments:

Approved by Department Approver Kristina J. Miller on 3/22/2023 9:02:19 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 3/22/2023 9:49:10 AM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 3/22/2023 9:56:00 AM. Comments:

Not applicable by Budget Office Approver Mark Lang on 3/23/2023 12:58:38 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 3/24/2023 10:26:57 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 4/13/2023 11:24:22 AM. Comments:

CU-2023-242

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of the Northwest Quarter of the Southeast Quarter of Section 2, Township, 50, Range 31, lying East of the Little Blue River, containing 21.8 acres, more or less. Subject to any right-of-way, easements, or other reservation of record.

CU-2023-242

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 16, 2023

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of Property

CU-2023-242

ATTACHMENT 3: LIST OF CONDITIONS

Condition Use Permit for a period of 25 (twenty-five) years with the following Conditions:

There are no conditions required for this Conditional Use Permit.

Randy Diehl gave the staff report:

RE: CU-2023-242

Applicant: Little Blue Bible Camp, Inc

Location: 4023 N. Barnes Road

Area: 21.8 ± acres

Request: A Conditional Use Permit for a period of 25 years to operate a campground.

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in Area:

Zoning in the surrounding area is Agricultural and Heavy Industrial. Land use is single family homes and agricultural uses.

Comments:

This is a renewal of RZ-1997-028 (Ord. No. 2774) granted by the Legislature January 29, 1998, for 25 years. In 1987 S-656 was granted in 1987 for a 10-year period. There were no conditions attached to either the original permit or the first renewal. The Camp has been in operation for 60 years. The applicant is wishing to extend the permit for an additional 25 years.

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 CU-2023-242.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Had this lapsed?

Mr. Diehl: Yes. There is a slight lapse with this. In fact, there are a couple more that will be coming before the Commission that have expired. There was an error in our database that with some incorrect dates that caused this. We try to get renewal notices out well before they are expiring so not to cause any lapse of the permit. We don't penalize them. If they are still in operation and have an application in the works, we allow them to continue.

Mr. Antey: I just don't remember this one from before.

Mr. Diehl: The last renewal was 1997. It only expired late last year.

Mr. Antey: Are there any questions for Randy?

Mr. Tarpley: Why was it extended for 25 years?

Mr. Diehl: They have a pretty good track record. The last permit was for 25 years with no complaints. This is their third renewal of the permit.

Mr. Antey: Is the applicant here?

Ethan Schull, 900 SW Chickadee, Oak Grove. I'm with the Little Blue Bible Camp.

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

Mr. Schull: We run about three sessions a year. We have about 72 campers per session in 6 different cabins. We also do crafts and sports. Each session runs from Sunday to Friday for the youths. We also have fundraising events as well.

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

Discussion under advisement

Mr. Lake moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Antey	Approve

STAFF REPORT

PLAN COMMISSION

March 16, 2023

RE: CU-2023-242

Applicant: Little Blue Bible Camp, Inc

Location: 4023 N. Barnes Road

Area: 21.8 ± acres

Request: A Conditional Use Permit for a period of 25 years to operate a campground.

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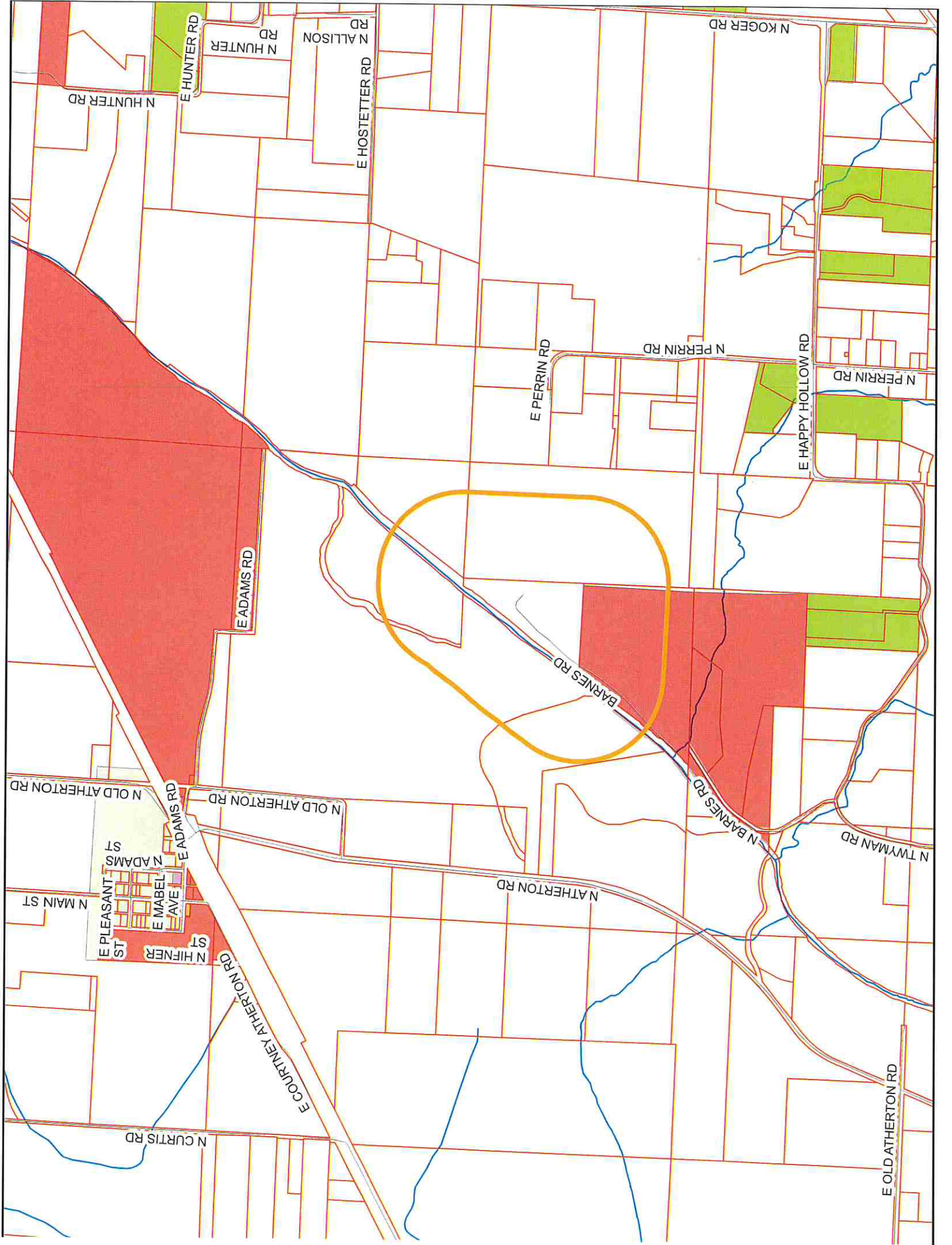
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



N HUNTER RD

E HUNTER RD

N HUNTER RD

N ALLISON RD

E HOSTETTER RD

N KOGER RD

E PERRIN RD

N PERRIN RD

E HAPPY HOLLOW RD

N PERRIN RD

E ADAMS RD

BARNES RD

N BARNES RD

N TWYMAN RD

N OLD ATHERTON RD

N OLD ATHERTON RD

N ATHERTON RD

E PLEASANT ST

N ADAMS ST

E MABEL AVE

N HIFNER ST

E COURNEY ATHERTON RD

N CURTIS RD

E OLD ATHERTON RD

Plan Commission March 16, 2023
 CU-2023-242

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
09-200-03-21-00-0-00-000	BARNES DOROTHY IRENE	3801 N BARNES RD	INDEPENDENCE	MO	64058
09-200-01-08-00-0-00-000	SHAFFER FARM LLC	5609 N BLUE VALLEY RD	INDEPENDENCE	MO	64059
09-200-01-07-00-0-00-000	SHAFFER FARM LLC	5609 N BLUE VALLEY RD	INDEPENDENCE	MO	64059
09-200-01-10-00-0-00-000	ZIONS RIDGE FOUNDATION	1120 S ELIZABETH	INDEPENDENCE	MO	64056-2311
09-200-04-07-00-0-00-000	JEFFRIES WILLIAM ANDREW-TR	25204 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-200-04-08-00-0-00-000	ADDISON MICHAEL J	11318 E THOMPSON	SUGAR CREEK	MO	64054
09-200-04-02-00-0-00-000	LITTLE BLUE BIBLE CAMP INC	1905 N ETHAN LN	INDEPENDENCE	MO	64058-1412



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 1, 2023

RE: Public Hearing: CU-2023-244
Little Blue Bible Camp

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission requesting the renewal of a Conditional Use Permit for a period of 30 years to operate a campground on 21.8 ± acres in District AG (Agricultural). The location is 4023 N Barnes 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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 16, 2023 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,

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

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

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)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2023-242
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: Little Blue Bible Camp Inc
Address: (mail) P.O. Box 261 Oak Grove, MO 64075
Location 4023 N. Barnes Road
Phone: NA
 - b. Owner(s) Name: _____
Address: _____
Phone: _____
 - c. Agent(s) Name: James Shull

Address: 1905 N. Ethan Lane
Independence, MO. 64058
Phone: 816-536-8884

d. Applicant's interest in Property: Member Board of Directors

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: A CONTINUING OPERATION OF A BIBLE CAMP for a period of 25 years; property described as follows: a tract of land 21.83 square feet/acres in size located at 4023 N. Barnes Rd Road.

Present Zoning District _____

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

All that part of the NW 1/4 of the SE 1/4 of Sec 2,
TWN 50, RNG 31, Lying E+S of the Little Blue
River

4. Present Use of Property: Bible Camp and related Activities
IN EXISTANCE FOR 60 YEARS NOW

5. Proposed Use of Property: Continued use as a summer Bible
Camp for Christian recreational and educational purposes
and all related activities

6. Estimated Time Schedule for Development: NONE

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 well water

b. Sewage disposal ON site

c. Electricity public Energy

d. Heating propane

e. Fire and Police protection Fort Osage Fire Jackson County Sheriff

10. Describe existing road width and condition: Private Drive

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? NONE

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

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 2/28/2023
Property Owner(s) James B. Shull
(agent) for Little Blue Bible Camp
Board of Directors

Applicant(s): _____

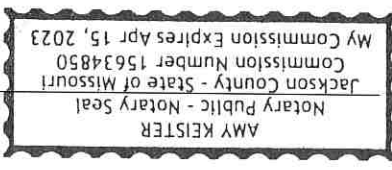
Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this Third day of March, in the year of 2023, before me
the undersigned notary public, personally appeared _____
[Signature]

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 _____


Commission Expires 4-15-23

