

**IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI**

**AN ORDINANCE** granting a conditional use permit (CUP) in District A (Agricultural) for a period of five years to operate an equine-assisted learning center, subject to specified conditions, as to a 20± acre tract.

**ORDINANCE #4315**, June 6, 2011

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit is hereby granted for a period of five years to operate an equine-assisted learning center, as to an approximate 20± acre tract of land generally located one-half mile west of Helmig Road on the south side of Drinkwater Road near the intersection with Gibson and specifically described as follows:

**Description:** All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30 West, including Lot 1, WHISPERING WOODS, a subdivision of land in Jackson County, Missouri, described as follows: Beginning at a point on the North line of said Quarter Quarter Section, said point being 661.50 feet West of the Northeast corner of said Quarter Quarter Section, thence South 00 degrees 03 minutes West a distance of 1328.00 feet to the South line of said Quarter Quarter Section; thence South 81 degrees 28 seconds West a distance of 664.50 feet to the Southwest corner of said Quarter Quarter Section, thence North 00 degrees 05 minutes East a distance of 1328.00 feet to the Northwest corner of said Quarter Quarter Section, thence North 81 degrees 28 seconds East a distance of 663.50 feet to the point of beginning, except that part in road aka 34505 E. Drinkwater Road.

Section 2. The conditional use permit granted by this Ordinance is subject to the following conditions:

1. The number of horses used in the equine riding center shall be limited to twelve with no more than eight of these horses being boarded at any one time.

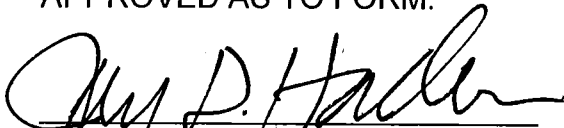
2. No horse shows, commercial concession stands, or tack store shall be permitted on the premises.


3. There shall be no lighting for the outdoor arena and the lighting for the designated parking area shall be turned off no later than 9:00 p.m. each night.

Section 3. The Legislature, pursuant to the application of Returning Glory (CU-2011-206), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted unanimously to recommend approval of this application in a public hearing on May 19, 2011, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Chief Deputy County Counselor

  
\_\_\_\_\_  
County Counselor

I hereby certify that the attached Ordinance, Ordinance #4315 introduced on June 6, 2011, was duly passed on July 11, 2011 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 8

Nays 0

Abstaining 0

Absent 1

This Ordinance is hereby transmitted to the County Executive for his signature.

7.12.11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4315.

7/12/2011  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Michael D. Sanders, County Executive


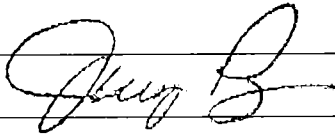
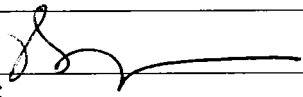
# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~ Ord No.: 4315

Sponsor(s): xxxx

Date: June 6, 2011

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title: <u>Conditional Use Permit (Returning Glory – CU-2011-206)</u>																
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="328 512 1203 789"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td>TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:		\$	Amount previously authorized this fiscal year:		\$	Total amount authorized after this legislative action:		\$	Amount budgeted for this item * (including transfers):		\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT	TO ACCT
Amount authorized by this legislation this fiscal year:		\$															
Amount previously authorized this fiscal year:		\$															
Total amount authorized after this legislative action:		\$															
Amount budgeted for this item * (including transfers):		\$															
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT	TO ACCT															
PRIOR LEGISLATION	Prior ordinances and (date): N.A. Prior resolutions and (date): N.A.																
CONTACT INFORMATION	RLA drafted by: Mark Trosen, Planning and Environmental Health Administrator, 881-4645																
REQUEST SUMMARY	Requesting a conditional use permit for a period of 5 years to operate an equine assisted learning center in District A (Agricultural) on 20± acres, subject to conditions. Description: A 20± acre tract of land generally located one-half (1/2) mile west of Helmig Road on the south side of Drinkwater Road near the intersection with Gibson and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on May 19, 2011 held a public hearing and accepted testimony pertaining to the Conditional Use Permit requested by Returning Glory. The property owners are Gary and Roxanne VanRiessen. There was no one present in opposition to the conditional use permit. Staff recommends approval subject to three (3) conditions and finds that the proposed use of an equine assisted learning center and horse stable facility is consistent with the general purpose and intent of the Agricultural zoning district regulations and complies with the requirements of the Unified Development Code. Therefore, the Plan Commission voted 9 to 0 to recommend <u>APPROVAL</u> for a Five Year Period provided the attached three (3) conditions are met (Attachment to RLA-2).																
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)																
ATTACHMENTS	See Attachment to RLA-3																
REVIEW 	Department Director:  Jerry A. Page, P.E. Finance (Budget Approval): <i>If applicable</i> Division Manager:  County Counselor's Office:	Date: 5/25/11  Date:  Date: 6/1/11  Date:															

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

**ATTACHMENT TO RLA-1:**

**CU-2011-206 (Returning Glory)**

**Description:** All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30 West, including Lot 1, WHISPERING WOODS, a subdivision of land in Jackson County, Missouri, described as follows: Beginning at a point on the North line of said Quarter Quarter Section, said point being 661.50 feet West of the Northeast corner of said Quarter Quarter Section, thence South 00 degrees 03 minutes West a distance of 1328.00 feet to the South line of said Quarter Quarter Section; thence South 81 degrees 28 seconds West a distance of 664.50 feet to the Southwest corner of said Quarter Quarter Section, thence North 00 degrees 05 minutes East a distance of 1328.00 feet to the Northwest corner of said Quarter Quarter Section, thence North 81 degrees 28 seconds East a distance of 663.50 feet to the point of beginning, except that part in road aka 34505 E. Drinkwater Road.

## **ATTACHMENT TO RLA-2**

### **Conditions:**

- 1) The number of horses used in the equine riding center shall be limited to 12 with no more than 8 of these horses being boarded at any one time.
- 2) No horse shows, commercial concession stands or tack store shall be provided on the premises.
- 3) There shall be no lighting for the outdoor arena and the lighting for the designated parking area shall be turned off no later than 9:00 PM each night.

**ATTACHMENT TO RLA-3:**

Attachments

Plan Commission Public Hearing Summary from May 19, 2011

Staff report

Names/Addresses of Surrounding Property Owners

Copy of letter sent to said property owners

Map showing current zoning districts in area

Application

Site Plan

Description of Operations

Brochure for Returning Glory



### **1. CU-2011-206 – Returning Glory – Equine Assisted Learning Center**

Requesting a conditional use permit for a period of 5 years to operate an equine assisted learning center in District A (Agricultural) on 20 ± acres. The 20 ± acres are approximately one-half (1/2) mile west of Helmig Road on the south side of Drinkwater Road near the intersection with Gibson Road lying in the northwest quarter of Section 12, Township 47, Range 30 in Jackson County, Missouri, aka 34505 East Drinkwater Road.

Mr. Trosen introduced CU-2011-206 and entered 11 exhibits into the record. Mr. Trosen gave the staff report with comments and recommendation as follows: the property is approximately one-half (1/2) mile west of Helmig Road on the south side of Drinkwater Road near the intersection with Gibson Road and is 20 ± acres in size. The request is for a conditional use permit for a period of 5 years to operate an equine assisted learning center and horse stable facility and the zoning is District A (Agricultural).

To the north at the northeast corner of Drinkwater Road and Gibson Road, the property is zoned District RR (Residential Ranchette) and has been subdivided into Blue and Gray Ridge plat. The property to the east and south contains agricultural land uses and large residential tracts. The property is zoned agricultural. To the west, Drinkwater turns south before turning west again and intersecting at Brown Road. On the south and east sides of Drinkwater Road there are two subdivisions, Blue & Gray Meadows and Windrush, that are zoned District RR (Residential Ranchette). To the west of Gibson Road and north of Drinkwater Road the land use is a county park named Blue and Gray Park. The terrain of Blue and Gray Park is popular with horseback riders, hikers and cross-country skiers. There are numerous interconnected horse trails throughout the park.

Returning Glory is a (501-C-3) non-profit organization operating for the past nine years in Cass County, Missouri. They depend on public contributors and benefactors to provide operating funds and infrastructure needs. The mission of Returning Glory is to provide a horse ranch in a rural setting where individuals and families (children, young adults, older adults, parents or corporate groups) can:

- experience faith-based healing, restoration and personal growth through equine assisted experiential learning in a non-threatening atmosphere;
- interact and work with disadvantaged children that have been abused and/or neglected resulting in various forms of diagnosed disorders;
- provide opportunities for "blended" families and families with newly adopted children to develop parent-child bonding and relationship building;
- partner with school districts in providing alternative learning experiences and life-skill development for youth-at-risk; and
- provide opportunities for church and corporate activities associated with team building and goal setting

Returning Glory's operating schedule is:

*Plan Commission May 19, 2011*

April – October, Monday – Thursday, 8:00 AM – 8:00 PM  
Saturday approximately once per month per group needs

November – March, closed due to inclement weather

Returning Glory states that traffic will be limited to approximately 10 – 15 cars per day at various times during the day. There are 12 horses used for the program. The property owners own 6 horses that are used in the program. There are 7 additional horse owners who lease 6 horses to Returning Glory and will stable their horses on the property. The property owners have two older horses that if they pass on, would like the availability to lease/stable an additional 2 horses. However, the total number of horses used by Returning Glory and used in the learning center will be no more than 12.

In reviewing the site plan, there is a horse barn that contains four stables, 3 paddock/dry lots, an outdoor arena, a pasture area and a future enclosed/covered arena. Presently, the existing outdoor arena will be the location of classes. No outdoor lighting will be installed. The application states that the horses will be kept mostly in paddocks with daily limited pasture time. The stables in the horse barn will primarily be used for sick horses or occasionally for feeding purposes. Each paddock will contain a lean-to for shelter. The applicant proposes to build the enclosed/covered arena now. The south side of this arena will have an extended canopy that will also provide shelter to the horses. Manure will be picked up daily in paddocks and spread in the pasture for fertilizer.

The County Plan Development Diagram illustrates this area within the Rural Development Tier. This tier is intended for residents who enjoy a rural lifestyle and open spaces. The county's land use policies are designed to retain a rural character rather than support new urban development in these rural areas. An equine riding center and horse stables are allowed by conditional use permit in District A (Agricultural). Conditional Uses are those uses which generally are compatible with the permitted land uses in a given zoning district, but which require individual review of their location, a design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Staff finds that the proposed use of an equine assisted learning center and horse stable facility is consistent with the general purpose and intent of the Agricultural zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends APPROVAL of CU-2011-206 for a period of five (5) years subject to the following conditions:

- 1) The number of horses used in the equine riding center shall be limited to 12 with no more than 8 of these horses being boarded at any one time.
- 2) No horse shows, commercial concession stands or tack store shall be provided on the premises.
- 3) There shall be no lighting for the outdoor arena and the lighting for the designated parking area shall be turned off no later than 9:00 PM each night.

Mrs. Mershon asked if the conditional use permit remained with the applicant or the property.

Mr. Trosen said the conditional use permit remained with the property.

Mr. Tarpley asked if there were facilities for only 4 horses.

Mr. Trosen said there were currently 4 stalls in the barn for horses but there are 3 paddocks/dry lots for the horses.

Mr. Pointer asked if this the same equine center that had previously been located on Colbern Road then moved to Cass County.

Mr. Trosen said that facility was a different business named Helping Hands.

There were nor further questions for Mr. Trosen.

The applicant, Gary VanRiessen, appeared to give testimony. Mr. VanRiessen said he had nothing to add to the staff report. He said that they hoped to begin construction on the covered arena in August.

Mr. Tarpley asked if there would be a full-time caretaker on the property.

Mr. VanRiessen said that he and his wife would be the caretakers as they would be living on the property. He said they also relied on volunteers for help.

Mr. Haley asked if they received assistance from any foundations.

Mr. VanRiessen said they received support from Cass County United Way. He said they had previously received a grant from the Heartland Community Program. He said that contributions were the main source of their funding.

Mr. Pointer wanted to know why there were only 4 stalls for the horses.

Mr. VanRiessen said there were 4 stalls in the existing barn and there would be more in the future. He said they preferred their horses to be outside because of health issues that could arise from being kept in stalls. He said there would be lean-tos for shelter as well as the covered arena having an open side.

Mr. Pointer asked if the limit of 12 horses would be a handicap.

Mr. VanRiessen said that was a good number for them. He said that 1 – 2 acres of pasture land per horse was needed for pasturing. He said they would do some pasturing and supplement with feed. Mr. VanRiessen said they currently had 10 horses and that was a good number for them.

Mr. Tarpley wanted to know how much of the 20 acres was pastureland.

Mr. VanRiessen said approximately 80 – 85%.

Mr. Tarpley asked what the previous land use had been.

Mr. VanRiessen said the previous owners were horse people with 4 horses. He said that Returning Glory had taken the 2 older horses and homes were being found for the remaining horses.

There were no further questions for the applicant and no one else to appear in favor of or in opposition to the application.

Mr. Tarpley moved to take CU-2011-206 under advisement. Mr. Pointer seconded the motion.

Mr. Pointer said he could see no problems with the application. He said the applicant would be on hand as a carefaker and the work being done was very beneficial.

Mr. Haley said in order for the business to receive funding, it would have needed a thorough investigation so everything must be in order.

Mr. Tarpley moved to approve CU-2011-206 with the conditions specified in the staff report. Mr. Haley seconded the motion.

**VOTE:**

Mr. Crawford	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mrs. Mershon	Approve
Mr. Pointer	Approve
Mrs. Query	Approve
Mr. Scarborough	Approve
Mr. Tarpley	Approve
Chairman Antey	Approve

**CU-2011-206 APPROVED (9 – 0)**

**STAFF REPORT**

**PLAN COMMISSION**  
**May 19, 2011**

**RE: CU-2011-206**

**Applicant: Returning Glory – Equine Assisted Learning Center**  
**19501 South State Route 291**  
**Pleasant Hill, MO 64080**

**Property Owners: Gary J. & Roxanne VanRiessen**  
**34505 East Drinkwater Road**  
**Lone Jack, MO 64070**

**Applicant's Interest:** Lease property for equine assisted learning program. Gary VanRiessen is President of Returning Glory.

**Location:** Approximately one-half (1/2) mile west of Helmig Road on the south side of Drinkwater Road near the intersection with Gibson Road.

**Area:** 20 ± acres

**Request:** A conditional use permit for a period of 5 years to operate an equine assisted learning center and horse stable facility.

**Zoning Classification:** District A (Agricultural)

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

To the north at the northeast corner of Drinkwater Road and Gibson Road, the property is zoned District RR (Residential Ranchette) and has been subdivided into Blue and Gray Ridge plat.

The property to the east and south contains agricultural land uses and large residential tracts. The property is zoned agricultural.

To the west, Drinkwater turns south before turning west again and intersecting at Brown Road. On the south and east sides of Drinkwater Road there are two subdivisions, Blue & Gray Meadows and Windrush, that are zoned District RR (Residential Ranchette).

To the west of Gibson Road and north of Drinkwater Road the land use is a county park named Blue and Gray Park. The terrain of Blue and Gray Park is popular with horseback riders, hikers and cross-country skiers. There are numerous interconnected horse trails throughout the park.

**Comments:** Returning Glory is a (501-C-3) non-profit organization operating for the past nine years in Cass County, Missouri. They depend on public contributors and benefactors to provide operating funds and infrastructure needs.

The applicant proposes to build the enclosed/covered arena now. The south side of this arena will have an extended canopy that will also provide shelter to the horses.

Manure will be picked up daily in paddocks and spread in the pasture for fertilizer.

**County Plan:**

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT). This tier is intended for residents who enjoy a rural lifestyle and open spaces. The county's land use policies are designed to retain a rural character rather than support new urban development in these rural areas.

**Recommendation:**

An equine riding center and horse stables are allowed by conditional use permit in District A (Agricultural).

Conditional Uses are those uses which generally are compatible with the permitted land uses in a given zoning district, but which require individual review of their location, a design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

Staff finds that the proposed use of an equine assisted learning center and horse stable facility is consistent with the general purpose and intent of the Agricultural zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends APPROVAL of CU-2011-206 for a period of five (5) years subject to the following conditions:

- 1) The number of horses used in the equine riding center shall be limited to 12 with no more than 8 of these horses being boarded at any one time.
- 2) No horse shows, commercial concession stands or tack store shall be provided on the premises.
- 3) There shall be no lighting for the outdoor arena and the lighting for the designated parking area shall be turned off no later than 9:00 PM each night.

Respectfully submitted,  
Planning and Environmental Health Division



Mark Trosen  
Administrator

**Plan Commission  
May 19, 2011  
CU-2011-206**

**Applicant:**

**Returning Glory – Equine  
Assisted Learning Center  
19501 South State Route 291  
Pleasant Hill, MO 64080**

**Property Owners:**

**Gary and Roxanne VanRiessen  
34505 East Drinkwater Road  
Lone Jack, MO 64070**

**Parcel Nos: 58-600-02-10  
58-600-02-01-02.2**

**Certified Mail – Return Receipt  
Property Owners within 1000 feet**

58-100-03-01-03  
Christopher Bartlett  
34700 E. Drinkwater Rd.  
Lone Jack, MO 64070

58-100-03-01.05  
Steve Glakeler  
11607 S. Drinkwater Rd.  
Lone Jack, MO 64070

58-100-03-04  
Jackson County Missouri

58-100-03-19  
James Ponder  
11405 S. Gibson Rd.  
Lone Jack, MO 64070

58-100-04-03  
Marlene Sapp – Trust  
34804 E. Drinkwater Rd.  
Lone Jack, MO 64070

58-600-01-02.01  
Bob Stephens  
34905 E. Drinkwater Rd.  
Lone Jack, MO 64070

58-600-01-06.01  
Clifford Phillips  
11800 S. Helmig Rd.  
Lone Jack, MO 64070

58-600-02-01.01  
Daniel Neidholdt  
120 S. Crysler St.  
Independence, MO 64050

58-600-02-02  
House & Renner Properties Inc.  
5403 W. 40 Hwy  
Blue Springs, MO 64015

58-600-02-03  
Connie McCain  
24403 Cowherd Rd.  
Blue Springs, MO 64015

58-600-02-08-01  
Clifford Snider  
18700 E. 18<sup>th</sup> St. N  
Independence, MO 64058

58-600-03-09  
Carson Franken  
11900 S. Helmig Rd.  
Lone Jack, MO 64070

58-600-02-05  
George Sitter  
11623 S. Drinkwater Rd.  
Lone Jack, MO 64070

58-600-01-06.02  
Christopher Phillips  
11810 S. Helmig Rd.  
Lone Jack, MO 64070



## JACKSON COUNTY PUBLIC WORKS DEPARTMENT

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### ADMINISTRATIVE OFFICES

303 W. Walnut  
Independence, MO 64050  
(816) 881-4530  
(816) 881-4448 Fax

### ENVIRONMENTAL HEALTH

308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

### ROAD MAINTENANCE DIVISION

34900 E. Old U.S. 40 Hwy  
P.O. Box 160  
Grain Valley, MO 64029  
(816) 847-7050  
(816) 847-7051 Fax

May 4, 2011

RE: Public Hearing: CU-2011-206  
Returning Glory – Equine Assisted Learning Center

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 Returning Glory for a conditional use permit for a period of 5 years in District A (Agricultural) to operate an equine assisted learning center on 20± acres.

The property owners are Gary and Roxanne VanRiessen. Gary VanRiessen is the President of Returning Glory. The 20± acres are approximately one-half (1/2) mile west of Helmig on the south side of Drinkwater Road near the intersection with Gibson Road lying in the northwest quarter of Section 12, Township 47, Range 30 in Jackson County, Missouri, aka 34505 East Drinkwater Road.

The public hearing on the conditional use permit will be held by the Plan Commission on Thursday, May 19, 2011 at 8:30 a.m. in Conference Room D, Ground Floor, Independence City Hall, 111 East Maple, 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 Planning and Environmental Health Division at 881-4649.

Sincerely,

Planning and Environmental Health Division

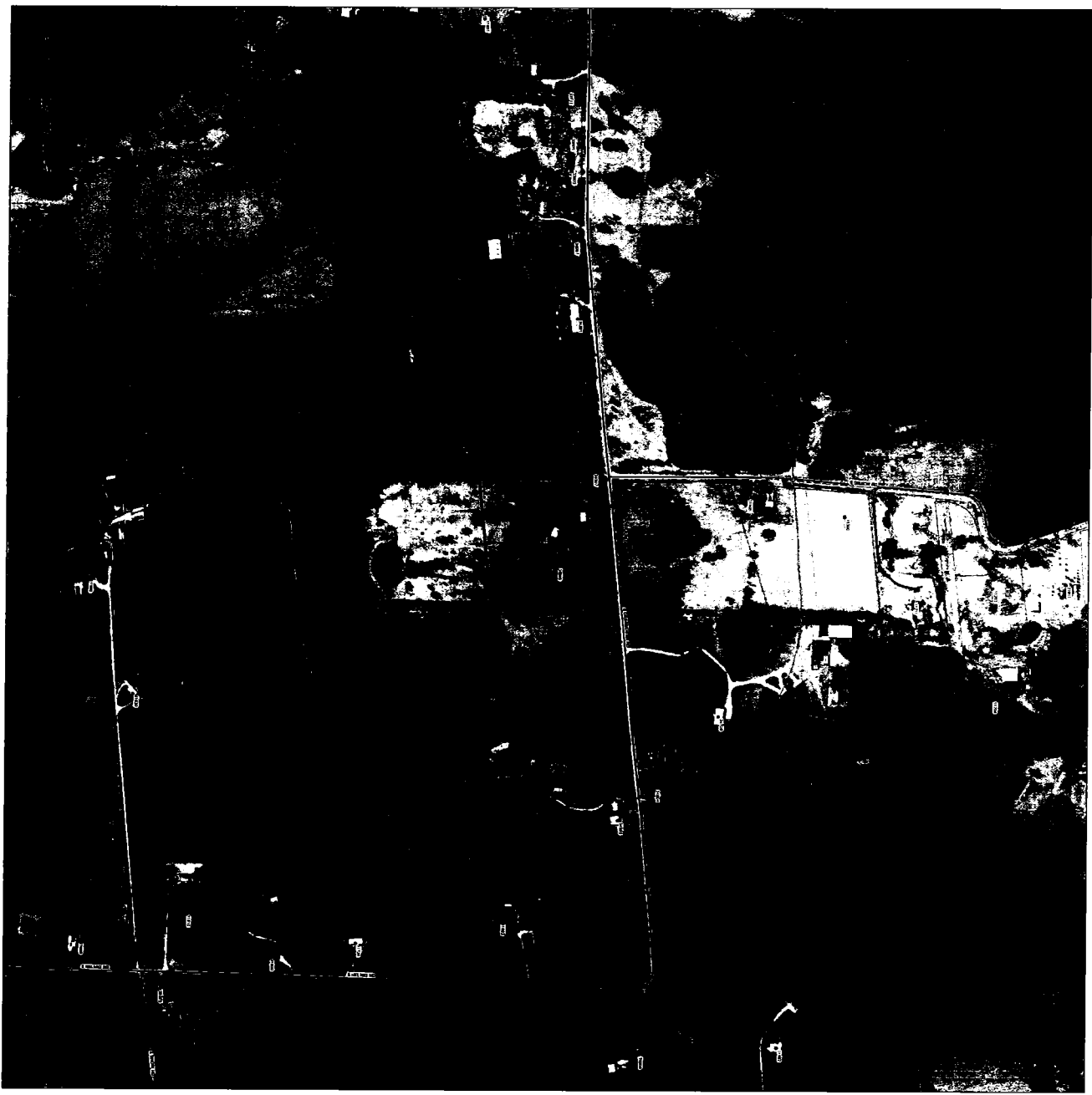
Mark Trosen  
Administrator

MAT:nrw





Jackson County  
Zoning Map



**Legend**

- 1000' Notification Ring
- <call other values>
- Parcels
- <call other values>
- Plats

**Rezoning**

- RR-Residential Ranchette
- RE-Residential Ranchette-Planned
- RE-Residential Estates
- RS-Residential Suburban
- RU-Residential Urban
- A1- Single-Family
- B1- Two-Family
- C1- Multi-Family
- A1-Mobile Homes District
- ROP-Residential Office-Planned
- LB-Local Business
- LBP-Local Business-Planned
- GB-General Business
- GBP-General Business-Planned
- LI-Light Industrial
- LIP-Light Industrial-Planned
- HI-Heavy Industrial
- Inundation Area
- City\_Boundary's selection

CU-2011-206

1 inch equals 200 feet

**JACKSON COUNTY, MISSOURI  
CONDITIONAL USE PERMIT APPLICATION**

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**APPLICANT INFORMATION:**

1. Application must be filed with the Jackson County Planning and Development Division, 303 West Walnut, Independence, Missouri 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-2011-206  
 Date filed 4-19-11 Date of hearing 5/19/11  
 Date advertised 5/4/11 Date property owners notified 5/4/11  
 Date signs posted 5/3/2011  
 Hearings: Heard by Plan Commission Date 5/19/11 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: Returning Glory - Equine Assisted Learning Center  
 Address: 19501 South State Route 291  
Pleasant Hill, MO 64080  
 Phone: 816.830.6576 (call - Gary Van Riesen - President)
  - b. Owner(s) Name: Gary J. & Roxanne B. Van Riesen  
 Address: 34505 East Drinkwater Road Lone Jack, MO 64070  
 Phone: 816.830.6576 (Gary) 816.223.9662 (Roxanne)  
See Attachment A - Trustee's Deed

c. Agent(s) Name: Gary J. Van Riesen, <sup>President</sup> Returning Glory  
Address: 34505 East Drinkwater Road  
Lone Jack, mo 64070  
Phone: 816.830.6576 (cell)

d. Applicant's interest in Property: Lease - Equine Assisted Learning Program

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Equine Assisted Learning Center for a period of 5 years; property described as follows: a tract of land 20 square feet/ acres in size located at 34505 Drinkwater Road Road. Present Zoning District Agricultural (A)

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

See Attachments B & C

4. Present Use of Property: Residence

5. Proposed Use of Property: Residence and Operation of Returning Glory  
See Attachment D - Site Plan and Attachment E - Description of Operation

6. Estimated Time Schedule for Development: August 1, 2011

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 Public Water District #5 of Jackson County - No Impact
- b. Sewage disposal Aeration System supplemented w/ Portable Units - <sup>NO</sup> Impa
- c. Electricity West Central Electric Coop. - No Impact
- d. Heating Electric / Ground Source ⇒ Not Required for Operation (typical)
- e. Fire and Police protection Law Enforcement - Jackson County Sheriff  
Fire - Lone Jack Fire Department  
No Perceived Impact

10. Describe existing road width and condition: 2-Lane Blacktop in Good  
condition

11. What effect will proposed development have on existing road and traffic conditions? Traffic limited to approximately 12 vehicles/day. for Monday-Thursday and occasional Saturday, 8:00 am-8:00 pm DST. No winter traffic (closed). No impact on road conditions.

12. 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): N/A

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)

Gary Van Riessen  
Roxanne Van Riessen

4/19/2011

4/19/2011

Applicant(s):

Gary Van Riessen  
Roxanne Van Riessen

4/19/2011

4/19/2011

Contract Purchaser(s):

STATE OF Missouri  
COUNTY OF Jackson

On this 19th day of April, in the year of 2011, before me the undersigned notary public, personally appeared Gary Van Riessen  
and Roxanne Van Riessen

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

Jillian Stapleton

Commission Expires

3-17-2012

Jillian Stapleton  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: 3-17-2012  
Commission Number: 08504570

Attachment A

Trustee's Deed



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

04/18/2011 11:34:11 AM

TD FEE: \$ 27.00 Pages:

INSTRUMENT NUMBER:

2011E0035901

## TRUSTEE'S DEED

(Missouri)

File Number: 201067672

THIS INDENTURE, made as of April 15, 2011, by and between Michael D Willman and Deborah J Willman, Trustees of the Michael D Willman and Deborah J Willman Revocable Living Trust Dated May 28, 2008 Grantor(s), and, Gary J. Van Riessen and Roxanne B. Van Riessen, husband and wife, Grantee(s)

Whose mailing address is: 34505 Drinkwater Road, Lone Jack, MO 64070

WITNESSETH, That the said Grantor(s), pursuant to the power and authority vested in the trustee(s) to distribute the real estate hereinafter described, and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid as trustee(s) aforesaid, does by these presents SELL and CONVEY unto the said Grantee(s), the heirs, successors and assigns the following described real estate situate in the County of Jackson, State of Missouri, to-wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: (a) covenants, easements, restrictions and reservations of record, if any; (b) taxes and assessments, general and special, not now due and payable; and (c) the rights of the public to parts thereof in streets, roads or alleys, if any;

This Deed is made and given by the undersigned as Trustee(s) pursuant to the Power of Sale contained in the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time, and has not been revoked or amended. And the Grantor(s) further states that the power to sell and convey the real estate described hereinabove is granted under said Trust Agreement:

TO HAVE AND TO HOLD the premises aforesaid with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining unto the Grantee(s) and unto his/her/their heirs, successors and assigns forever; the said Grantor(s) as Trustee(s) as aforesaid hereby covenants that an indefeasible estate in fee of the aforesaid premises is vested in the said Trustee(s); that the said premises are free and clear from any encumbrance done or suffered by the Trustee(s) or those under whom the Trustee(s) claim(s); and further, that the said Grantor(s) will warrant and defend the title to the said premises unto the said Grantee(s) and unto is/her/their heirs, successors and assigns forever;

against the lawful claims and demands of all persons claiming through or under the Grantor(s), as Trustee(s) as aforesaid, except as provided above.

The undersigned has/have executed this deed as Trustee(s) under the aforesaid Trust indenture, and not in its individual capacity(ies). By the acceptance thereof, Grantee(s) agree(s) that the undersigned are not and shall not be personally liable upon any covenants or warranties herein, whether expressed or implied, and that its liability as Trustee(s) as aforesaid shall be limited to the assets of said trust estate held by them as such Trustee(s) at the time any such liability may be asserted.

IN WITNESS WHEREOF, the undersigned, as Trustee(s) aforesaid, has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

The Michael D Willman and Deborah J Willman Revocable Living Trust Dated May 28, 2008

BY: *Michael D Willman* Trustee  
Michael D Willman, Trustee

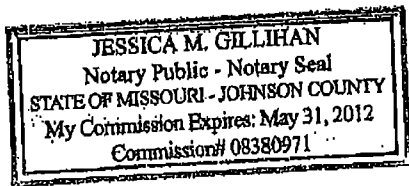
BY: *Deborah J Willman* Trustee  
Deborah J Willman, Trustee

STATE OF Missouri

ss. COUNTY OF Jackson

On this 15th day of April, 2011, before me, the undersigned, a Notary Public within and for said County and State appeared Michael D Willman and Deborah J Willman, Trustees of the Michael D Willman and Deborah J Willman Revocable Living Trust Dated May 28, 2008 under the aforesaid Trust Agreement, to me personally know or affirmed to be the person(s) described in and who executed the within instrument as Trustee(s) of said Trust, and who acknowledged to me that he/she/they executed the within Trustee's Deed in behalf of the aforesaid Trust and that he/she/they executed the same as his/her/their free act and deed as Trustee(s) for the purposes therein stated.

*Jessica M Gillihan*  
Notary Public Jessica M: Gillihan



My Commission Expires: 5/31/2012



EXHIBIT A

Tract II

Lot 1, WHISPERING WOODS, a subdivision of land in Jackson County, Missouri, according to the recorded plat thereof and that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30, in Jackson County, Missouri, described as follows: Beginning at the Northwest corner of said Lot 1; thence South 00 degrees 03 minutes 00 seconds West along the West line thereof, a distance of 660.00 feet to the Southwest corner of said Lot 1; thence South 81 degrees 27 minutes 59 seconds West, a distance of 333.51 feet to the West line of said Quarter Quarter Section; thence North 00 degrees 05 minutes 00 seconds East along said West line, a distance of 660.06 feet to the Northwest corner of said Quarter Quarter Section; thence North 81 degrees 28 minutes 00 seconds East, a distance of 333.12 feet to the point of beginning, except that part in road, as shown on the Certificate of Survey filed December 29, 1992 as Document No. I1157527 in Book T-6 at Page 44.



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

04/18/2011 11:34:11 AM

WD FEE: \$ 27.00 3 Pages

INSTRUMENT NUMBER:

2011E0035902

## MISSOURI WARRANTY DEED

(Multiple Grantors Conveying to Multiple Grantees)

File Number: 201067672  
Coffelt Land Title, Inc.

THIS INDENTURE, made on April 15, 2011, by and between Michael D. Willman and Deborah J. Willman, Husband and Wife of the County of Jackson, State of Missouri Grantors, and Gary J. Van Riessen and Roxanne B. Van Riessen, husband and wife, Grantees.


Grantees' mailing address is: 34505 Drinkwater Road, Lone Jack, MO 64070

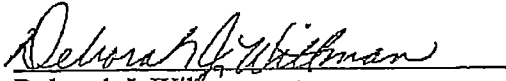
WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEEES (the receipt of which is hereby acknowledged) do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEEES, their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

**SEE ATTACHED EXHIBIT A**

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantees and unto their heirs and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantees and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.

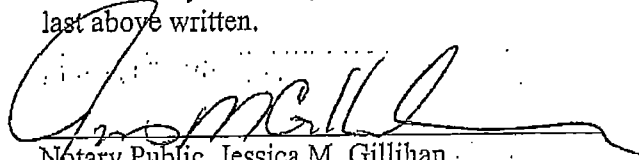
  
Michael D. Willman

  
Deborah J. Willman

STATE OF Missouri  
COUNTY OF Jackson

On this 15th day of April, 2011, before me, Jessica M. Gillihan, a Notary Public in and for said state, personally appeared Michael D. Willman and Deborah J. Willman, Husband and Wife, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

  
Notary Public Jessica M. Gillihan

My commission expires: 5/31/2012

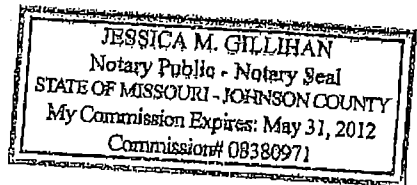


EXHIBIT A

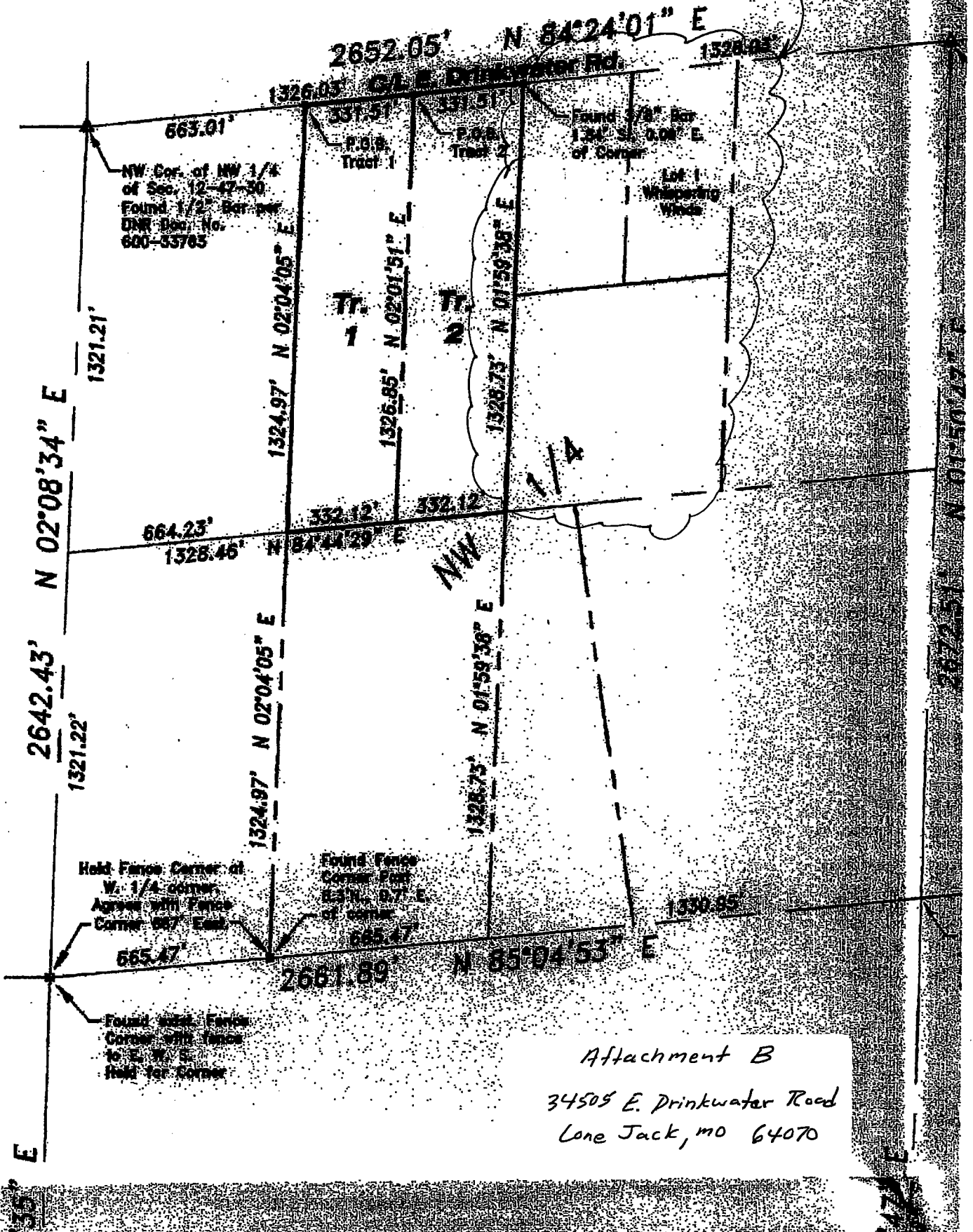
Tract I

That part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30 West, described as follows: Beginning at a point on the North line of said Quarter Quarter Section, said point being 661.50 feet West of the Northeast corner of said Quarter Quarter Section, thence South 00 degrees 03 minutes West a distance of 1328.00 feet to the South line of said Quarter Quarter Section; thence South 81 degrees 28 seconds West a distance of 664.50 feet to the Southwest corner of said Quarter Quarter Section, thence North 00 degrees 05 minutes East a distance of 1328.00 feet to the Northwest corner of said Quarter Quarter Section, thence North 81 degrees 28 seconds East a distance of 663.50 feet to the point of beginning. EXCEPT Lot 1, WHISPERING WOODS, a subdivision of land in Jackson County, Missouri, according to the recorded plat thereof and that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30, in Jackson County, Missouri, described as follows: Beginning at the Northwest corner of said Lot 1; thence South 00 degrees 03 minutes 00 seconds West along the West line thereof, a distance of 660.00 feet to the Southwest corner of said Lot 1; thence South 81 degrees 27 minutes 59 seconds West, a distance of 333.51 feet to the West line of said Quarter Quarter Section; thence North 00 degrees 05 minutes 00 seconds East along said West line, a distance of 660.06 feet to the Northwest corner of said Quarter Quarter Section; thence North 81 degrees 28 minutes 00 seconds East, a distance of 333.12 feet to the point of beginning, except that part in road, as shown on the Certificate of Survey, filed December 29, 1992 as Document No. 11157527 in Book T-6 at Page 44.

Attachment B

Property Survey

34505 E. Drinkwater Rd  
Lone Jack, MD 64070



Attachment B  
34505 E. Drinkwater Road  
Lone Jack, MD 64070

Attachment C

Legal Description

Legal Description  
Of  
34505 East Drinkwater Road  
Lone Jack, Missouri

Tract I

That part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30 West, described as follows: Beginning at a point on the North line of said Quarter Quarter Section, said point being 661.60 feet West of the Northeast corner of said Quarter Quarter Section, thence South 00 degrees 03 minutes West a distance of 1328.00 feet to the South line of said Quarter Quarter Section; thence South 81 degrees 28 seconds West a distance of 664.60 feet to the Southwest corner of said Quarter Quarter Section, thence North 00 degrees 05 minutes East a distance of 1328.00 feet to the Northwest corner of said Quarter Quarter Section, thence North 81 degrees 28 seconds East a distance of 663.60 feet to the point of beginning. EXCEPT Lot 1, WHISPERING WOODS, a subdivision of land in Jackson County, Missouri, according to the recorded plat thereof and that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30, in Jackson County, Missouri, described as follows: Beginning at the Northwest corner of said Lot 1; thence South 00 degrees 03 minutes 00 seconds West along the West line thereof, a distance of 660.00 feet to the Southwest corner of said Lot 1; thence South 81 degrees 27 minutes 59 seconds West, a distance of 333.51 feet to the West line of said Quarter Quarter Section; thence North 00 degrees 05 minutes 00 seconds East along said West line, a distance of 660.08 feet to the Northwest corner of said Quarter Quarter Section; thence North 81 degrees 28 minutes 00 seconds East, a distance of 333.12 feet to the point of beginning, except that part in road, as shown on the Certificate of Survey filed December 29, 1992 as Document No. 11157627 in Book T-6 at Page 44.

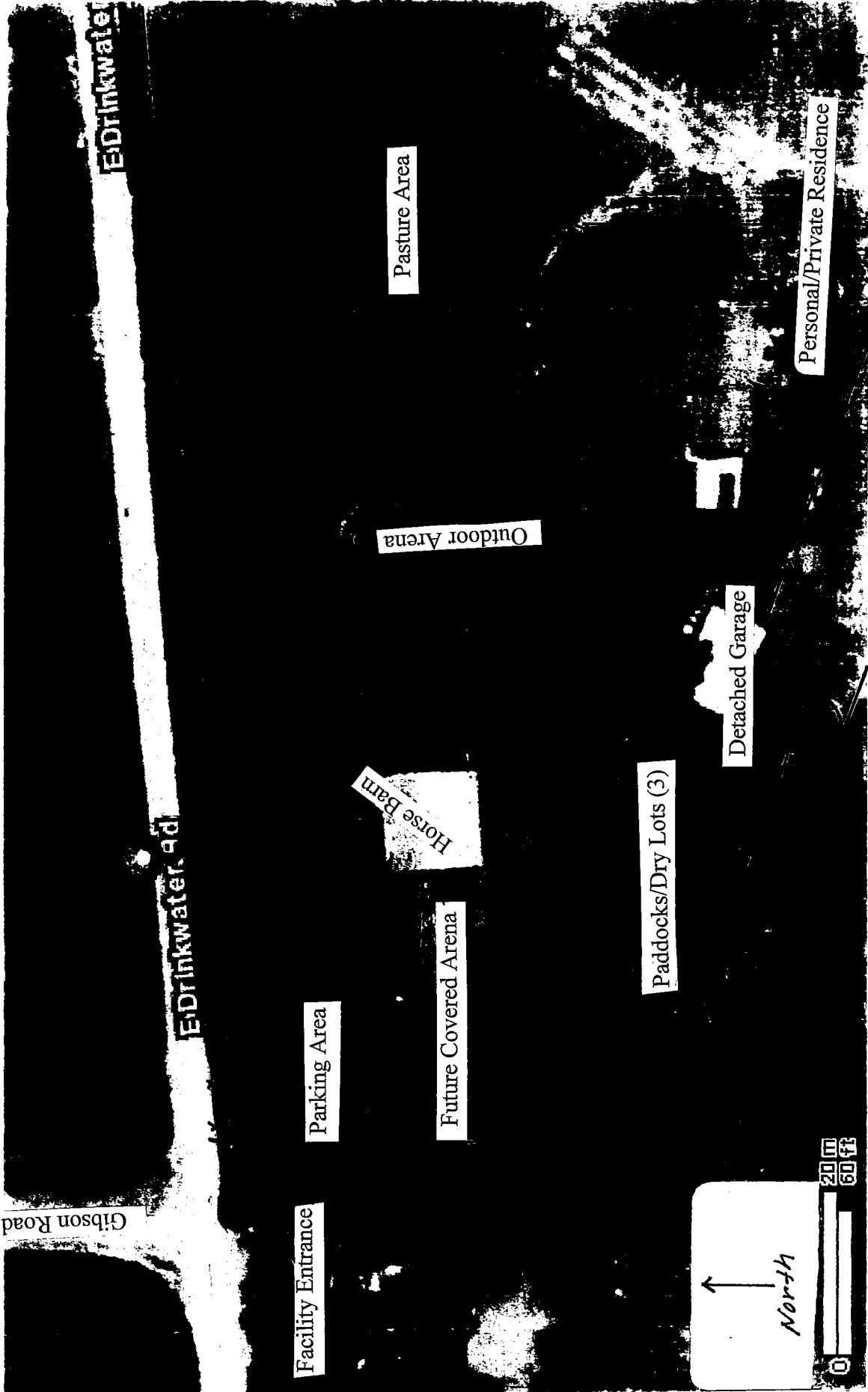
Tract II

Lot 1, WHISPERING WOODS, a subdivision of land in Jackson County, Missouri, according to the recorded plat thereof and that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30, in Jackson County, Missouri, described as follows: Beginning at the Northwest corner of said Lot 1; thence South 00 degrees 03 minutes 00 seconds West along the West line thereof, a distance of 660.00 feet to the Southwest corner of said Lot 1; thence South 81 degrees 27 minutes 59 seconds West, a distance of 333.51 feet to the West line of said Quarter Quarter Section; thence North 00 degrees 05 minutes 00 seconds East along said West line, a distance of 660.08 feet to the Northwest corner of said Quarter Quarter Section; thence North 81 degrees 28 minutes 00 seconds East, a distance of 333.12 feet to the point of beginning, except that part in road, as shown on the Certificate of Survey filed December 29, 1992 as Document No. 11157627 in Book T-6 at Page 44.

Attachment C

34505 E. Drinkwater Road  
Lone Jack, MO 64070





1" = 60' +/-

EX. 9

Attachment D

SITE PLAN

34505 East Drinkwater Road  
Lone Jack, Missouri



## **Attachment E - Description of Operation**

**Request for Conditional Use Permit in Jackson County, MO**  
**Requested by: Returning Glory *equine assisted learning center***

### **Mission Statement**

The mission of Returning Glory is to provide a horse ranch in a rural setting where individual and families (children, young adults, older adults, parents or corporate groups) can experience faith-based healing, restoration, and personal growth through equine assisted experiential learning in a non-threatening atmosphere. Interaction with horses in various situations can provide opportunities for individuals, families or groups to recognize and deal with issues that often hinder personal growth and interpersonal relationships.

### **Additional Program Information**

Returning Glory, along with supporting volunteers, facilitators, counselors and therapists, interact and work with disadvantaged children that have been abused and/or neglected resulting in various forms of diagnosed disorders, including ADD, ADHD, Alcohol Fetal Syndrome, and Reactive Attachment Disorder. We also provide opportunities for "blended" families and families with newly adopted children to developed parent-child bonding and relationship building. Returning Glory also partners with various school districts in providing alternative learning experiences and life-skill development for elementary, junior high and high school youth-at-risk. We also provide opportunities for church and corporate activities associated with team building and goal setting. Returning Glory is a (501-C-3) nonprofit organization, operating for the past nine years in Cass County, MO. We depend on public contributors and benefactors to provide operating funds and infrastructure needs. The attached brochure contains additional information for the application, or visit our web site at [www.returningglory.com](http://www.returningglory.com) to obtain additional background information.

### **Summary of General Operations**

#### **Returning Glory session schedule:**

April - October, Monday - Thursday, 8AM - 8PM

Saturday approximately once per month per group needs

November - March, closed due to inclement weather

#### **Traffic pattern:**

There will be approximately 10-15 cars per day, at various times during the day.

#### **Equine information:**

12 horses for the program

7 different horse owners, all horses leased through Returning Glory.

Horses kept mostly in paddocks, with daily limited pasture time.

Manure will be picked up daily in paddocks and spread in pasture for fertilizer.

#### **Facility utilization:**

Presently, the existing outdoor arena will be the location of classes.

No outdoor lighting will be installed.

Proposed future indoor arena will accommodate students during inclement weather.



*equine assisted learning center*

*“Put ask the animals  
and they will teach you”*

*Job 127*



## Where Hearts Meet Hoops

**RETURNING GLORY** Ranch is a peaceful rural setting not far from the busyness of life — a place where people can experience healing, restoration, and personal growth through equine assisted experiential learning in a non-threatening faith based atmosphere. Interaction with horses in various situations provides opportunities for individuals, families or groups to recognize and overcome issues that often hinder personal growth and interpersonal relationships.

*"Thank you to you and your partners. It is clear you all love what you do, believe in it and want to be there...A young lady's therapist was telling me that she actually spoke in a group setting, was able to personalize the topic being discussed all relating to the sessions and her time with her horse, Buddy"*

*Michelle Crittenon Therapist*

**RETURNING GLORY** assists in the growth toward wholeness for the total person—*body, mind, and spirit—with one of God's special "teachers" known as the horse.*

*"Our daughter doesn't have many friends. But at RETURNING GLORY, she's been able to connect with girls who have the same interests as she does: horses! Because of that, we've seen her self-esteem sky-rocket. We never imagined that the time she spends out there would make such a difference in her life. The responsibilities she has at RETURNING GLORY, such as mucking stalls and caring for the horses, have caused her to realize the need for her to take greater responsibility in her own life. Because of this, her grades in school have gone up. What you do is really a miracle in our lives. Thank you so much!*

*LM, mother*

## Help comes on four legs...

Participants learn by doing. Horses have the ability to mirror what humans are feeling by unspoken body language. The horses respond "honestly" to these unspoken words, which makes horses especially powerful teachers. Horses give immediate feedback.

It's always the same — how people interact in life is revealed as they work with the horse. Many people will complain, "the horse is stubborn...the horse doesn't seem

like me," etc. Horses do not exhibit these emotions, but are simply responding to

non-verbal communication via body language. As participants mentally changes from reacting to responding, this transition becomes visibly obvious because the horse responds accordingly. The participant or group will learn to better apply thinking skills, non-verbal communication, assertiveness, leadership, work ethic, responsibility, creative thinking, and problem solving in these activities, ultimately transferring these skills to their life setting and personal relationships.



### RETURNING GLORY provides learning opportunities for:

#### At-Risk Youth

During activities with horses, at-risk youth will learn

alternative ways of responding to difficult situations rather than reacting. They begin to experience their God-created uniqueness and destiny.

#### Families

Equine activities are designed to develop parent-child

bonding and build stronger, more respectful relationships for families, "blended" families, and families with adopted children.

#### Marriage

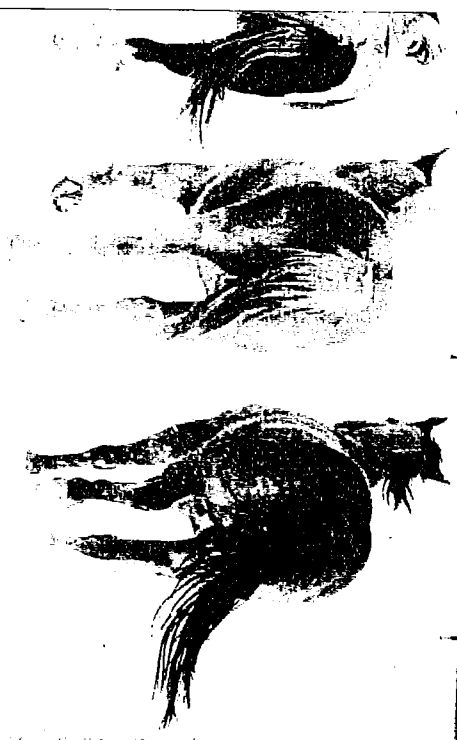
Marriage was designed by God to be a thriving, lifelong relationship between

a man and a woman. With the challenges of brokenness, parenting, communication, and worldly opinions, you can gain healing insight as you experience the horses.

#### Corporate/Groups

Have fun with horses for your corporate or group

workshops. With solution-focused problem solving, you will enhance team building, improve motivational skills, and clearly define your goals.



# Please join us on this trail...

In one or more of the following ways ~

- ~ Prayer Posse
- ~ Monetary Gift
- ~ Volunteer Opportunities
- ~ Professional Partnering Services

*Returning Glory*  
19501 South State Route 291  
Pleasant Hill, MO 64080  
[www.returningglory.com](http://www.returningglory.com)  
call 816.987.2507  
email [returningglory@aol.com](mailto:returningglory@aol.com)

