

# Request for Legislative Action

Ord. #5617  
Date: April 11, 2022

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5617
Sponsor(s):		Legislature Meeting Date:	4/11/2022

Introduction
<b>Action Items:</b> ['Authorize']
<b>Project/Title:</b>
Conditional Use Permit - Ride It Out, LLC - CU-2022-236

Request Summary
Requesting a Conditional Use Permit for a period of 5 (five) years for a Wedding and Event facility on 17.48 ± acres at 2521 S. Stillhouse Road, and specifically described on Attachment 1. The Jackson County Plan Commission held a public hearing on March 17, 2022, and accepted testimony pertaining to the rezoning request. The request conforms to the general intent and purpose of the Unified Development Code. The Plan Commission voted 4 to 3 to recommend APPROVAL to the County Legislature for a 5 year period provided the following conditions are met. (See Attachment 3)

Contact Information			
<b>Department:</b>	Public Works	<b>Submitted Date:</b>	3/28/2022
<b>Name:</b>	Randy D. Diehl	<b>Email:</b>	RDiehl@jacksongov.org
<b>Title:</b>	Development Division Administrator	<b>Phone:</b>	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:
			<b>!Unexpected End of Formula</b>

## Request for Legislative Action

<b>Prior Legislation</b>	
<b>Prior Ordinances</b>	
Ordinance:	Ordinance date:
<b>Prior Resolution</b>	
Resolution:	Resolution date:

<b>Purchasing</b>	
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?	

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

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

## Request for Legislative Action

### History

Randy D. Diehl at 3/28/2022 9:25:53 AM - [Submitted | ]Department Director: Brian Gaddie at 3/28/2022 9:55:29 AM - [ Approved | ]Finance (Purchasing): Barbara J. Casamento at 3/28/2022 11:10:03 AM - [ Not applicable | ]Compliance: Katie M. Bartle at 3/28/2022 11:50:42 AM - [ Approved | ]Finance (Budget): Mark Lang at 3/29/2022 10:57:52 AM - [ Not applicable | ]Executive: Sylvania Stevenson at 3/29/2022 11:37:17 AM - [ Approved | ]  
Legal: Elizabeth Freeland at 4/1/2022 2:20:47 PM - [ Approved | ]  
Legal: Elizabeth Freeland at 4/1/2022 2:20:47 PM - [ Approved | ]

**CU-2022-236**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

All that part of Section 19, Township 48 North, Range 29 West of the Fifth Principal Meridian, in Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 19; thence South 01 degrees 36 minutes 56 seconds West along the West line of said Southeast Quarter a distance of 780.00 feet; thence South 88 degrees 23 minutes 04 seconds East a distance of 500.00 feet; thence North 01 degrees 36 minutes 56 seconds East a distance of 1300.00 feet; thence North 88 degrees 09 minutes 41 seconds West a distance of 1104.20 feet to the East right-of-way line of Stillhouse Road as now established; thence South 11 degrees 09 minutes 27 seconds East along said right-of-way line a distance of 93.64 feet; thence continuing along said right-of-way line along a curve to the right with a central angle of 08 degrees 05 minutes 13 seconds a radius of 723.05 feet and an arc length of 102.05 feet to the South line of the North 30 acres of the Southeast Quarter of the Northwest Quarter of said Section 19; thence South 88 degrees 09 minutes 41 seconds East along said South line a distance of 573.25 feet to the West line of the Northeast Quarter of said Section 19; thence South 02 degrees 32 minutes 06 seconds West along said West line a distance of 330.00 feet to the POINT OF BEGINNING.

**CU-2022-236**

**ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION**

Attachments

Plan Commission Public Hearing Summary from March 17, 2022

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Plan of Operation for Stillhouse Farms

Letter of support from Tamra Stallman

Inspection report from County Building Inspector

**Randy Diehl gave the staff report:**

**RE: CU-2022-236**

**Applicant:** Ride It Out Property, LLC

**Location:** 8521 S. Stillhouse Road

**Area:** 17.48 ± acres

**Request:** Conditional Use Permit for Wedding and Event Space

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

The applicant was granted a change of zoning to District AG-p (Agricultural Planned) in 2015 to host local equine events. Part of the plan was to have a multipurpose building to hold award ceremonies and to be rented out for retreats, family reunions and other types of events. Planned zonings require a site plan concept to be submitted showing the areas of use as well as proposed buildings. With the diminished use of the equine facility, they Stillhouse Farms Wedding and Event Space within the existing horse barn. The use of the horse barn was not included in the site plan. A letter was sent to them informing them of the need to bring the property into compliance with the development code.

The decision was back zone the property to Agricultural to eliminate the Planned zoning designation. A Conditional Use Permit would be needed for event facility.

A food handlers permit is not required as each client is responsible for their own catering needs.

There are two restrooms inside the barn. They are pumped out twice a year.

We have received a letter from an adjacent property owner in support of the facility.

**Recommendation:**

Staff recommends APPROVAL of CU-2022-236 for a period of 10 (ten) years, provided the following conditions are met:

1. Hours of operation will be 10:00 am to 11:00 pm.
2. The number of guests is limited to 350.
3. Activities are restricted to the barn. Ceremonies may be conducted outdoors.
4. No overnight stay for travel trailers or recreational vehicles will be allowed.

Mr. Diehl: In addition, the County's building official will be conducting a walk-thru of the building to assure it is following the adopted building codes.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

Mr. Lake: I am on the Fire District Board. Do you have any pictures of the inside of the building? I'm curious about fire sprinklers.

Mr. Diehl: Just the ones that I was able to obtain from their website.

Mr. Lake: This came up at a board hearing. I believe the district did the inspections.

Mr. Diehl: That is why we are having the inspector look and see if it meets code.

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

Matt Mitchell: 8611 S. Stillhouse Road.

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

Mr. Mitchell: So, whatever is not up to code, we'll have that determined by the inspector. Several uninformed exaggerations have been made by opposition. If alcohol is served, then security is mandatory. It is Jackson County Sheriff's Deputies on the property. (Mr. Mitchell asks to view the pictures provided by Mr. Skistimas) The cars are in the parking lot. Nobody parks outside the lot. As for the RV, one family member of mine spent a night last year. No one from any event has ever stayed overnight. There are no employees other than my son, who left to meet the County inspector. I don't know where these cars are coming from. Last year we had 18 events. 18 weekends where someone was there on Saturday night. The only thing that happens outside the barn is the ceremony, which is in the conditions. We would be happy to add to the conditions that the doors would need to be closed. Our home is the closest thing to the barn and the DJ's don't rattle a single window. We've had zero neighbors complain. In fact, the one who wrote the letter lives directly across the street.

Mr. Antey: So, the gentleman who spoke earlier is actually closer to the events? Closer to the horse barn.

Mr. Mitchell: Yes.

Mr. Hilliard: Is the Sherriff onsite?

Mr. Mitchell: They park their cars (in front of the barn) facing the building. They are in and out of the building. Obviously during a wedding, they aren't going to be staring at people all the time.

Mr. Crawford: Where is your residence at?

Mr. Mitchell: Here (indicating on map)

Mr. Crawford: Does your son live on the property?

Mr. Mitchell: They live in the house close to the entrance of the facility.

Mr. Crawford: You talked about the alcohol and having the Sheriff out there, do you personally hire them or is that provided?

Mr. Mitchell: We hire them.

Mr. Crawford: So, they were out there for all 18 events?

Mr. Mitchell: For those that chose to serve alcohol, yes. There are some weddings that choose not to serve alcohol for whatever reasons.

Mr. Lake: Could you describe the interior of the barn.

Mr. Mitchell: It has a concrete floor.

Mr. Lake: Do you have a sprinkler system?

Mr. Mitchell: No. I did not build the barn.

Mr. Lake: do you hold events there other than weddings?

Mr. Mitchell: Occasionally, Quinceañera, the celebration of a (Mexican) girl's 15<sup>th</sup> birthday. I use once a year for our business. We own the Culver's restaurants, and we bring our team member out there for field day.

Mr. Lake: You also hold Celebration of Life, too.

Mr. Mitchell: Yes. We do not charge for that.

Mr. Lake: You have had a few of those.

Mr. Mitchell: Yes, a couple.

Mr. Lake: I live close, and I've been inside the barn at a Celebration of Life. They did serve alcohol and no sheriff.

Mr. Mitchell: That was for a neighbor across the street.

Mr. Lake: I've been to an event there with no sheriff.

Mr. Mitchell: Would that be any different from having a party at my own house?

Mr. Lake: You've opened the building up to the public and stated there would be a Sheriff out there if there was alcohol.



Mr. Mitchell: I agree, it was somebody we knew. Somebody passed away and they have a small house and all these people coming, can we use the barn? I didn't charge them. Outside of that, if it's an event we charge for, we have the Sheriff.

Mr. Crawford: This 11 o'clock restriction, at shutdown time, how do you handle that?

Mr. Mitchell: We go up there are made sure the music is shutdown and everyone starts leaving. It's like a restaurant, all the cars aren't gone exactly at 11. The party ends.

Mr. Crawford: You go and shut the music off?

Mr. Mitchell: No, we haven't had to do that. But if we need to shut the breaker off, we will.

Mr. Mitchell: Usually by 10 o'clock they hold sparklers, the bride and groom walk through and they all leave.

Mr. Crawford: Would you be opposed to having some sort of sound barrier installed? Conifer trees.

Mr. Mitchell: That's fine. At some of our restaurants we've installed privacy fences to help cutdown on sound. Obviously we can secure the doors, especially of the south side, but they must remain functionable.

Mr. Lake: Have you been in touch with the fire district about egress for fire trucks getting back there? There aren't any hydrants back there, so a pumper truck would be required.

Mr. We can reach out to them.

Mr. Crawford: How many events do you foresee having?

Mr. Mitchell: About 20. There aren't many people who want to stick around in a barn in the summer, even if it's air conditioned. Typically, in the spring and fall. Mostly in the fall.

Mr. Crawford: Not much a change from last year.

Ms. Ryerkerk: How there been any traffic issues?

Mr. Mitchell: No one in the ditch. No wrecks.

**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?***

John Skistimas: In regard to the deputies, from my vantage point, going up and down that driveway, I have never seen a deputy there. That doesn't mean they aren't coming up the other driveway. I would have to ask people I know that have been there if they have had alcohol. In regard to the fence or barrier, I live out there to see wildlife. If a barrier is put across there, I can't see the deer coming through my property. His question about Sni-Valley Fire getting trucks up with all the cars is whole other subject. Ultimately,

he said he can't hear the music. Maybe it was because the doors were open. Maybe having it shut will help.

Mr. Lake: Stillhouse is a narrow road, and I don't recall any accidents except for kids and their ATV's.

Mr. I've been out here since '94. There a truck rollover, people on motorcycles racing down the road. The road is bad shape. Some people do come off the road.

Mr. Crawford: People have a right to use their property, as you do. Would you rather have something 20 times a year or have a Tyson's there?

Mr. Skistimas: When I moved out there, I had friends who had business who had employees come to the property to pick up work trucks. They were told they couldn't have that, so they moved their business to Lafayette County.

Mr. Crawford: That wasn't my question. If this is agricultural, they could have a feed lot.

Mr. Skistimas: Same as me.

Mr. Crawford: True statement.

*Motion to take under advisement.*

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

*Discussion under advisement*

Mr. Lake: I know this barn was built prior to the current owner. There may be issues with the Fire District. There are reasons we have building codes.

Mr. Antey: And I believe that is why he is having the walk trough with the County to make sure he complies.

Ms. Ryerkerk: And that would also include the trucks getting there.

Mr. Diehl: If he reaches out to the district, we can what they recommend. It should also be noted that when the original facility was planned, he worked with our Engineering Division on the improvements to the driveway.

Mr. Antey: Along with that there will be a couple more conditions added to the list. Having the doors closed not necessarily locked. It shouldn't be an open-air space.

Mr. Crawford: There could be some doors that remain open that open to the north or east.

Mr. Antey: I think just having the doors remain shut. The other issue is the sound. Out in that area I think conifers would be better sound buffer and more aesthetically pleasing than a fence.

Mr. Crawford: And would handle wildlife. Are we talking on the west side of the barn?

Mr. Antey: The west and continuing along the south. I think that is the closest to the property line.

Mr. Crawford: Are we talking single row or double row? What about the deputies? Should that be a provision?

Mr. Diehl: That may be part of the liquor license requirements. We do not control those provisions.

Mr. Antey: From a liability standpoint, when we rent out our church facility, we require security, if there is alcohol and they have additional insurance.

Mr. Crawford: What about the term? How would the board feel about 5 years instead of 10? They are already up and running.

Mr. Antey: I think 5 years is reasonable. Once we see the track record, a renewal can be granted for a longer period.

Mr. Crawford moved to approve with the term amended from 5 years instead of 10. Added the conditions that the doors remain closed during events and a sound barrier consisting of natural vegetation to be installed along the west and south sides.

Mr. Akins seconded.

Mr. Akins	Approve
Mr. Crawford	Approve
Mr. Hilliard	Disapprove
Ms. Ryerkerk	Approve
Mr. Farrar	Disapprove
Mr. Lake	Disapprove
Chairman Antey	Approve

Motion Carried 4 – 3

## STAFF REPORT

### PLAN COMMISSION

March 17, 2022

RE: CU-2022-236

**Applicant:** Ride It Out Property, LLC

**Location:** 8521 S. Stillhouse Road

**Area:** 17.48 ± acres

**Request:** Conditional Use Permit for Wedding and Event Space

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

The applicant was granted a change of zoning to District AG-p (Agricultural Planned) in 2015 to host local equine events. Part of the plan was to have a multipurpose building to hold award ceremonies and to be rented out for retreats, family reunions and other types of events. Planned zonings require a site plan concert to be submitted showing the areas of use as well as proposed buildings. With the diminished use of the equine facility, they Stillhouse Farms Wedding and Event Space within the existing horse barn. The use of the horse barn was not included in the site plan. A letter was sent to the out informing them of the need to bring the property into compliance with the development code.

The decision was back zone the property to Agricultural to eliminate the Planned zoning designation. A Conditional Use Permit would be needed for event facility.

A food handlers permit is not required as each client is responsible for their own catering needs.

There are two restrooms inside the barn. They are pumped out twice a year.

We have received a letter from an adjacent property owner in support of the facility.

#### Recommendation:

Staff recommends APPROVAL of CU-2022-236 for a period of 10 (ten) years, provided the following conditions are met:

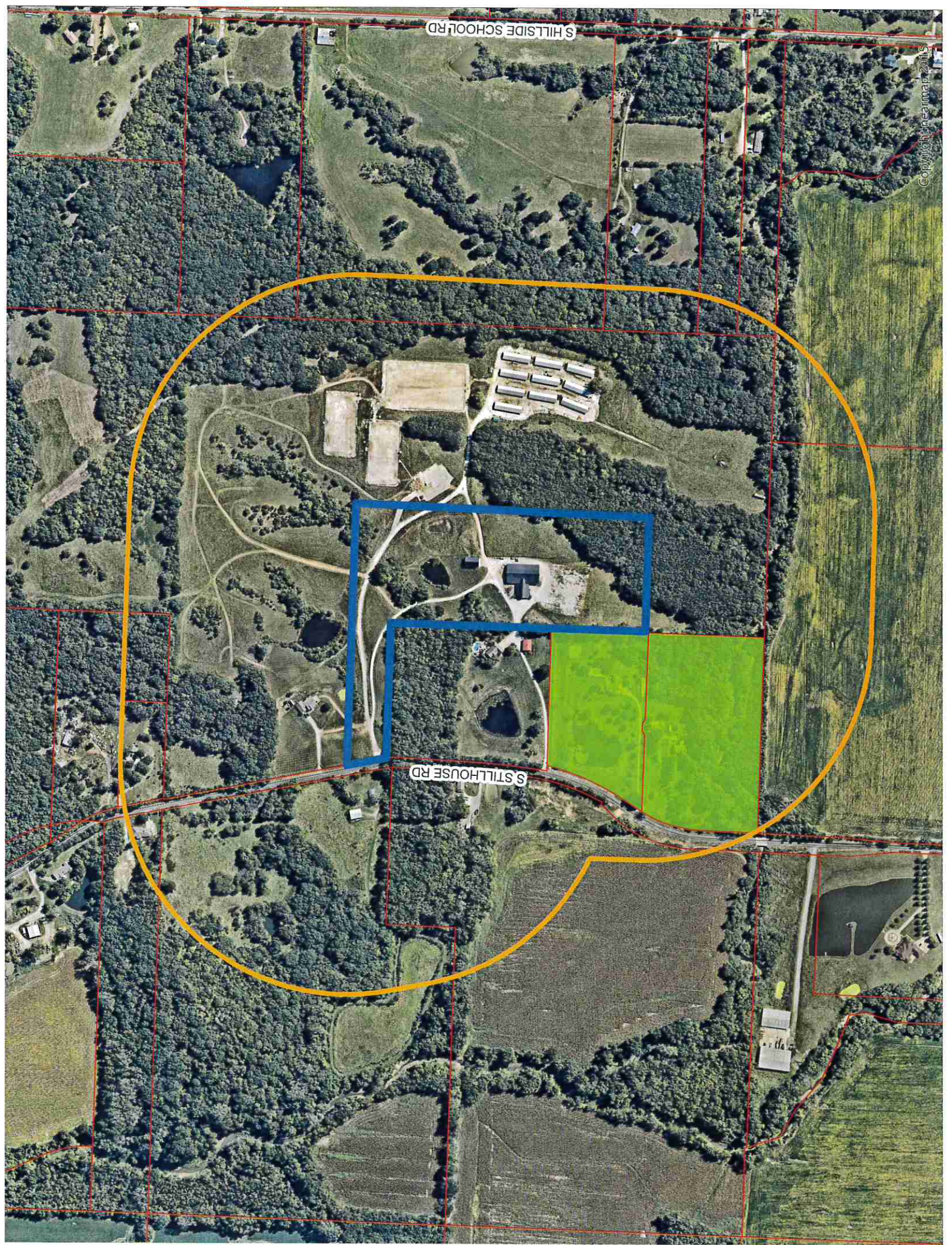
1. Hours of operation will be 10:00 am to 11:00 pm.
2. The number of guests is limited to 350.
3. Activities are restricted to the barn. Ceremonies may be conducted outdoors.
4. No overnight stay for travel trailers or recreational vehicles will be allowed.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

S HILLSIDE SCHOOL RD

S STILLHOUSE RD



Plan Commission March 17, 2022

CU-2022-236

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
56-300-03-16-00-0-00-000	SKISTIMAS JOHN JR	8727 S STILLHOUSE RD	OAK GROVE	MO	64075
56-300-04-03-00-0-00-000	MORGAN MICHAEL R-TRUSTEE	882 J W CUMMINS RD	OAK GROVE	MO	64075
56-300-03-07-00-0-00-000	MARTIN DENNIS C & MARY ELAINE	1809 N EMBUDO AVE E	ALBUQUERQUE	NM	87112
56-300-04-10-00-0-00-000	GRIFFIN MARK R & TAMARA L	PO BOX 743	OAK GROVE	MO	64075
56-300-03-08-02-1-00-000	GROSS EBERHARD & ILSE-TRUSTEE	8811 S STILLHOUSE RD	OAK GROVE	MO	64075
56-300-01-07-01-0-00-000	GRIFFIN MARK R & TAMARA L	PO BOX 481	OAK GROVE	MO	64075
56-300-04-07-01-0-00-000	CUMMINS BEATRICE	37402 E J W CUMMINS RD	OAK GROVE	MO	64075
56-300-04-06-00-0-00-000	MORGAN MICHAEL R-TR	882 E J W CUMMINS	OAK GROVE	MO	64075
56-300-04-07-02-2-00-000	CUMMINS KENNETH M & VICKIE J	8918 S HILLSIDE SCHOOL RD	OAK GROVE	MO	64075
56-300-01-05-00-0-00-000	AETIUS INVESTMENTS HOLDINGS LLC	PO BOX 3307	INDEPENDENCE	MO	64055
56-300-02-10-00-0-00-000	THOMPSON DAMON J	8421 S STILLHOUSE RD	OAK GROVE	MO	64075
56-300-02-09-00-0-00-000	MYERS JIMMY E	8409 S STILLHOUSE RD	OAK GROVE	MO	64075
56-300-02-02-01-1-00-000	EVINGER CLAY L & PAM J	8324 S STILLHOUSE RD	OAK GROVE	MO	64075
56-300-02-02-0-00-000	JOHNSON CHRISTIAN E & RENEE L	8424 STILLHOUSE	OAK GROVE	MO	64075
56-300-02-08-00-0-00-000	SORENSEN ERIC	2909 NE MARYWOOD LN	LEE'S SUMMIT	MO	64086
56-300-01-09-00-0-00-000	RIDE IT OUT PROPERTY LLC	8611 S STILLHOUSE RD	OAK GROVE	MO	64075
56-300-02-08-01-0-00-000	MITCHELL MATTHEW J & JEANETTE M	8611 S STILLHOUSE RD	OAK GROVE	MO	64075
39-900-03-09-00-0-00-000	RIDE IT OUT PROPERTY LLC	8611 S STILLHOUSE RD	OAK GROVE	MO	64075



## 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 2, 2022

RE: Public Hearing: RZ-2022-622 & CU-2022-236  
Ride it Out Property LLC

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 Ride it Out Property LLC for a change of zoning from District AG-p (Agricultural-Planned) on 144.00 ± acres to District AG (Agricultural) at 8521 S. Stillhouse Road. The purpose is to remove the Planned designation granted in 2015.

The applicant is also requesting a Conditional Use Permit for a period of 10 years for a wedding and event facility on 17.48 ± acres at 8521 S. Stillhouse Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

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 17, 2022, 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 881-4649.

Sincerely,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*



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)
- 

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2022-236

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: RIDE IT OUT PROPERTY, LLC  
Address: 8611 S STILLHOUSE RD  
OAK GROVE, MO 64075  
Phone: 816-898-4447
  - b. Owner(s) Name: MATT MITCHELL  
Address: 8611 S STILLHOUSE RD, OAK GROVE, MO 64075  
Phone: 816-898-4447
  - 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: WEDDING + EVENT SPACE for a period of \_\_\_\_\_ years; property described as follows: a tract of land \_\_\_\_\_ square feet/acres in size located at 8521 S STILLHOUSE RD Road.

Present Zoning District \_\_\_\_\_

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

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

4. Present Use of Property: FARM

5. Proposed Use of Property: WEDDING + EVENTS SPACE

\_\_\_\_\_

6. Estimated Time Schedule for Development: NONE - USING EXISTING BARN

\_\_\_\_\_

7. What effect will your proposed development have on the surrounding properties?  
MINIMAL NOISE & TRAFFIC ON DAY OF EVENT
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? NO
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water PUBLIC - NO CHANGE
  - b. Sewage disposal - SEPTIC - NO CHANGE
  - c. Electricity WEST CENTRAL - NO IMPACT
  - d. Heating ELECTRIC - NO IMPACT
  - e. Fire and Police protection SAME AS CURRENT - NO IMPACT
10. Describe existing road width and condition: PAVED ROAD
11. What effect will proposed development have on existing road and traffic conditions? MINIMAL CHANGE ONLY ON EVENT DAYS.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? N/A  
 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 RIDE IT OUT PROPERTY, LLC Date \_\_\_\_\_  
Property Owner(s) [Signature] 11/22/22

Applicant(s): \_\_\_\_\_

Contract Purchaser(s): \_\_\_\_\_

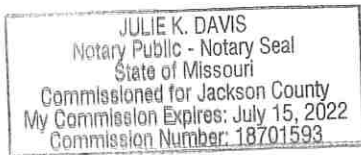
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this 24<sup>th</sup> day of January, in the year of 2022, before me the undersigned notary public, personally appeared Matt Mitchell

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 [Signature] Commission Expires 7.15.2022





## **Stillhouse Farms Wedding and Event Space**

Stillhouse Farms is a wedding and event space located at 8521 S Stillhouse Rd, Oak Grove, Missouri. It is family owned and operated by Matt and Jeannie Mitchell and Zach and Brittany Harris. Ceremonies and receptions are held inside the existing 10,000 square foot horse barn.

Weddings and events are booked year round. Clients have access to the event space from 10:00am to 11:00pm. Events typically are held on Saturdays and tours are arranged by appointment only 7 days per week.

Stillhouse Farms wedding and event space holds a liquor license and has licensed and insured bartenders that work events that serve alcohol. Stillhouse Farms contract requires each client who is providing alcohol at their event to hire security through Jackson County Sheriff department for the duration that alcohol is being served. One Sheriff per each 100 attendees is required.

Average event size is 100-150 attendees. This results in approximately 40-45 vehicles per event with folks arriving and departing over several hours, so the impact on traffic is minimal.

No new structures have been created for this business.

To Whom It May Concern,

1/25/2022

My name is Tamra Stallman and my family lives directly across the street from Stillhouse Farms Wedding and Event Space. Our family has no concern with the addition of this event space. Stillhouse Farms is a beautiful setting for family events like weddings.

We appreciate that the owners require security for these events and we support this use of their farm.

Sincerely,

A handwritten signature in cursive script that reads "Tamra Stallman". The signature is written in black ink and is positioned above the printed name.

Tamra Stallman



## JACKSON COUNTY Public Works Department

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

Fax: (816) 881-4448

On 03/18/22 I made a visit to 8521 S Stillhouse Rd. in reference to the rezoning of an existing structure that had been designed initially as a horse stable and riding arena. The owner Matthew Mitchell has requested a rezoning and use change to a wedding/event type structure. Upon arrival I met with Mr. Mitchell and proceeded to inspect the conversion. The structure has an open floor plan and stalls were converted to miscellaneous use. Restrooms are provided and a slab floor provides access that meets ADA requirements. The main area has sufficient egress but will require additional exit signs above the East and North doors. The occupancy load posted is 368 which does not require a sprinkler system to be installed. Fire extinguishers are located near each exit.

No further action is needed at this time.

Inspector's Signature Matthew Edwards Date 03 21 2022



**CU-2022-236**

**ATTACHMENT 3: LIST OF CONDITIONS**

Condition Use Permit for a period of 5 (five) years with the following Conditions:

1. Hours of operation will be 10:00 am to 11:00 pm.
2. The number of guests is limited to 350.
3. Activities are restricted to the barn. Ceremonies may be conducted outdoors.
4. No overnight stay for travel trailers or recreational vehicles will be allowed.
5. Doors to remain closed during events.
6. Sound buffering or barrier consisting of natural vegetation installed along west and south sides along property line.

0#5617

April 21, 2022

To whom it may concern,

Upon further discussion between property owners, the following agreement has been made:

John Skistimas consents to the approval of the Conditional Use Permit for Wedding and Event Space if Ride It Out Property, LLC, meets the following parameters:

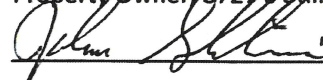
1. The south facing barn doors on the event space shall remain closed during all events where music of any type is played or performed.
2. A sound buffer is created between the barn and the property owned by John Skistimas, 8727 S Stillhouse Rd, Oak Grove, MO 64075. Both property owners would prefer the buffer be created with trees versus a wall or fence.
3. The parking lot for the event space shall be moved from the south side of the barn to the east side of the barn. This work will be completed within one year of the land use permit approval.
4. Jackson County verifies all codes have been met by Ride It Out Property, LLC

Signed: Ride It Out Property, LLC

 Date 4/21/22

Matthew J Mitchell, Member

Property Owner 8727 S Stillhosue Rd

 Date 4/21/22

John Skistimas, Property Owner

RECEIVED

APR 25 2022

MARY JO SPINO  
COUNTY CLERK