

RZ-2026-719

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of the Southwest Quarter of Section 30, Township 47, Range 29, in Jackson County, Missouri, being more particularly described as follows: Beginning at the Southeast Quarter of said Quarter section; thence North 88 degrees 12 minutes 09 seconds West, along the South line of said Quarter section, a distance of 1928.86 feet; thence North 01 degrees 47 minutes 51 seconds East, a distance of 660.58 feet; thence North 87 degrees 39 minutes 53 seconds West, a distance of 693.77 feet, to a point on the West line of said Quarter section; thence North 02 degrees 20 minutes 07 seconds East, along the West line of said Quarter, a distance of 602.86 feet; thence South 88 degrees 08 minutes 06 seconds East, a distance of 1304.91 feet; thence North 84 degrees 16 minutes 51 seconds East, a distance of 568.97 feet; thence South 88 degrees 08 minutes 07 seconds East, a distance of 747.97 feet, to a point on the East line of said Quarter section; thence South 01 degrees 47 minutes 55 seconds West, along the East line of said Quarter section, a distance of 1341.94, to the Point of Beginning.

RZ-2026-719

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of July 16, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary plat

Randy Diehl gave the staff report:

RE: RZ-2026-719

Applicant: Midwest National Holdings, LLC

Location: 14600 block of Bynum Road **Area:** 66.00 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: The purpose is to create twelve single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Land use is single family residences on properties ranging from 5 acres and up. There are some large tracts being farmed. East is the City of Lone Jack.

These size lots are typical of the surrounding area and would not be out of character of the adjacent properties.

All the improvements would need to be approved and permitted by the County Engineering Division. Water District No. 15 serves this area. They along the Lone Jack Fire Protection District would determine the needs for water and fire protection. A land disturbance permit from the Missouri Department of Natural Resources is required. Stormwater management would be part of the construction review as well.

The location on the entrance road along Bynum Road (State Route E) will be determined by the Missouri Department of Transportation.

The subdivision plat is under review.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2026-719.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Is the applicant present? Please come forward and state your name and address.

Brian Rahn for Midwest National Holdings. I'm at 1000 Northwest High Point Drive, Lee Summit, Missouri.

Mr. Antey: Do you have anything to add to Randy's report?

Mr. Rahn: No, just to reiterate what Randy said, when we laid everything out, we tried to make sure that we matched the nature of the existing neighborhood. There is a little bit of a strength to the south and the east side there, so we put that into consideration. We made sure the lot sizes all had a good home site to make sure that where the homes were going to be placed all made good sense. This will have covenants and restrictions in place that will dictate the architecture use. And some of the things such as chickens and all those things are all in the covenants.

Mr. Monaco: How many chickens can you have?

Mr. Rahn: You can have a maximum of 20. That does have restrictions as far as where that's placed in regard to the property line. Those do have to be in a coop. They can't be free

Mr. Crawford: Just out of curiosity, I just didn't have anything to do with approval or disapproval, but Lot 12, How did you come up with that layout?

Mr. Rahn: As we laid everything out, of course we need to need five acres. That one's just a hair over at 6.6, I believe. It's just the way that that worked to line up that entrance. They're, you know, working with MoDOT, working with the County. that's where that entrance falls.

Mr. Crawford: As far as launch site?

Mr. Rahn: Yeah. So we've been working through those issues, and that creates that lot. So, I did look at a build area on both sides of that, but I do expect that the actual build area is going to be on the East portion. But that lot we've looked at a couple times just to make sure that we've got everything understood there. It also is impacted slightly on the south side by that buffer.

Mr. Crawford: It probably takes the cake for the most unusual lot.

Mr. Rahn: So that's just what's dictating that. So there is a site distance and there's another development on the west side that's very similar, you know, has the same, similar design. So just trying to marry all that up.

Mr. Antey: Any other questions for the applicant?

Is there anyone else present today that would like to speak in favor of this application? Is there anyone that would like to speak that is opposed to or has questions concerning this application? Please come forward.

Bryant Moyer, 14708 South Bynum Road, about 500 yards to the south. I guess my biggest concern is the water district. We've got 12 more units going in there, with the subdivisions that's already out there and currently in progress. Depending on what time of day that you take your shower in the morning, the water pressure will drop as it is. So is this going to raise water bills to put in another tower or pump station or whatever it takes to get the water to flow to those additional lots that are going to be in the area?

Second concern is the road which was just paved in the last year.

Mr. Antey: Again, another one? Usually this is absolutely opposite of what we get. That road hasn't been paved in 200 years.

Mr. Moyer: I've lived there for 30 years to the south, and right there where that property is, there's a sinkhole on the right side of the road. If you're not careful, it'll take you into the ditch when it's raining. slick out which I know is a highway or county issue but it never goes away because they never fix it they just pave over top of it and three months it's back again and where all the construction is going to be going, I don't know where they're going to put the entrance into the subdivision.

That sinkhole is probably about right there. But it's always there. It just keeps coming back and back and back. And then you've got the school that's right there, all the traffic and the construction, the road is getting busier and busier. It's even hard to get off my Stringtown Road to E Highway to go into town.

Mr. Diehl: Is the sinkhole on Bynum Road?

Mr. Moyer: Here's Stringtown. It's up there. That's my house right there. It's not quite up to Casey Road. It's about 50 yards south of Casey Road.

Mr. Diehl: Okay, so that's a MoDOT issue.

Mr. Moyer: Yeah, they don't have the county to do the road. No, we don't get it on the MoDOT road, but we can pass that on.

Mr. Moyer: With the additional 12 lots, we have a lot of concrete trucks, a lot of gravel Trucks, even the road, it's just going to destroy it even more as progress continues.

And then, plus you have the school that's right, to the north probably 200 yards of traffic for there for the school and the safety of that. That's just my concern. I'm not against the

development, you know, progress. Appreciate your comments. There's going to be a lot of stuff that has to be figured out before they get there.

Mr. Crawford: Do you live on Bynum?

Mr. Moyer: On Stringtown, in the subdivision. So I've got to come out there and go north and go north.

Mr. Crawford: You've got a subdivision that's got smaller watts to the south of you. Is that

Mr. Antey: He's in residential ranchettes.

Thank you. Is there anyone else that would like to speak that has questions or comments about this application? Seeing none, I would entertain a motion to go under advisement.

Mr. Monaco moved.

Mr. Antey: Do I have a second? Do I have a second? Y

Mr. Crawford seconded.

All those in favor? All Aye

Discussion under advisement

Mr. Antey: Any questions, comments?

You know, as far as the road and the concrete trucks, they are rough on them, but I've seen areas real close to where I live. It's not, it's, actually, I don't even think it's county road, but the farm equipment does some numbers on it as well. So a lot of that's pretty heavy as well. But I do understand the plight, and those are kind of the comments that we're used to hearing, not that the road's just been paved, which has kind of blown me away today. But any other comments from the commission?

Mr. Smead: Larry, help me think through this. The earlier comment also was on water pressure. Yes. Apparently seems to be getting close to limits already. Is that, should that be a factor in our judgment?

Mr. Diehl: Part of the engineering review will look at that, and I believe Water District 15 makes a developer do a feasibility study anyway.

Mr. Rahn: We already have. We've done a study with District 15 already. There's a main along Bynum and Casey. So the Water District has already done their study, and the next

Mr. Antey: Yeah, usually they have to contact the water district, and if they can't provide what they need, then they let a developer know.

Mr. Smead: But as far as us and our decision today, kind of outside the scope of our decision today?

Mr. Antey: It's kind of right there on the line. Usually we leave that to the water district to determine whether or not they can do that. And that's going to be, you know, as they sell tap fees and such as that, that will be on them to provide those services.

Mr. Smead: It's more on them.

Mr. Diehl: Before we would issue a construction permit, all that's going to have to be lined up anyway. So before they can start busting dirt out there, an engineer is going to review all that stuff before any type of permitting in our end is approved.

Mr. Smead: So let me echo back because I think I got you. So there's a process to deal with it after this process.

Mr. Diehl: Well, they're already getting it ready. And then once this process has got the green light, then they can go ahead and start looking at the construction part of it with engineering.

Mr. Antey: Yeah, and that's going to go through the permitting process of the building permit, et cetera.

Mr. Crawford: Part of this process could involve a large water line.

Mr. Diehl: And that would be whatever the recommendation is from the water districts with that study and all that.

Mr. Crawford: One other comment I have to make about this is this is really pretty close to city limits of one of that. And this almost could have gone the other way, and it could have really developed. So this is probably a pretty good use in person. It's a big barrier to keep a country feel in this. We could have had what was on the north side of the high school as far as the subdivision coming out there. Kind of on the border of this. Yeah, you can get more houses, but it doesn't stop to condense the house.

Mr. Monaco moved to approve. Mr. Crawford seconded.

Mr. Farrar:	Approve
Ms. Ryerkerk:	Approve
Mr. Moreno:	Approve
Mr. Crawford:	Approve
Mr. Smead:	Approve
Mr. Monaco:	Approve
Mr. Barton:	Approve
Chairman Antey:	Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

July 16, 2026

RE: RZ-2026-719

Applicant: Midwest National Holdings, LLC

Location: 14600 block of Bynum Road **Area:** 66.00 ± acres

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The subdivision plat is under review.

County Plan:

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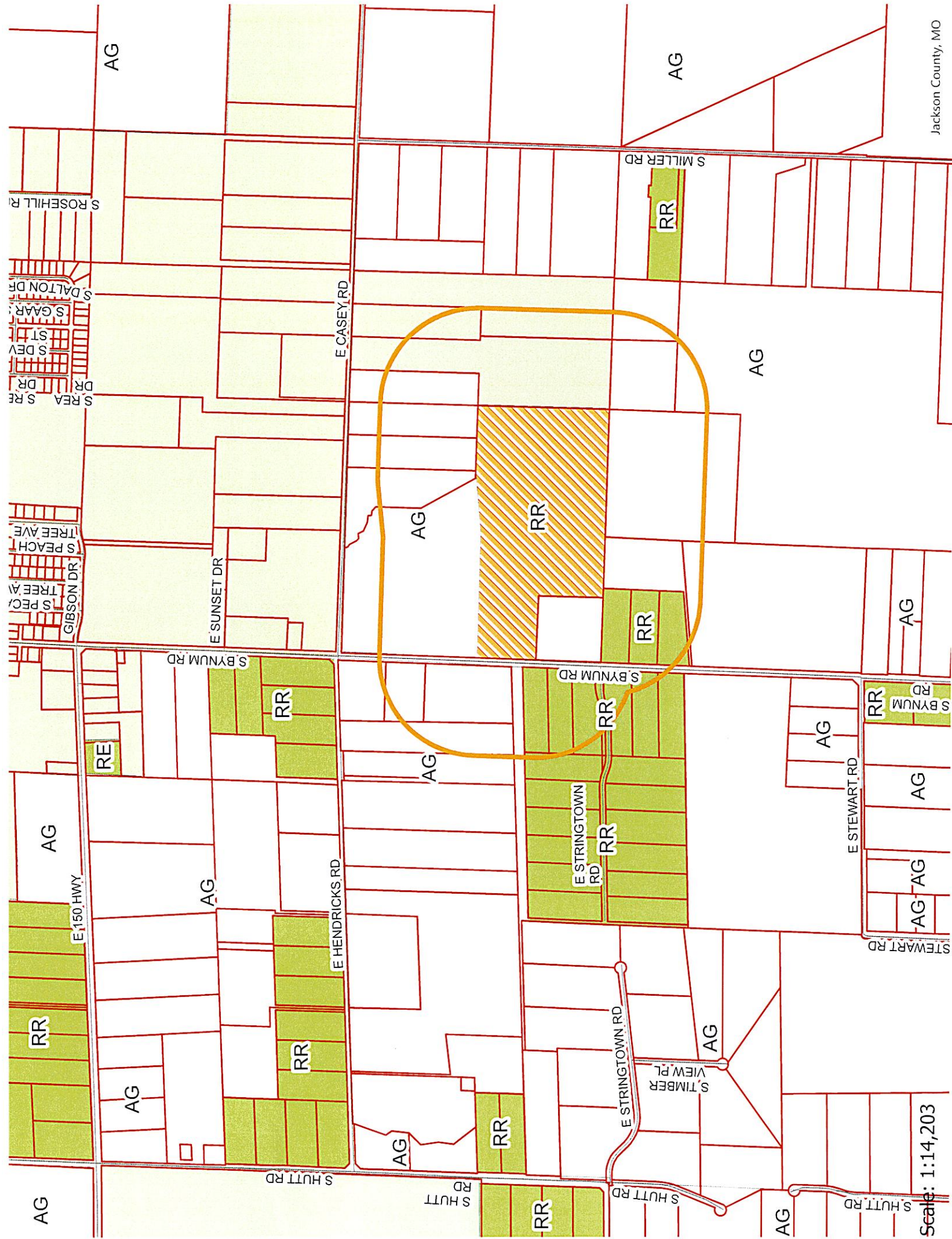
Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2026-719.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2026-719

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
74-900-01-02-02-0-00-000	MEIER DONALD C	2808 SW CORINTH DR	LEES SUMMIT	MO	64081
74-400-04-27-00-0-00-000	RAMAEKER JASON J & JENNIFER K	36505 E CASEY RD	LONE JACK	MO	64070
74-400-04-28-00-0-00-000	MEIER DONALD C	2808 SW CORINTH DR	LEES SUMMIT	MO	64081
74-400-04-07-02-0-00-000	REINKING STEPHEN E & DEBRAH	36607 E CASEY RD	LONE JACK	MO	64070
74-900-02-01-00-0-00-000	HERN TRUST AGREEMENT	14807 S BYNUM RD	LONE JACK	MO	64070
74-900-01-02-01-0-00-000	RAMAEKER JASON J & JENNIFER K	36505 E CASEY RD	LONE JACK	MO	64070
74-400-04-08-00-0-00-000	RICE DAVID E & JUDY A	36405 E CASEY RD	LONE JACK	MO	64070
74-400-03-02-00-0-00-000	BRITTON FAMILY TRUST	PO BOX 7	BLUE SPRINGS	MO	64013
73-700-01-13-00-0-00-000	WATTS JEREMY W & JILL M S	14804 S BYNUM RD	LONE JACK	MO	64070
74-900-02-03-00-0-00-000	HERN TRUST AGREEMENT	14807 S BYNUM RD	LONE JACK	MO	64070
74-400-03-06-00-0-00-000	WARD MICHAEL S & TIFFANI	14615 S BYNUM RD	LONE JACK	MO	64070
74-900-02-04-00-0-00-000	EPPERSON JENNIFER & LEMKEN JAMEY	611 N WALNUT LN	LONE JACK	MO	64070
73-600-04-10-00-0-00-000	HULSEY TROY G	35400 E STRINGTOWN RD	LONE JACK	MO	64070
73-600-04-03-00-0-00-000	LLOYD NANCY	14314 S BYNUM RD	LONE JACK	MO	64070
73-600-04-05-01-3-00-000	VANDERPOOL BRIAN & JESSICA	35303 E HENDRICKS RD	LONE JACK	MO	64070
73-600-04-06-00-0-00-000	THOMAS DOUGLAS W & LISA A TRUSTEE	35205 E HENDRICKS RD	LONE JACK	MO	64070
73-600-04-17-00-0-00-000	WAGNER EDWARD J & AMY L	35210 E STRINGTOWN RD	LONE JACK	MO	64070
74-900-02-05-00-0-00-000	TEBBEN RENTALS LLC	14715 S BYNUM RD	LONE JACK	MO	64070
73-600-04-09-00-0-00-000	PORTERFIELD JERRY & RITA MICHELLE	14610 S BYNUM RD	LONE JACK	MO	64070
74-900-02-06-00-0-00-000	CAETANO GERALD JOSEPH & MICHELLE	10 PONDEROSA CIR	BOISE	ID	83716
73-600-04-05-02-0-00-000	HOHENBERG JAMES M & HUBERT SHARIL A	14416 S BYNAM RD	LONE JACK	MO	64070
73-700-01-11-00-0-00-000	MOYER BRYANT D	14708 S BYNUM RD	LONE JACK	MO	64070
73-600-04-08-00-0-00-000	FOSTER JACOB DAVID & NIKKOLE RASHELLE	14600 S BYNUM RD	LONE JACK	MO	64070
73-600-04-04-00-0-00-000	MACLEAN GERALD C & VICTORIA A-TR	14400 S BYNUM RD	LONE JACK	MO	64070
73-600-04-07-00-0-00-000	THOMAS DOUGLAS W & LISA A TR	35205 E HENDRICKS RD	LONE JACK	MO	64070
73-700-01-12-00-0-00-000	CBSJ 8790 TRUST	14716 S BYNUM RD	LONE JACK	MO	64070
74-900-02-07-00-0-00-000	BARKER DANNY E & STEPHANIE K	14925 S BYNUM RD	LONE JACK	MO	64070
74-400-03-03-00-0-00-000	FRYER JAMES P & AMBRA CARA	5202 S 97TH AVE W	SAND SPRINGS	OK	74063
74-400-03-33-00-0-00-000	GREGORY D SHANNON & STACEY SHANNON	522 NW 1891ST ROAD	KINGSVILLE	MO	64061
74-900-01-12-00-0-00-000	BARKER DAVID G & DONNA L	PO BOX 246	LONE JACK	MO	64070
74-400-03-05-01-0-00-000	MIDWEST NATIONAL HOLDINGS LLC	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

July 1, 2026

RE: Public Hearing; RZ-2026-719
Midwest National Holdings, 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 Midwest National Holdings, LLC for a change of zoning from District AG (Agricultural) on 66.00 ± acres to District RR (Residential Ranchette). The purpose is to create twelve single-family lots in the 14600 block of Bynum Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, July 16, 2026, 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 Planning and 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

Phil LeVota, County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. 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.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ-

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: Midwest National Holdings LLC
- Address: 1120 NW Edge Ridge Blvd.
Brian Valley, MO 64029
- Phone: 816-229-8115
- b. Owner(s) Name: Midwest National Holdings LLC
- Address: 1120 NW Edge Ridge Blvd. Brian Valley, MO
64029
- Phone: 816-229-8115
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) South Bynum Rd. and East Stringtown Rd.

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) _____

5. Legal Description of Property: (Write Below or Attached 9)

Preliminary Plat attached

6. Present Use of Property: AG

7. Proposed Use of Property: RE

8. Proposed Time Schedule for Development: September 2024

9. What effect will your proposed development have on the surrounding properties?

None

10. 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

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water PWSD 15

b. Sewage disposal Onsite

c. Electricity Energy

d. Fire and Police protection Lone Jack Fire / Jackson Cnty Sheriff

12. Describe existing road width and condition: 35 foot Condition good

13. What effect will proposed development have on existing road and traffic conditions? None

14. 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):

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)

[Signature] 5/19/26
David Michael Haldy

Applicant(s):

[Signature]
Midwest Mutual Hldy

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 19 day of May, in the year of 2026, before me
the undersigned notary public, personally appeared

Lauren Breanne Hatfield

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

Lauren Breanne Hatfield
[Signature]

Commission Expires

10/27/2029





