







REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~ Ord No.: 5180

Sponsor(s): *Land Use*

Date: November 26, 2018

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: : <u>Conditional Use Permit – Stonehaus Farms Vineyard – CU-2018-229</u>																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="316 529 1198 842"> <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></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></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	
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PRIOR LEGISLATION	Prior ordinances and (date): Prior resolutions and (date):																			
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577																			
REQUEST SUMMARY	Requesting the renewal of a Conditional Use Permit for a period of 30 years to continue to operate a winery on 7.00 ± acres in District AG (Agricultural). The location is 24607 NE Colbern Road, and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on November 15, 2018 held a public hearing and accepted testimony pertaining to the Conditional Use Permit. This request conforms to the general intent and purpose of the Unified Development Code. Therefore, the Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> for a 30 year period provided the following conditions are met (see attachment 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-2																			
REVIEW	<table border="1" data-bbox="300 1738 1528 1953"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works </td> <td>Date: <i>11.16.18</i></td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: </td> <td>Date: <i>11.19.18</i></td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date:</td> </tr> </table>		Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: <i>11.16.18</i>	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: 	Date: <i>11.19.18</i>	County Counselor's Office:	Date:										
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County Counselor's Office:	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.

PLAN COMMISSION – November 15, 2018

Randy Diehl gave the Staff Report

RE: CU-2018-229

Applicant: Stonehaus Farms Vineyard

Location: 24607 NE Colbern Road

Area: 7.0 ± acres

Request: A renewal of a Conditional Use Permit for a period of 30 years to operate a winery.

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in Area:

Zoning in the surrounding area is primarily agricultural. Predominant land is large residential tracts and subdivision lots.

Comments:

CU-1988-035 was granted for a period of 20 years by the Legislature in 1988. (Ordinance 2857).

Within District AG, a winery is permitted as a Conditional Use subject to specific conditions. Under the Conditional Use a winery is allowed to prepare food as well as retail other items associated with a winery. However a restaurant operation of any kind is prohibited.

Staff visited the facility and met with the owner in October and toured the operation. The applicant stated they would like to amend a few of the conditions of the previous permit.

They are requesting:

1. Item 9 - During the off production time of producing wine to have the ability to distill spirits or beer. Staff has no objection. Production output shall be less than that of the wine production.
2. Item 10 - To remove the restriction regarding the preparation of hot sandwiches such as hamburgers and hotdogs. Staff has no objection.
3. Item 2 – To allow gravel along with asphalt or concrete on driveway and parking areas. Staff recommends that driveways onto public right of way shall be hard surfaced.

County Plan:

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

Recommendation:

Staff recommends APPROVAL of CU-2018-229 for a period of Thirty (30) years subject to the following conditions:

1. SITE PLAN: The site plan as presented by the applicant shall be strictly adhered to. The total number of buildings as well as the total square footage of any single building shall not be exceeded.
2. DRIVEWAY & PARKING AREAS: Off-street parking shall be provided at the ratio of one (1) space per 200 square feet of floor area open to the public. Driveway locations onto public right of way shall be hard surfaces, such as asphalt or concrete.
3. ITEMS FOR SALE: The display of items being offered for resale shall be restricted to indoor areas. All items shall be stored indoors, or within an approved, screened storage area.
4. HOURS OF OPERATION: Hours of operation that the winery is open to the public shall be limited to 8:00 AM to 9:00 PM. Private functions must end by 10:00 PM, Sunday through Thursday nights and by 11:00 PM on Friday and Saturday nights.
5. SIGNAGE: Signage shall comply with Section 24007 in the Unified Development Code and must be further approved as a part of the Site Plan.
6. DELIVERY HOURS: Scheduled deliveries shall be limited to 7:00AM to 6:00PM Monday through Friday.
7. MUSIC: Live music shall be restricted to indoor areas. Music piped to the outdoors shall be played at a level that is not objectionable to a property owner within 600 feet of the permitted property.
8. WINE PRODUCTION: Total wine production shall be limited to 30,000 gallons per calendar year. A copy of the annual report to the Bureau of Alcohol, Tobacco and Firearms indicating production shall be provide to the County Development Division. The owner shall maintain a minimum of seven acres on-site in fruit production.
9. PRODUCTION, SALE & CONSUMPTION OF ALCOHOLIC BEVERAGES: The production of alcoholic beverages shall be limited to wine, beer and distilled spirits. The on-site consumption beverages by the general public shall be limited to wine, beer and distilled spirits. In addition, wine, beer and distilled spirits may be provided by catering services at private parties and events.

10. PRODUCTION, SALE & CONSUMPTION OF FOOD: The preparation and sale of food items shall be restricted to snack items and cold sandwiched normally associated with wine tasting. The preparation of bratwurst and sausages for special events shall be allowed. A restaurant operation of any kind is additionally prohibited. Food for private functions that is provided by catering services shall be allowed.
11. TEMPORARY STRUCTURES & TENTS: No Temporary structures shall be allowed. A single tent, not exceeding two thousand, five hundred (2,500) square of four consecutive days. The location of the tent shall be restricted to an area south of an east-west line that is parallel to the north face of the main winery building. The tent must be taken down within twenty-four (24) hours after the special event.

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

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Antey: As for the driveways, is there a stipulation on the distance of paving?

Mr. Diehl: That portion within the public right of way.

Mr. Antey: The limit on the production of the beer and spirits, not exceeding the wine production. Is that the allowable wine production or the actual wine production?

Mr. Diehl: The wine is not to exceed the 30,000 gallons. The other would be a smaller amount.

Mr. Tarpley: This business started 30 years ago?

Mr. Diehl: The first Conditional Use Permit was granted 20 years ago.

Mr. Haley: Why is the restaurant operation prohibited?

Mr. Diehl: The original permit stipulated no restaurant, just the winery and the benefit of having specific food items allowed.

Mr. Crawford: Why is part of the vineyard not included in the permit?

Mr. Diehl: I'm not sure of why the limitation on the original permit. At one time they had a U Pick It and that probably wasn't to be included under the winery permit. Seven acres comprise the permit. There's about 13 of 14 acres that comprise the entire property.

Mr. Antey: *Is the applicant here?*

Brett Euritt: 9700 Stonehaus Dr, Lee's Summit

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

Mr. Euritt: No, however I can clarify some points. The Winery opened in 1996. Randy is correct, some of those areas (outside the permit) were a U Pick It. They are all in grapes. We didn't want to amend more than the 7 acres.

Mr. Diehl: Without the benefit of the Conditional Use for the winery, the picking farm is an allowable use within District AG.

Mr. Tarpley: Is this your first year for beer?

Mr. Euritt: The goal is distilling. We do a two stage bottling, winter and summer. When we bottle our winter, we have seven tanks empty until the end of August. We would have to purchase a still, everything else we have, pumps, lines, tanks and a bottler. We would like to "keep the combine running all year" so to speak. Distilling is a slow process. A thousand gallons of mash will produce about 100 gallons. It really just something to assist the winery revenue stream. As for the restaurant, no, we're busy enough.

Mr. Antey: What is your production now?

Mr. Euritt: This year we'll do about 5,600 gallons.

Mr. Antey: That's well within the 30,000 limit.

Mr. Euritt: That 30,000 number comes from the domestic wine license. It's a Federal number.

Mr. Antey: *Is there anyone else who is in favor of this application?*

There were none

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

There were none

Motion to take under advisement.

Ms. Mershon moved to take under advisement. Mr. Haley seconded.

Discussion under advisement

Mr. Tarpley: They have a great track record. I see no problem.

Ms. Mershon moved to approve. Mr. Tarpley seconded.

Ms. Mershon	Approve
Mr. Crawford	Approve
Mr. Haley	Approve
Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Crawford	Approve
Ms. Querry	Approve
Chairman Antey	Approve

Motion Carried 7 – 0.

STAFF REPORT

PLAN COMMISSION
November 15, 2018

RE: CU-2018-229

Applicant: Stonehaus Farms Vineyard

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Area: 7.0 ± acres

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Recommendation:

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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

CU-2018-229

Brett Euritt

Stonehaus Farms Vineyard





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

October 31, 2018

RE: Public Hearing: CU-2018-229
Stonehaus Farms Vineyard

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 Stonehaus Farms Vineyard for the renewal of a Conditional Use Permit for a period of 30 years to continue operating a winery on 7.00 ± acres in District AG (Agricultural). The location is 24607 NE. Colbern Road.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185 of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, November 15, 2018 at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4649.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

Plan Commission November 15, 2018
 CU-2018-229

Property Owners Within 185 feet

Parcel Number *	owner	address	city	state	zip
53-630-02-22-00-0-00-000	DOWNEY MARK E & KELLI M	24709 E 97TH ST	LEES SUMMIT	MO	64086
53-630-02-07-00-0-00-000	POWELL ROBERT L & NANNETTE M	24507 E COLBERN RD	LEES SUMMIT	MO	64086
53-630-02-08-00-0-00-000	ROBERTS JUDITH A	24403 NE COLBERN RD	LEES SUMMIT	MO	64086
53-630-02-44-00-0-00-000	SARASCH KAI & JESSICA I	24701 E 97TH ST	LEES SUMMIT	MO	64086
53-630-02-35-00-0-00-000	SCHLEIDEN ROY & PAMELA	9702 S STONEHAUS DR	LEES SUMMIT	MO	64086
53-630-02-43-00-0-00-000	SUTTON TIMOTHY P & JACLYN R-TRUSTEES	24603 E 97TH ST	LEES SUMMIT	MO	64086
53-630-02-23-00-0-00-000	THOMAS BRET P & KELLY R	24708 E 97TH ST	LEES SUMMIT	MO	64063
53-630-02-04-00-0-00-000	TODD ARTHUR A & LAVONIA G-TRUSTEES	24801 COLBERN RD	LEES SUMMIT	MO	64086
53-620-99-19-00-0-00-000	WARD GEORGE T & JEANETTE C-TR	1000 S WOODS CHAPEL RD	BLUE SPRINGS	MO	64015
Applicants					
53-630-02-45-00-0-00-000	EURITT BRETT & JACQUELINE L	9700 S STONEHAUS DR	LEES SUMMIT	MO	64086
53-630-02-06-01-8-00-000	EURITT KENNETH E & CAROL J-TRUSTEES	24703 NE COLBERN RD	LEES SUMMIT	MO	64086
53-630-02-05-00-0-00-000	EURITT KENNETH E & CAROL J	24703 E COLBERN RD	LEES SUMMIT	MO	64063

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number _____ CU- _____

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: BRETT EURITT
- Address: 9700 STONEHAUS DRIVE
LEE'S SUMMIT, MO 64086
- Phone: 816-863-9463
- b. Owner(s) Name: CAROL EURITT TRUST
- Address: 24703 NE COLBERN, LEE'S SUMMIT, MO 64086
- Phone: 816-524-7703
- c. Agent(s) Name: BRETT EURITT - TRUSTEE

Address: 9700 STONENHAUS DRIVE
LEES SUMMIT MO 64086
Phone: 816-863-9463

d. Applicant's interest in Property: OWNER

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: _____ for a period of 30 years; property described as follows: a tract of land 7.05 square feet/acres in size located at 24607 N.E. COLBERN Road.
Present Zoning District _____

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

4. Present Use of Property: DOMESTIC WINERY & VINEYARD

5. Proposed Use of Property: DOMESTIC WINERY, VINEYARD, AND DISTILLERY

6. Estimated Time Schedule for Development: ALREADY IN OPERATION

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

NO SIGNIFICANT EFFECT

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? _____

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

a. Water PUBLIC WATER DISTRICT #13

b. Sewage disposal PRIVATE WASTE TREATMENT SYSTEM

c. Electricity KCP&L

d. Heating SPIRE

e. Fire and Police protection RAIRIE TOWNSHIP ; JACKSON COUNTY SHERIFF

10. Describe existing road width and condition: COLBURN ROAD - 4 LANE - PAVED - GOOD CONDITION

11. What effect will proposed development have on existing road and traffic conditions? NO SIGNIFICANT CHANGE

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? YES

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): TTB - PERMIT # BW-MO-175

SEE ATTACHED FOR OTHERS

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) Brett E. Witt 10-4-18

Applicant(s): Brett E. Witt 10-4-18

Contract Purchaser(s): _____

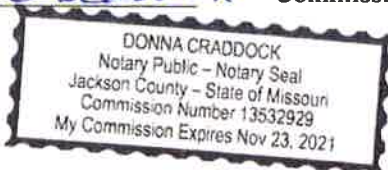
STATE OF Missouri
COUNTY OF JACKSON

On this 4th day of October, in the year of 2018, before me the undersigned notary public, personally appeared Brett E. Witt

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 Donna Craddock Commission Expires Nov. 23, 2021



CU-2018-229

Brett Euritt

Stonehaus Farms Vineyard

E COLBERN RD



IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE approving a conditional use permit for the operation of a winery as to a certain 7 ± acre tract.

ORDINANCE 2857, October 5, 1998

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

Section 1. A conditional use permit for twenty years for the operation of a winery, subject to the restrictions specified below, under the Unified Development Code, is hereby approved as to a certain tract of land described as follows:

A tract of land in Jackson County, Missouri in the Southwest Quarter of Section 25, Township 48, Range 31 described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of Section 25, Township 48, Range 31; thence South 88 degrees 06 minutes 22 seconds East a distance of 761 feet to the point of beginning; thence South 88 degrees 06 minutes 22 seconds East a distance of 175.41 feet; thence South 01 degrees 53 minutes 38 seconds West a distance of 952 feet; thence North 88 degrees 06 minutes 22 seconds West a distance of 550.41 feet; thence North 02 degrees 13 minutes 13 seconds east a distance of 332 feet; thence South 88 degrees 06 minutes 22 seconds East a distance of 180 feet; thence North 43 degrees 06 minutes 22 seconds East a distance of 28.28 feet; thence North 02 degrees 13 minutes 13 seconds East a distance of 67 feet; thence South 88 degrees 06 minutes 22 seconds East a distance of 175 feet; thence North 02 degrees 13 minutes 13 seconds East a distance of 533 feet to the point of beginning, aka 24607 NE Colbern Road.

Conditions to RLA:

A conditional use permit to operate a winery for a period of Twenty (20) years subject to the following conditions:

- 1) SITE PLAN: The site plan as presented by the applicant shall be strictly adhered to. The total number of buildings as well as the total square footage of any single building shall not be exceeded.
- 2) DRIVEWAYS & PARKING AREAS: The existing driveway and parking areas shall be an impervious surface such as asphalt or concrete. Any future parking areas shall also be impervious with a similar material. Off-street parking shall be provided at the ratio of one (1) space per 200 square feet of floor area open to the public.
- 3) ITEMS FOR SALE: The display of items being offered for resale shall be restricted to indoor areas. All items shall be stored indoors, or within an approved, screened storage area.
- 4) HOURS OF OPERATION: Hours of operation that the winery is open to the public shall be limited to 8:00 AM to 9:00 PM. Private functions must end by 10:00 PM, Sunday through Thursday nights and by 11:00 PM on Friday and Saturday nights.
- 5) SIGNAGE: Signage shall comply with Section 24007 in the Unified Development Code and must be further approved as a part of the Site Plan.
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- 7) MUSIC: Live music shall be restricted to indoor areas. Music piped to the outdoors shall be played at a level that is not objectionable to a property owner within 600 feet of the permitted property.
- 8) WINE PRODUCTION: Total wine production shall be limited to 30,000 gallons per calendar year. A copy of the annual report to the Bureau of Alcohol, Tobacco and Firearms indicating production shall be provided to the County Public Works Development Division. The owner shall maintain annually a minimum of seven acres on-site in fruit production and limit the U-pick berry operation to 15,000 pounds.
- 9) PRODUCTION, SALE & CONSUMPTION OF ALCOHOLIC BEVERAGES: The production of alcoholic beverages shall be limited to wines. The sale of alcoholic beverages shall be limited to wines. The on-site consumption of alcoholic beverages by the general public shall be limited to wines. In addition, wine and beer may be provided by catering services at private parties and events. Hard liquor may not be produced, sold or consumed on the site.
- 10) PRODUCTION, SALE & CONSUMPTION OF FOOD: The preparation and sale of food items shall be restricted to snack items and cold sandwiches normally

associated with wine and wine tasting . The preparation of bratwurst and sausages for special events shall be allowed. The preparation of hot sandwiches such as hamburgers and hotdogs is prohibited. A restaurant operation of any kind is additionally prohibited. Food for private functions that is provided by catering services shall be allowed.

- 11) TEMPORARY STRUCTURES & TENTS: No temporary structures shall be allowed. A single tent, not exceeding two thousand, five hundred (2,500) square feet, may be erected from time-to-time for a special event not to exceed a time period of four consecutive days. The location of the tent shall be restricted to an area south of an east-west line that is parallel to the north face of the main winery building. The tent must be taken down within twenty-four (24) hours after the special event.

Section 2. The Legislature, pursuant to the application of Kenneth Euritt, (CU-98-035), requesting approval embodied in this ordinance and with notice that the Jackson County Planning Commission unanimously recommended approval of this application in a public hearing on August 20, 1998, 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:

Jan P. Harder

Jandra R. Schermerhorn
County Counselor

I hereby certify that the attached Ordinance, Ordinance #2857 introduced on October 5, 1998, was duly passed on October 27, 1998 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 her signature.

10.28.98
Date

Mary Jo Brogato
Mary Jo Brogato, Clerk of Legislature

I hereby approve the attached Ordinance #2857.

Nov 3, 1998
Date

Katheryn J. Shields
Katheryn J. Shields, County Executive

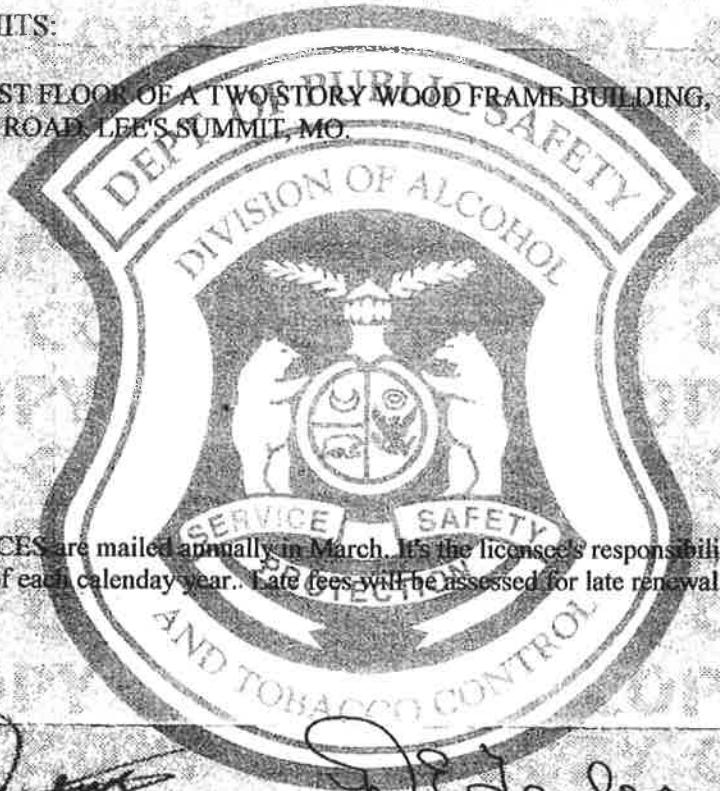
MISSOURI - DIVISION OF ALCOHOL AND TOBACCO CONTROL - LICENSE
THIS LICENSE MUST BE POSTED ON THE PREMISES IN FULL PUBLIC VIEW

EXPIRATION DATE: JUNE 30, 2019

EFFECTIVE DATE: JULY 1, 2018 JACKSON
BUS. STRUCTURE: LMTD LIABILITY
MANAGING OFFICER OR PARTNERS: BRETT MEURITT

SPECIAL PERMITS:

ALL OF THE FIRST FLOOR OF A TWO STORY WOOD FRAME BUILDING,
24607 COLBERN ROAD, LEE'S SUMMIT, MO.



RENEWAL NOTICES are mailed annually in March. It's the licensee's responsibility to pay the required fee by MAY 1ST of each calendar year. Late fees will be assessed for late renewal after MAY 1ST.

DIRECTOR OF PUBLIC SAFETY

SUPERVISOR OF ALCOHOL AND TOBACCO CONTROL

STONEHAUS FARMS VINEYARD & WINERY LLC
STONEHAUS FARMS VINEYARD & WINERY
24607 COLBERN ROAD
LEE'S SUMMIT, MO 640869513

LICENSE NOT TRANSFERABLE

State of Missouri
MISSOURI RETAIL SALES LICENSE

LICENSEE:

STONEHAUS FARMS VINEYARD & WINERY
24607 COLBERN RD
LEE'S SUMMIT MO 64086
STONEHAUS FARMS VINEYARD & WINERY LLC
EURITT CAROL J

LICENSE ISSUED:

JULY 19, 1996

EURITT KENNETH E

MISSOURI TAX IDENTIFICATION NUMBER: 16107703

THE ISSUANCE OF THIS LICENSE IS CONTINGENT UPON THE LICENSEE'S COMPLIANCE IN ALL RESPECTS WITH THE REQUIREMENTS OF CHAPTER 144, RSMO, AND THE RULES PROMULGATED THEREUNDER.

THIS LICENSE IS VALID UNTIL CANCELLED AND SURRENDERED BY THE LICENSEE OR REVOKED BY THE DIRECTOR OF REVENUE.

THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE PLACE OF BUSINESS.

DIRECTOR OF REVENUE

BY



THIS BUSINESS IS REGISTERED OUTSIDE THE CITY LIMITS OF
LEE'S SUMMIT IN THE COUNTY OF JACKSON AND YOU ARE
LIABLE TO COLLECT AND REMIT ALL APPLICABLE STATE AND LOCAL SALES
TAXES.

THIS LICENSE IS NOT ASSIGNABLE OR TRANSFERABLE



JACKSON COUNTY
Collection Department - Independence

112 West Lexington Avenue, Suite 114
Independence, Missouri 64050
www.jacksongov.org

Returned Items: (816) 881-1709
Liquor/Amusement: (816) 881-4646
General Information: (816) 881-4406
Fax: (816) 881-1611

JACKSON COUNTY

LIQUOR LICENSE

The herein named person, having made proper application to Jackson County and having paid proper license fees, is authorized to sell alcoholic beverages as set out below:

DBA:
STONEHAUS FARMS VINEYARD & WINERY

Account No:
09798413B

Address:
24606 NE COLBERN RD
LEES SUMMIT MO 64064

Issued:
JULY 1, 2018

Expires:
JUNE 30, 2019

Licensee:
BRETT EURITT

Fee:
\$55.00

Permit(s):
Wineries
5% alcohol by weight

BRETT EURITT
24607 NE COLBERN RD
LEES SUMMIT MO 64086

Initials: EB







STONER'S FARMS WINERY