

Neighborhood Petition
against
B & G Holdings
Walnut Valley Estates

RECEIVED

SEP 23 2025

MARY JO SPINO
COUNTY CLERK

Petitioning To:

Jackson County Public Works Department
303 West Walnut Street
Independence, Missouri 64050

RE: Public Hearing: RZ-2025-704

Subject: Request by B & G Holdings (Matt & Tonya Baker) (Walnut Valley Estates) for a change of zoning from District AG (Agricultural) on 128 +/- acres to District RE (Residential Estates) for the purpose of creating 33 single family residential lots between Stony Point School Rd and Major Rd.

Date and time of Public Hearing Thursday September 18 at 8:30am.

Location of Public Hearing: "Large Conference Room", 2nd floor, Historic Truman Courthouse, 112 W Lexington, Independence, MO

Statement of Petition: By signing the form below, I/we certify that I/we strictly **CONTEST** the change in zoning of the subject property (128 +/- acres between Stony Point School Road and Major Road for District AG (Agricultural) to District RE (Residential Estates).

By signing this form, I/we also certify and declare that I am/we are a residents in close proximity to the subjected property and feel I/we will be adversely affected by the requested change in zoning.

Name & Phone #

Address

Signature

- 8 Michael Davenport 816-719-1885 7214 S. STONY POINT Sch Road Michael Davenport
- 8 Gwen Davenport 816-719-1888 " 8 " Gwendolyn Davenport
- 22 Ruby Anderson 816-699-7745 31000 E. MAJOR Rd GY Ruby Anderson
- 22 Sheri Anderson 816-699-7743 31000 E Major Rd Grain Valley Sheri Anderson
- 15 Lynda Crall - 816-547-3488 31502 E. MAJOR RD Lynda Crall
- 15 Darcy Trotter - 417-483-1999 31408 E. Major Rd. GVMO 64029 Darcy Trotter
- 25 Jeremy Trotter 816-213-8573 31408 E. Major Rd. GVMO 64029 Jeremy Trotter
- Hadasah Trotter 816-819-9011 31408 E. Major Rd. GVMO 64029 Hadasah Trotter
- 1 Susan Andree 816-392-4651 31608 E. Major Rd. GY, MO 64029 Susan Andree
- 1 Craig Mims 816-678-4158 31609 E major Rd GY MO 64029 Craig Mims
- 1 Nathan P England 816-522-5398 31306 E Major Rd Grain Valley MO 64029 Nathan P England
- Brad Hegwer 417-310-6917 31309 E Major Rd Grain Valley MO 64029 Brad Hegwer
- Tracy Hegwer 417-350-7842 31309 E Major Rd Grain Valley MO 64029 Tracy Hegwer
- 27 Joanna Whitaker 816-213-8587 7505 S Arnett Rd GVMO 64029 Joanna Whitaker
- 27 Clinton Whitaker 816-213-8236 7505 S Arnett Rd GVMO 64029 Clinton Whitaker
- 23 Jim & Jan Roberts 816-225-9214 7511 S. Arnett Rd. GVMO. 64029 Jim & Jan Roberts
- 23 Dennis / Lydia Seymour 816-267-0682 31105 E Major Rd 64029 Dennis / Lydia Seymour
- 23 Justin & Ana Gleason 816-606-3258 7911 S Old Major Rd Grain Valley MO 64029 Justin & Ana Gleason
- 23 James Hinton 816-606-3587 30808 E Old Major GY. MO 64029 James Hinton
- Laura James 816-965-3949 8154 NW Beaman Dr. KCMO 64151 Laura James
- AMY MUELLER (816) 888-9738 200 ROCK CREEK DR. Grain Valley 64029 Amy Mueller
- Blaine Mueller 816 800 8514 " " Blaine Mueller
- Michael James 660-353-1063 8154 NW Beaman Dr KCMO 64151 Michael James
- 2 Kenneth Baker 816-645-9781 31006 E. OLD MAJOR RD. GRAIN VALLEY, 64029 Kenneth Baker
- 2 Bob & Jani Baker 816-516-2828 N. V. MO 64029 Bob & Jani Baker
- Tom Thomas 713-397-1304 7816 South Arnett RD. 64029 Tom Thomas
- (816) 499-9051 7514 S. ARNETT AD. Grain Valley GARDEN VALLEY MO

Name & Phone #

Address

Signature

Jennifer Armstrong 30601 E Stony Pt Sch Rd br, MO 64029
Gregory A Armstrong 30601 E Stony Pt School Rd
Jennifer Armstrong

Name & Phone #

Address

Signature

Peggy Johnson / 816-560-8665 School Rd
3203 E Stony Pt
Bryan Johnson 816 560 5640 3203 E STUY PT. SCH. RD.

Name & Phone #

Address

Signature

WATT SIMS 32406 E. MAJOR RD. [Signature]

Patrick Parker 30106 E Major Rd [Signature]

Kimby G. Parkn 30106 E Major Rd [Signature]

10 Sheryl England 33106 E Major Rd Sheryl England

Sheldon England 33106 E Major Rd Sheldon England

a Jacqueline A. Ransom 3809 S. GRAND AVE. Independence, Mo 64053
TRUSTEE for Maxine V DORN [Signature]

TRUST-OWNER of 31103 & 31107 E. SIDNEY PT School Rd. G.V. MO.

Lined area for additional entries.

Name & Phone #

Address

Signature

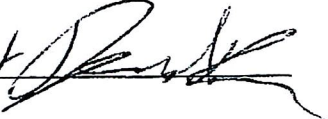
Jacob Hampson	816-877-2758	31805 E Stony Point School Rd	[Signature]
Ene O'Bryant	913 709 6743	31804 E Stony Point School Rd	[Signature]
Jessica O'Bryant	816 759 0708	31804 E Stony Point School Rd	[Signature]
Steven Kratz	816-550-7791	31904 E. Stony Point School Rd	[Signature]
Michelle Kratz	816-548-2877	31904 E. Stony Point School Rd	[Signature]
<hr/>			
Robin McKerson	816-271-6032	31809 E Stony Pt Sch Rd.	GV MO 64029
Jer. Ishmael	816377 5180	31715 E Stony Point School Rd	[Signature]
Mike Ishmael	"	"	[Signature]
Mike Bessenbacher		32602 Stony Pt. Sch. Rd.	[Signature]
Sharon Bessenbacher		" " "	[Signature]
Chris Duncan		32506 Stony pt sch rd	[Signature]
Tiffany Kirsikbaum		32366 E Stony Point School Rd	[Signature]
Benjamin Stone		31811 E Stony Point School Rd	
Kathryn Stone		31811 E. Stony Pt. Sch Rd.	
Ashley Gosh		32109 E Stony Point School Rd.	
Erin Gosh		32109 E Stony Point School Rd.	
Jessica Cox		32403 E Stony pt sch rd	GV MO 64029
Angie		32403 E Stony pt sch rd	GV MO 64029
Brittany Bartlett		"	"
Tile Bartlett		"	"
Courney Hayes		"	"
Travis Hayes		"	"
Taylor Ishmael		31715 E. Stony Pt. School Rd.	GV MO 64029 [Signature]
Tyler Ishmael		31715 E Stony Point School Rd	GV MO 64029 [Signature]

Name & Phone #	Address	Signature
13) Roberta Annette Hutcherson (Kelly)	Lot 1A Stony Pt Sch Rd	R. Annette Hutcherson
Brandon Steebe	3080S E Stony Point School Rd	
PATRICK CILIA	30707 E STONY PT SCHL RD.	PC
Bibbie Cilia	30707 E Stony Pt. School Rd	Bibbie Cilia
Melody Dammeyer	31906 E " " "	Melody Dammeyer
Paul Cottitt	3110 E. " " "	
Wanda Lee	3120 S STONEY PT SCHOOL RD	
Jessica Cox	32507 E STONEY POINT SCHOOL RD	
Jennis Affolter	7117 S Stony Point School Rd	816 3045655
Patti Affolter	7117 Stony Point School Rd	816 305655
Troy L. Phinney	3030S East Mason Rd Grain Valley	64029
MATT GENESSE	7605 S. ARNETT RD GRAIN VALLEY, MO	Walla-henry
James Williams	7318 S. Arnett Rd Grain Valley, MO	64029
Jordana Williams	7318 S. Arnett Rd. Grain Valley	MO 64029
Charles Lamont	7211 S Arnett Rd Grain Valley	MO 64029
James R. Wilburn	1001 S. Minter Rd Grain Valley, MO	64029
JOSH JOHNSON	7115 S. ARNETT RD.	GV 64029
Emily Johnson	" "	" "
Kenneth P Harton	30709 Stone Point Sch Rd	Kenneth P Harton
Carol Barnes	30901 E. Stony Pt. Sch. Rd., GV, MO	Carol Ann Barnes
GENE A BARNES	30901 E STONY PT SCH RD GV MO	Gene Barnes
Breanna Goodfellow	31400 E. Stony Pt School Rd. Grain Valley	B Goodfellow

Name & Phone #

Address

Signature

51 David Benson 816-663-5069 31201 E. Skypoint 

A series of horizontal lines for writing, consisting of 20 lines below the first entry.

Name & Phone #

Address

Signature

- 7 Frances Chandler 31707 E Stony Pt Sch Rd Frances Chandler
- 7 Doug Chandler 31707 E Stony Point Sch Rd Douglas Chandler
- 25 Susan Wick 31601 E Stony Point School Rd Susan Wick
- Kelly Sweeney 31706 E Stony Pt. Sch Rd Kelly Sweeney
- MARION SWEENEY 31706 E. STONY PT. SCH. RD. Marion Sweeney
- H Joyce Evans 31700 E Stony Pt School Rd Joyce Evans
- ANNA Delgado 31700 E Stony Pt Sch Rd Anna Delgado
- 14 Steve Leeper 31711 E Stony School Rd GV MO Steve Leeper
- 14 Heather Leeper 31711 E. Stony Point School rd. Heather Leeper
- 19 Angela Parker 7200 S Stony Point School Rd. Angela Parker
- Christopher Parker 7200 S Stony Point School Rd Christopher Parker
- 16 Jay Mallinson 31001 E Stony Point Sch Rd James Mallinson
- Sybilina Mallinson 31001 E Stony Point Sch Rd Sybilina Mallinson
- 18 Mychal Miller 31905 E Stony Point Sch Rd Mychal Miller
- 17 Tada Miller Tada Miller 31307 E Stony Point Sch Rd Tada Miller
- JOSEPH M. FANARA 31510 E. STONY POINT SCH RD. Joseph M. Fanara
- Matt Harshman 32111 E. Stony Point Sch. Rd Matt Harshman
- Erica Harshman 32111 E. Stony Point Sch Rd Erica Harshman
- Vickie Stanley 29603 SE MORELAND Sch Rd Vickie Stanley
- JOTIM STANLEY 29603 SE MORELAND Sch Rd Jotim Stanley
- Rachel Crosley 31809 E Stony Point School Rd. Rachel Crosley
- Jason Crosley 31809 E Stony Point School Rd Jason Crosley
- David Crosley 31809 E Stony Point School Rd David Crosley
- BOMPA 30905 E. Stony Pt. Sch. Rd. BOMPA
- Jackson Crosley 31809 E Stony Point School Rd. Jackson Crosley

Name & Phone #

Address

Signature

6060-563-0784

~~20~~ Ashley + Justin Leach 30902 E Major rd *Ashley Leach*

Richard Beus 7801 S. Arnett Rd 816 695-1412

21 Richard Andree 31608 E Major Rd 816-392-4627 *Richard Andree*

Jamela Mudd 7809 S. Arnett Rd 816-847-6800

STEPHAN & MELISSA SOLOMON 7608 S ALBERT RD GRAIN VALLEY 816-352-4944

MANDI MEYER 32006 E MAJOR RD GV MO 64029 *Mandi Meyer*

20 JON & Cathy Fritz 31100 E OLD MAJOR RD GV MO 64029 *Jeff Fritz*

816-516-2643
Katrina Woolum 31206 E Major Rd GV 64029 *Katrina Woolum*

816-841-0671
28 EVERETT Woolum 31206 E. MAJOR RD. GV 64029 *Jeff Fritz*

4 Shirley Beasley 31804 E. Major Rd GV 64029 *Shirley Beasley*

David Livinsky 30710 E. Major Rd GV 64029 *David Livinsky*

Larry Mike Lombardo 30700 E Major Rd GV 64029 *Larry Mike Lombardo*

Paula Lombardo 30700 E Major Rd. GV MO 64029 *Paula Lombardo*

Nelsey-Frank Lauer 30705 E major rd GV MO 64029 *Nelsey-Frank Lauer*

Justin Holm 30506 E. Major Rd GV MO *Justin Holm*

Allister Carney 30201 E MAJOR RD, Grain Valley, MO *Allister Carney*

913 550-8602
Jon-Idaber 30101 E Major Rd Grain Valley, MO *Jon-Idaber*

James Cox 29907 E Major rd Grain Valley, MO *James Cox*

M JEFF McQuinn 29700 E MAJOR GREEN VALLEY, MO 816-998-223 *Jeff McQuinn*

Riley D. BURRUS SR. 29705 E. MAJOR RD. G. V. MO. 816-645-8564 *Riley D. Burrus Sr.*

JARA BALDWIN 28912 E MAJOR Rd 913-209-8822 *Jara Baldwin*

21 Meredith Quinn 30910 E. Old Major Rd 816-694-3593 *Meredith Quinn*

Richard B Helrich 31811 E Major Rd -816-213-6947 *Richard B Helrich*

Darren Kalthoff 32202 E Major Rd 816-832-3717 *Darren Kalthoff*

Kelly Kalthoff 32202 E. Major Rd 816-803-3843 *Kelly Kalthoff*

Ethan Kalthoff 32202 E. Major Rd (816) 510-6160 *Ethan Kalthoff*

SETH Kalthoff 32202 E MAJOR RD 816-508-6161 *Seth Kalthoff*

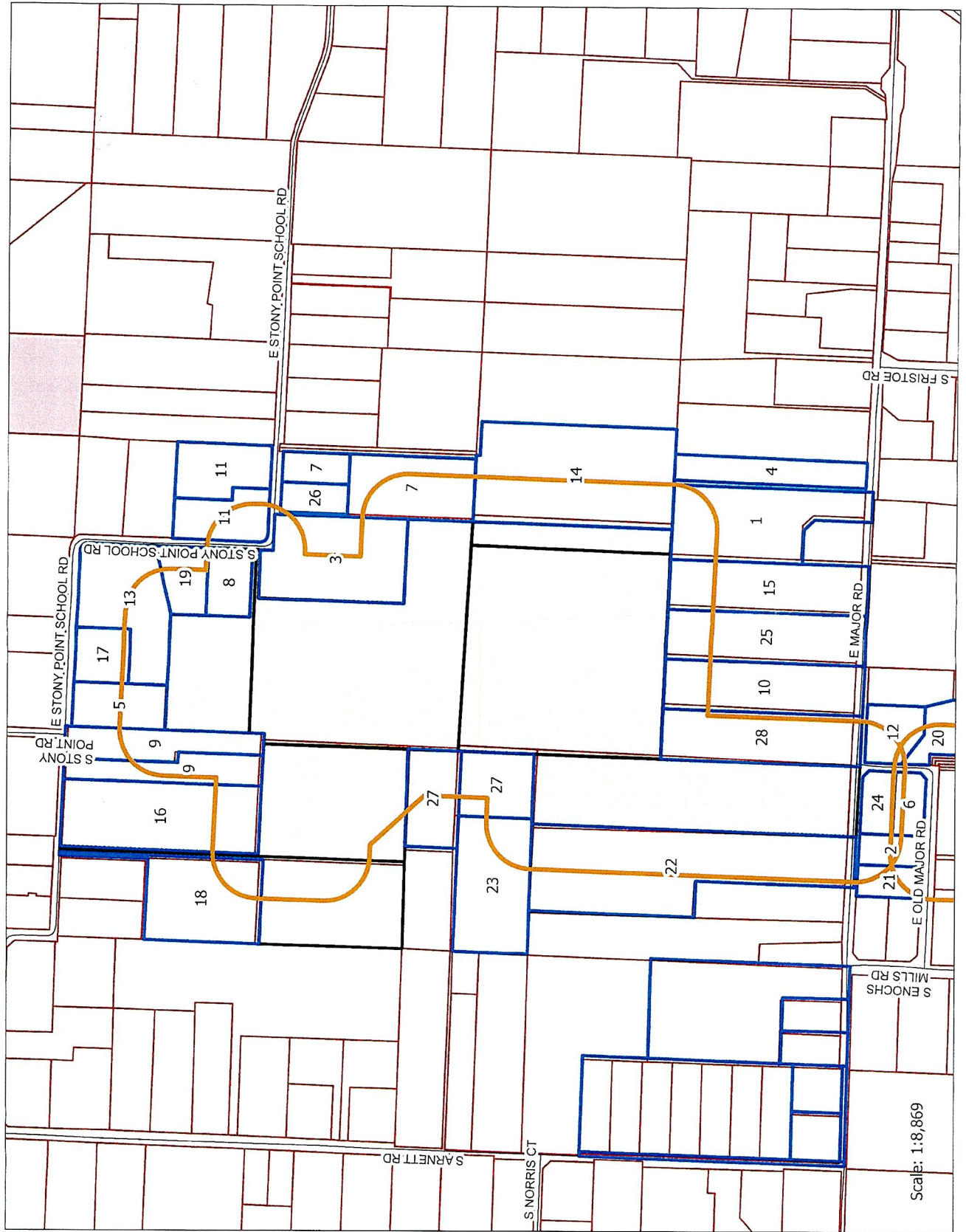
Name	Number	Owner	Acres						
40-900-01-25-00-0-00-000	1	ANDREE RICHARD J JR & SUSAN R	2.9815	2.9815	31608 E MAJOR RD	GRAIN VALLEY	MO	64029	
40-900-03-14-00-0-00-000	2	BAHAN KENNETH J & ROSALIE A	1.2343	1.2343	31006 OLD MAJOR RD	GRAIN VALLEY	MO	64029	
40-400-03-09-01-0-00-000	3	BARTSCHE RODNEY A & CHEYL C	9.5830	0.0000	7300 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-900-01-10-01-0-00-000	4	BEASLEY P S & SHIRLEY J	0.0000	0.0000	31804 E MAJOR RD	GRAIN VALLEY	MO	64029	
40-400-03-17-00-0-00-000	5	BENSON DAVID & JESSICA	2.0463	2.0463	31201 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-900-03-12-00-0-00-000	6	BRITT JONATHAN E & CATHERINE D	0.5871	0.5871	31100 OLD MAJOR RD	GRAIN VALLEY	MO	64029	
40-400-04-10-04-0-00-000	7	CHANDLER DOUGLAS W & FRANCES D	4.5850	4.5850	31707 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-04-16-00-0-00-000	7	CHANDLER DOUGLAS W & FRANCES D	0.0000	0.0000	31707 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-03-14-00-0-00-000	8	DAVENPORT MICHAEL W & GWENDOLYN S	3.0011	3.0011	7214 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-03-04-00-0-00-000	9	DORN MAXINE VERA TRUSTEE	2.8144	2.8144	31804 E MAJOR RD	INDEPENDENCE	MO	64050	
40-400-03-00-0-00-000	9	DORN MAXINE VERA TRUSTEE	3.6282	3.6282	31804 E MAJOR RD	INDEPENDENCE	MO	64050	
40-900-02-09-00-0-00-000	10	ENGLAND SHELDON R & SHERYL L	2.2758	2.2758	31306 E MAJOR RD	GRAIN VALLEY	MO	64029	
40-400-04-14-00-0-00-000	11	EVANS EDWIN E & JOYCE K	0.0000	0.0000	31706 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-04-15-00-0-00-000	11	EVANS EDWIN E & JOYCE K	1.8154	1.8154	31706 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-900-03-25-00-0-00-000	12	GLEASON JUSTIN & ANA	1.2099	1.2099	7911 S OLD MAJOR RD	GRAIN VALLEY	MO	64029	
40-400-03-15-00-0-00-000	13	HUTCHERSON REBERTA ANNETTE	4.2596	4.2596	31201 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-900-01-03-02-0-00-000	14	LEEPER STEPHEN M	9.0508	9.0508	31711 E STONY POINT SCHOOL R	GRAIN VALLEY	MO	64029	
40-900-02-06-00-0-00-000	15	LYNDA CRALL TRUST	2.2825	2.2825	31502 E MAJOR RD	GRAIN VALLEY	MO	64029	
40-400-03-05-00-0-00-000	16	MALLINSON JAMES W & CYNTHIA L	3.0760	3.0760	31001 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-03-16-00-0-00-000	17	MOFFET TODD & MICHELE	0.3361	0.3361	31307 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-03-06-01-1-00-000	18	MYERS BRADLEY A & STEPHANIE ANN	1.5340	1.5340	30905 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-400-03-13-00-0-00-000	19	PARKER MICHAEL & ANGELA R	1.8871	1.8871	7200 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	
40-900-03-26-00-0-00-000	20	PJ HOMES LLC	0.0096	0.0000	6711 TUCKER DR	ODESSA	MO	64076	
40-900-03-15-00-0-00-000	21	QUINN KEVIN D & THERESA R	0.4017	0.4017	30910 E OLD MAJOR RD	GRAIN VALLEY	MO	64029	
40-900-02-05-01-1-00-000	22	RANDY & SHARI ANDERSON TRUST	14.7163	14.7163	31000 E MAJOR RD	GRAIN VALLEY	MO	64029	
40-900-02-03-00-0-00-000	23	ROBERTS JAMES E & JANICE G	1.8541	1.8541	7511 S ARNETT RD	GRAIN VALLEY	MO	64029	
40-900-03-13-00-0-00-000	24	SEYMOUR DENNIS J & LYDIA M	2.0611	2.0611	31105 E MAJOR RD	GRAIN VALLEY	MO	64029	
40-900-02-13-00-0-00-000	25	TROTTER JEREMY & DARCI S	2.2808	2.2808	2205 NW 9TH ST	GRAIN VALLEY	MO	64029	
40-400-04-17-00-0-00-000	26	WEIKEL AUSTIN	0.0062	0.0062	31611 E STONY POINT SCHOOL RD	BLUE SPRINGS	MO	64015	
40-400-03-08-00-0-00-000	27	WHITAKER CLINTON L & JOANNA L	2.5793	2.5793	7505 S ARNETT RD	GRAIN VALLEY	MO	64029	
40-900-02-02-00-0-00-000	27	WHITAKER CLINTON L & JOANNA L	4.1939	4.1939	7505 S ARNETT RD	GRAIN VALLEY	MO	64029	
40-900-02-07-00-0-00-000	28	WOOLUUM EVERETT J II	9.3044	9.3044	31206 E MAJOR RD	GRAIN VALLEY	MO	64029	

99.9882%

81.7868
Signatures

81.7965
Total Acres

30% of land acres 24.53893979



Scale: 1:8,869