

RZ-2026-708

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All of the Southeast Quarter of Section 11, Township 50, Range 31,
Also,

A tract of land situated in the Southwest Quarter of Section 12, Township 50, Range 31, described as follows: Beginning at the Southwest corner of the Southwest Quarter; thence North 89 degrees 15 minutes 24 seconds East, along the South line of said Southwest Quarter, 193.00 feet to the centerline of Miller Drive; thence North 12 degrees 07 minutes 28 seconds East, along said centerline, 266.70 feet; thence South 89 degrees 15 minutes 24 seconds West, 30.77 feet; thence North 12 degrees 07 minutes 28 seconds East, 76.91 feet; thence South 89 degrees 15 minutes 24 seconds West to the West line of said Southwest Quarter; thence South 0 degrees 08 minutes 27 seconds East, along said West line, 355.00 to point of beginning.

Also,

A tract of land situated in the Southwest Quarter of Section 12, Township 50, Range 31, described as follows: beginning at a point on the West line of said Section 12; thence North 0 degrees 08 minutes 27 seconds West, 335.00 from the Southwest Quarter of said Section 12; thence North 0 degrees 08 minutes 27 seconds West, along said West line, 22.74 feet; thence South 83 degrees 52 minutes 10 seconds East, 74.05 feet; thence South 60 degrees 22 minutes 31 seconds East, 27.44 feet; thence South 89 degrees 15 minutes 24 seconds West, parallel to the South line of said Section 12, 12.97 feet to the point of beginning, in Jackson County, Missouri

RZ-2026-708

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of January 15, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Boundary survey

Plan Commission – January 15, 2026

RE: RZ-2026-708

Randy Diehl gave the staff report:

The first case we have is RZ-2026-708. It is Michael and Marcy Tarrants, 304 North Miller Drive, on 161 acres. This is a change of zoning from District AGp, which is Agricultural Planned, to District AG, Agricultural. The purpose is to remove the planned designation to allow single family residence. The zoning in the area is predominantly agricultural. There are some Residential Ranchette zonings in the surrounding area and land use single-family residents.

The subject property was part of the 200 acres rezoned to is Agricultural Planned in 2006 by Ordinance 3886 for Doulos Ministries. Part of the plan was to develop the 160 acres with additional lodges, walking trails, and other amenities. The west 40 acres with the facilities off Twyman Road will retain the planned designation. The applicant is under contract to purchase the 160 acres. Their plan is to construct a single-family home.

The 40 acres plus to the west of that is still going to retain that plan designation. They're just selling that off, I believe, and then these folks are going to buy and build a house on it, but we just wanted to remove the plan designation that went along with the facilities that are off Twyman Road. This is in the Rural Development Tier, and staff recommends approval of RZ-2026-708.

Mr. Antey: Okay, any questions for Randy?

Mr. Crawford: Just for clarification, that property to the west, how many houses are on that?

Mr. Diehl: Well, there's not any houses on the 40 acres. It's the facilities that they use out there. I mean, I'm sure there's some dormitories and that, but there's not any single-family dwellings on that property. There's one on their property, but it's not part of the planned development.

Mr. Crawford: Would you be so kind just to point out? I see that one's fixed. You're sideways. I just did. I'm not sure what north is. North, well, this is north.

Mr. Diehl: This is what's being rezoned. This is the facility, all the other stuff that they have. But there is a house over here, but it's not part of the designation. This is part of the 48 right there. Right. So everything from this where that red line is is staying. And those aren't houses? No. That's their dining hall, stuff like that. They can explain a little bit more what the functionality of those buildings are.

Mr. Antey: Are there any other questions for staff? Is the applicant present?

Jim Marvine: 1104 Northeast Oak Tree Drive in Lee's Summit. I'm the CEO of Doulos Ministries. And back in 1994, as I read the history, the property was purchased by Doulos Ministries. It was Camp Santosage. It was a YMCA camp. We retained some of the buildings on there. But we built some new structures. And we basically, we housed 13 to 17-year-old kids. It was not a lockdown facility, but for 13 to 17-year-old kids that were struggling. We had therapists on staff.

So, we've got a couple of dorms. We've got a dining hall on the property. In 2022 to Embark Behavioral Health. They do exactly what we did. It's a 90-day program for kids that are struggling. So, they're in and out within 90 days. So, again, it's not a lockdown facility, but, you know, the use is exactly what we started 30 years ago when we bought it from Camp Santosage.

Mr. Antey: Are there any questions for the applicant's representative?

Is there anyone present today that would like to speak in favor of this application?

Is there anyone that has questions concerning or is opposed to this application?

Brett Christian, 24200 E. Blue Mills Road. I don't know that we're opposed. I just want to understand how many homes will be built on this 160 acres. The letter says a home, but 160 acres for one home.

Mr. Antey: Okay. That's the question. Thank you. Will you please come forward?

Brian Rodekopf: I live at 2924 N. Miller Drive, and my property adjoins this property. I camped there when I was a kid back in the early 60s, so I'm very familiar with it, and I've lived next door to it now for 30 years. I've met Mike, and if he's going to be my new neighbor, I'm all for it. I'd like to see this happen.

Mr. Antey: Is there anyone else that has questions concerning this application? If the applicant's representative, or unless you've got an answer to that question.

Mr. Diehl: When I spoke with Mr. Tarrant, he said heir plan is to build a house back there. They have no plans to subdivide or anything like that. I had a topography map that I was going to show you. It's not very conducive because the topography of the ground goes from here to here quite drastically. So you couldn't get multiple houses back there. Plus there's only a little bit off of Miller Drive, there's just a little bit of frontage. You can maybe divide it into two tracks of 80 acres apiece or whatever, but it's not going to be a housing development. There's no way you can support it.

Mr. Crawford: To further answer your question, if I might interject, the worst that can happen underneath ag would be, there's how many acres? 50, 160. There could be 16 10-acre lots. would be the worst thing before it had to come before this board again to be re-zoned. Ten acres is a minimum for ag as far as per residence. That's the worst thing that's going to happen without coming back before this board.

Mr. Antey: Are there any other questions or comments for this application? I would entertain a motion to go under advisement.

Mr. Monaco moved to take under advisement. Mr. Crawford seconded.

Discussion under advisement

Mr. Crawford: Maybe you can answer this. One thing that just popped to mind is it sounds like there's a conditional use permit in effect right now on this property. on if there's a camp there. And I guess my question is, does this conditional use, did that cover the whole thing, or does that go away with this? Is there a conditional use?

Mr. Diehl: It's a planned zoning. They submitted a plan back in 2006 on what they wanted to do. So it's not a conditional use. It runs indefinitely, as far as a conditional use permit would have a term.

Mr. Antey: And then this would take it out of the plan.

Mr. Diehl: We're just removing the plan part of it from the 160 acres. The plan is still in place for the 40-plus acres on the other side.

Mr. Antey: Good clarification. So that's the 40? Yep. Okay. And this is the 160. Have I moved approval? It's been moved for approval. Do I have a second? That's the 40. Second. No. It's been moved and seconded to me. We have a roll call vote, please.

Mr. Antey: I would entertain a motion to approve.

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

Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Smead	Approve
Mr. Monaco	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

January 15, 2026

RE: RZ-2026-708

Applicant: Michael & Marcy Tarrants

Location: 3004 N. Miller Drive

Area: 161.00 ± acres

Request: Change of zoning from District AGp (Agricultural-Planned) to District AG (Agricultural)

Purpose: The purpose remove the Planned designation to allow a single family residence.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. There are some Residential Ranchette in the surrounding area. The land use is single family residences.

The subject property was part of the 200 acres rezoned to AGp (Agricultural-Planned) in 2006 by Ordinance 3786 for Doulos Ministries. Part of the plan was to develop the 160 acres with additional lodges, walking trails and other amenities.

The West 40.00 ± acres with the facilities off Twyman Road will retain the Planned designation.

The applicant is under contract to purchase the 160 acres. Their plans are the to construct a single family resident.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

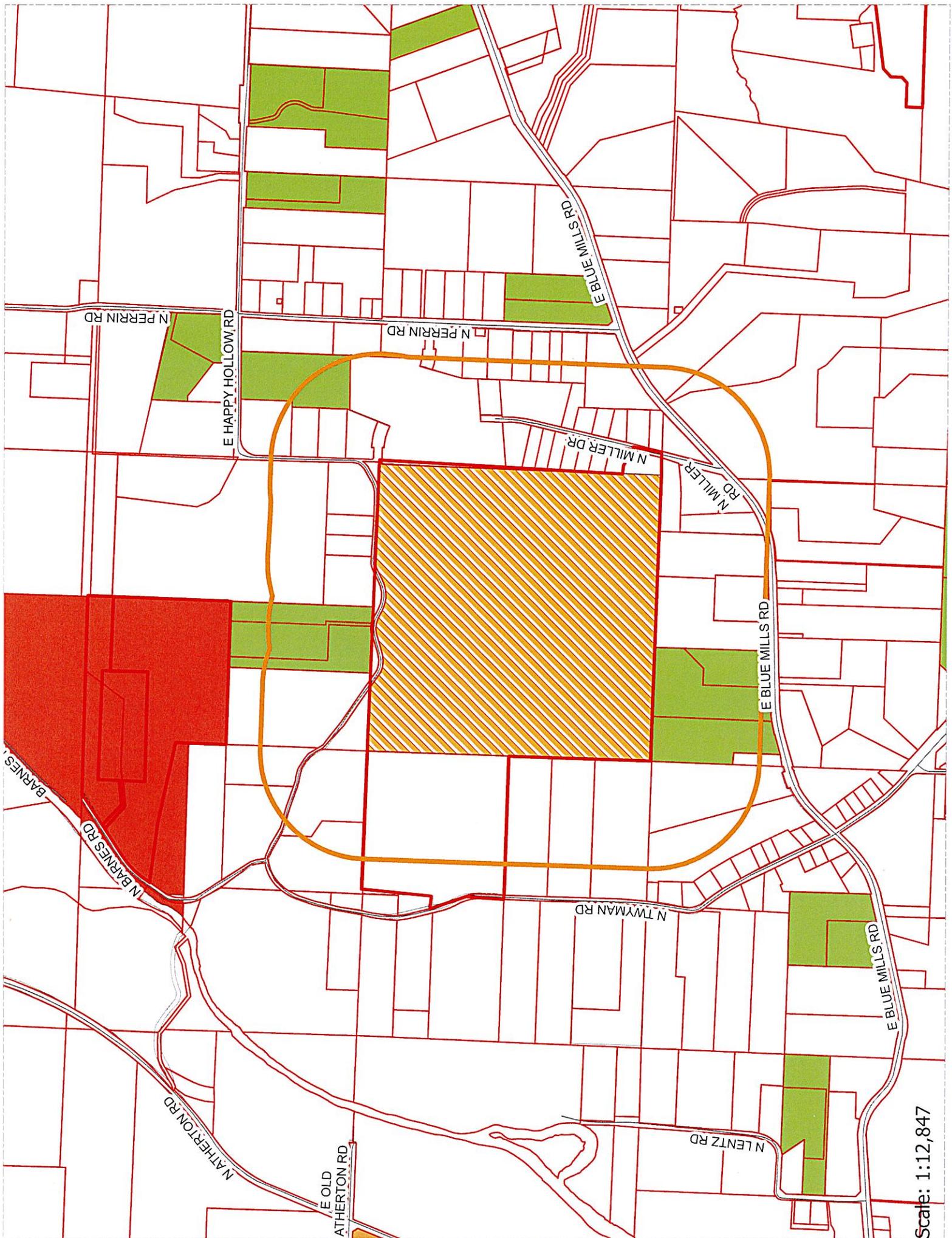
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-708.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



N PERRIN RD

E HAPPY HOLLOW RD

N PERRIN RD

E BLUE MILLS RD

N MILLER DR

N MILLER RD

E BLUE MILLS RD

E BLUE MILLS RD

N TWYMAN RD

N LENTZ RD

E OLD
ATHERTON RD

N ATHERTON RD

N BARNES RD

Scale: 1:12,847

RZ-2026-708

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
09-500-01-07-00-0-00-000	MERRILL SCOTT A	3410 N HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-600-03-41-00-0-00-000	RILEY JOHN ROBERT	3103 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-40-00-0-00-000	GUSSMAN CHIRSTOPHER M & TAYLOR L	3100 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-38-00-0-00-000	PALMER FAMILY TRUST	3023 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-54-00-0-00-000	BAZZELL JOHNNY R II & AMY M	3016 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-37-00-0-00-000	NELSON RODNEY A & ANISSA M-TR	3017 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-39-00-0-00-000	TEBBE MATTHEW B & KARA M	3022 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-45-00-0-00-000	RAY WILLIAM D & NANCY R	3112 MILLER RD	INDEPENDENCE	MO	64058
09-800-01-27-00-0-00-000	BUTTRUM ROBERT LEE & VIOLA F	24304 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-600-03-46-00-0-00-000	AVELYN LOUIS J & KATHLEEN L	3114 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-56-00-0-00-000	MARTIN FAMILY TRUST	3001 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-42-00-0-00-000	KING TREVOR M	3106 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-48-00-0-00-000	TEBBE STEPHEN T & BEVERLY A	3118 N MILLER DR	INDEPENDENCE	MO	64058
09-800-01-23-00-0-00-000	HART JOE ALFRED - TRUSTEE	23602 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-600-03-31-02-0-00-000	SAVAGE ROBERT & JULIE	3106 PERRIN RD	INDEPENDENCE	MO	64058
09-800-01-28-00-0-00-000	MILLER JOSEPH L & CHANIN D JR	2908 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-70-02-0-00-000	JENKINS TRUST DATED 12/30/20	3109 N MILLER DR	INDEPENDENCE	MO	64058
09-800-01-06-00-0-00-000	HENRY JERRY W & COLEEN P	24309 BLUE MILLS RD	INDEPENDENCE	MO	64058
09-600-02-35-00-0-00-000	TUCKER BRANDEN W & HEATHER M	3409 N HAPPY HOLLOW RD	INDEPENDENCE	MO	64068
09-600-03-75-00-0-00-000	JACKSON COUNTY PWSD 16	100 N BUCKNER TARSNEY RD	SIBLEY	MO	64088
09-600-03-55-00-0-00-000	NEWBERRY SHELBY & ALICE THURMAN	3007 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-60-00-0-00-000	MURPHY RICKY W & TEDDI R	3118 N PERRIN RD	INDEPENDENCE	MO	64058
09-600-03-59-00-0-00-000	MORRIS MARK STEVEN	3124 N PERRIN RD	INDEPENDENCE	MO	64058
09-500-01-11-00-0-00-000	TAFF EARL W	23812 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-500-01-10-00-0-00-000	GIBSON PHILLIP R & JILL L-TR	28608 E US 24 HWY	BUCKNER	MO	64016
09-700-02-05-00-0-00-000	MYERS LOUIS A & SHARON J	2919 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-71-00-0-00-000	MULLNIX DAVID L	24606 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-600-03-28-00-0-00-000	SPENCER DAVID W & KAREN R	3300 PERRIN RD	INDEPENDENCE	MO	64058
09-500-01-03-00-0-00-000	MERRILL SCOTT A & DIANA	3410 N HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-600-03-32-00-0-00-000	SAVAGE ROBERT J	3106 PERRIN RD	INDEPENDENCE	MO	64058
09-600-03-29-00-0-00-000	HANKE LUKE T	3208 N PERRIN RD	INDEPENDENCE	MO	64058

09-600-02-33-00-0-00-000	KAVANAUGH KEITH D & ELICIA L	3501 HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-600-03-27-00-0-00-000	SPENCER DAVID & KAREN	3300 N PERRIN RD	INDEPENDENCE	MO	64058
09-600-02-34-00-0-00-000	VAN TUYL DENNIS A & KENDRA S TR	3415 N HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-800-01-18-00-0-00-000	RODEKOPF BRIAN L	2924 N MILLER DR	INDEPENDENCE	MO	64058
09-800-01-26-00-0-00-000	WILCHER JAMES M & SHERRY D	2918 N MILLER DR	INDEPENDENCE	MO	64058
09-600-03-21-00-0-00-000	SLIM TRUST DATED 11-03-2009	11308 E 45TH TER	KANSAS CITY	MO	64133
09-600-03-26-00-0-00-000	BORRA JOHN E	3320 N PERRIN RD	INDEPENDENCE	MO	64058
09-600-02-37-00-0-00-000	YANKEE DAVID D	3410 N PERRIN RD	INDEPENDENCE	MO	64058
09-800-01-19-00-0-00-000	MOORE RONALD J	24208 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-800-01-04-00-0-00-000	TIMMONS RUSSELL WAYNE-TRUSTEE	24006 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-01-12-00-0-00-000	TAFF DAVID D & TAYLOR A	24100 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-800-01-39-00-0-00-000	GILMORE MATTHEW	23808 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-600-03-70-01-0-00-000	MULLNIX DAVID L	24606 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-01-14-00-0-00-000	BAKER BRADLEY A & ANGELA M	23812 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-600-02-32-00-0-00-000	ROACH DELORES ELAINE	3517 N HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-600-03-67-00-0-00-000	MULLNIX DAVID L	24606 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-02-07-00-0-00-000	GERCONE ROBERT D & TRACI L	23510 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-500-01-16-00-0-00-000	TAFF EARL WAYNE & MARY K	23812 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-500-02-08-00-0-00-000	BARNES GERALD & BRENDA	3603 N BARNES RD	INDEPENDENCE	MO	64058
09-500-01-15-00-0-00-000	TAFF EARL WAYNE	23812 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-800-01-02-00-0-00-000	CHRISTIAN BRETT L & SHERRIN	24200 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-800-01-41-00-0-00-000	SCHNAKENBERG DUSTIN R & MEGAN I	23700 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-700-02-19-01-2-00-000	KNISLEY MARK F & CHEVELLE L	24803 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-800-01-40-00-0-00-000	HOUGHTALING JAMES D & CHRIS E-TR	23708 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-600-02-41-00-0-00-000	DAVIS JEFFERY & STERRETT JENNIFER J	24605 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-800-01-38-00-0-00-000	BROWN CHARLES & BRYANT-B REBECCA	23900 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-800-01-43-00-0-00-000	HILL CRAIG A & HEATHER	24301 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-03-08-02-0-00-000	YOUNGBLOOD M LYNN	3105 N TWYMAN RD	INDEPENDENCE	MO	64058
09-500-03-08-01-0-00-000	YOUNGBLOOD M LYNN	3105 N TWYMAN RD	INDEPENDENCE	MO	64058
09-700-02-21-00-0-00-000	MARTENS CARL & REBECCA	25001 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-800-02-56-00-0-00-000	MEYER JOHN R	23510 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-800-02-57-00-0-00-000	CRAIG JEFFREY DALE & RENIE JEAN	23500 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-03-10-00-0-00-000	JOHNSON ERIC & DORENE	9836 N HOME AVE	KANSAS CITY	MO	64157
09-500-01-05-00-0-00-000	TOMS LYNN	23610 E HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-600-02-43-00-0-00-000	MULLNIX DAVID L	24606 E BLUE MILLS RD	INDEPENDENCE	MO	64058

09-700-02-20-01-0-00-000	MULLNIX DAVID L	24606 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-01-17-01-0-00-000	ROBERTS MITCHELL W & COLLEEN M	3506 N HAPPY HOLLOW RD	INDEPENDENCE	MO	64058
09-700-02-19-01-7-00-000	ROGERS RICHARD LEWIS	24401 E BLUE MILLS RD	INDEPENDENCE	MO	64058
09-500-04-05-01-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058
09-500-04-02-00-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058
09-500-01-06-00-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058
09-500-02-26-00-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058
09-500-02-27-00-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058
09-500-04-06-00-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058
09-500-04-03-00-0-00-000	DOULOS MINISTRIES INC	3205 N TWYMAN DR	INDEPENDENCE	MO	64058



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

December 31, 2025

RE: Public Hearing: RZ-2026-708
Michael & Marcy Tarrants

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 Michael & Marcy Tarrants for a change of zoning from District AGp (Agricultural-Planned) on 161.00 ± acres to District AG (Agricultural). The purpose is to remove the Planned designation and to allow a single-family residence 3004. N. Miller Drive.

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, January 15, 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 Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to be "Phil LeVota".

Jackson County Public Works
Development Division

Phil LeVota, County Executive

Address: _____

Phone: _____

- d. Applicant's interest in Property: Active contract to purchase
2. General location (Road Name) 3004 N Miller Dr, Independence, MO 64058
3. Present Zoning Agricultural Planned Requested Zoning Agricultural
4. AREA (sq. ft. / acres) 161 acres
5. Legal Description of Property: (Write Below or Attached 9)
Parcel No. 09-500-04-05-01-0-00-000 158.51 Acres; 3004 N MILLER DR, Jackson County, Mo. and Parcel No. 09-500-01-06-00-0-00-000 2.67 Acres; 23609 HAPPY HOLLOW RD, Jackson County, Mo.
6. Present Use of Property: Vacant
7. Proposed Use of Property: Agricultural with Single Family Residence
8. Proposed Time Schedule for Development: N/A
9. What effect will your proposed development have on the surrounding properties?
N/A
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Public Water Supply District #16
 - b. Sewage disposal Septic
 - c. Electricity Evergy
 - d. Fire and Police protection Fort Osage Fire and Police
12. Describe existing road width and condition: Miller and Happy Hollow Road are both 2 lane, asphalt

13. What effect will proposed development have on existing road and traffic conditions? N/A

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): N/A

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature _____ Date 11-13-25
Property Owner(s) [Signature] _____

Applicant(s): [Signature] _____ 11/13/25 _____

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 13th day of November, in the year of 2025, before me the undersigned notary public, personally appeared _____

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 8/28/24

ANDREA JAO FARMER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 28, 2026
JACKSON COUNTY
COMMISSION #22540303



