

**RZ-2025-704****ATTACHMENT 1: PROPERTY DESCRIPTION****Description:**

All that part of the South Half Section 10, Township 48 North, Range 30 West and the North Half of Section 15, Township 48 North, Range 30 West, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of said Section 10; thence along the North line of said Southwest Quarter of Section 10, South 87 degrees 29 minutes 11 seconds East, 599.73 feet; thence South 01 degrees 53 minutes 56 seconds West, 1318.21 feet to the Point of Beginning; thence South 87 degrees 21 minutes 45 seconds East, 726.74 feet; thence North 01 degrees 55 minutes 35 seconds East, 4.93 feet; thence South 87 degrees 31 minutes 15 seconds East, 68.86 feet; thence North 01 degrees 38 minutes 05 seconds East, 654.23 feet to the Southwest corner of Lot 5, Stony Point Estates, Lots 1A, 4, and 5, a subdivision in Jackson County, Missouri; thence along the South line of said subdivision, South 87 degrees 31 minutes 10 seconds East, 770.62 feet to the northwest corner of Lot 2, Stony Point Estates, a subdivision in Jackson County, Missouri; thence along the West line of said subdivision, South 01 degrees 49 minutes 02 seconds West, 522.30 feet to the Southwest corner of Lot 3 of said subdivision; thence along the South line of said Lot 3, South 88 degrees 10 minutes 58 seconds East, 451.07 feet to a point on the West right-of-way line of Stony Point School Road; thence along said West right-of-way line, South 01 degrees 47 minutes 46 seconds West, 50.00 feet; thence North 88 degrees 10 minutes 58 seconds West, 321.65 feet; thence South 01 degrees 48 minutes 19 seconds West, 968.71 feet; thence South 87 degrees 32 minutes 17 seconds, 559.37 feet to a point on the East line of the West 6 acres of the Southwest Quarter of the Southeast Quarter of Section 10, Township 48, Range 30; thence along the said East line, South 01 degrees 53 minutes 43 seconds West, 429.06 feet to a point on the East line of the West 6 acres of the Northwest Quarter of the Northeast Quarter of Section 15, Township 48, Range 30; thence along said East line, South 01 degrees 50 minutes 45 seconds West, 1318.52 feet; thence North 87 degrees 29 minutes 50 seconds West, 198.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter, Section 10, Township 48, Range 30; thence along said South line, North 87 degrees 28 minutes 03 seconds West, 1330.63 feet; thence South 01 degrees 51 minutes 32 seconds West 1318.56 feet to a point on the South line of the Northwest Quarter of Section 15, Township 48, Range 30; thence along said South line, North 87 degrees 25 minutes 37 seconds West, 483.46 feet; thence North 01 degrees 52 minutes 20 seconds East, 2135.10 feet; thence South 87 degrees 29 minutes 28 seconds East, 482.97 feet; thence North 01 degrees 51 minutes 32 seconds East, 499.46 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 10, Township 48, Range 30; thence North 01 degrees 55 minutes 35 seconds East, 354.33 feet; thence North 42 degrees 34 minutes 37 seconds West, 735.34 feet; thence North 87 degrees 21 minutes 26 seconds West, 211.06 feet; thence North 01 degrees 53 minutes 55 seconds East, 437.52 feet to the Point of Beginning. less that part in roads. containing 127.33 acres, more or less.

RZ-2025-704

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of September 18, 2025

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Copy of plat

Letter from Public Water Supply District 13

Letter from Missouri Department of Natural Resources

Letter from Central Jackson County Fire Protection District

Notice of pre-hearing meeting hosted by applicant

Map of acreages prepared by applicant

Letter from Rachel Crosley

Letter from Public Water Supply District 13

Letter regarding artifacts

**Randy Diehl gave the staff report:**

**RE: RZ-2025-704**

**Applicant:** G & B Holdings

**Location:** Stony Point School & Major Roads

**Area:** 126.00 ± acres

**Request:** Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

**Purpose:** Applicant is requesting the change in zoning to create 33 single-family residential lots.

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

The zoning in the area is a mix of agricultural and Residential Estates. A mile to the West is Currigan Lake which consists of 14 lots and Pagel Estates is a 6 lot development.

Land use is single family residences.

The applicant is wishing to develop the 126 acres into a 33 lot subdivision. The minimum lot size would be 3 acres. Each lot would be served by an individual onsite wastewater system. Septic plans would be reviewed on an individual basis at the time plans for a residence are submitted for building permit review. A letter from the Department of Natural Resources has been submitted.

The proposed development is within both Public Water Supply Districts No. 17 & 13. An email provided by the applicant from District 13 that Phase I (Lots 1-16) should be served by District 13, and lots 17-33 should be served by District 17.

A letter from Central Jackson County Fire District has been submitted regarding fire hydrants and fire flow requirements.

The proposed road will be crossing a water course identified by FEMA as being within a floodplain. A permit from the Corps of Engineers will be required.

The waterway will be subject to the 150 foot setback on each side as measured from the middle of the waterway. This will be labeled as a No Build Zone as per Chapter 241 of the County Code.

A land disturbance permit will be required from the Department of Natural Resources.

Phase 2 is proposing an adjustment for the Stony Point Road intersection which eliminates the off-set intersection from the previous plan.

If approved, the preliminary plat and the design construction plans would then be submitted to the Public Works Engineering Division for review. Storm Water, Streets, and Water Lines will be subject to the review process.

**County Plan:**

The County Plan Development Diagram illustrates this area within both the Urban and Suburban Development Tiers.

**Recommendation:**

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

Staff recommends APPROVAL of RZ-2025-704 and

The Preliminary Plat of Walnut Valley Estates

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Is the applicant present?

Dave Halpin, 300 S. Liberty, Independence. I'm here for the applicant.

Mr. Antey: Do you have anything to add?

Mr. Halpin: No, we worked with the county engineers on this. I think three years ago they were back here. They were requesting some additional information on water, fire, septic. I think we've addressed all the issues that we had about three years ago.

I think there's probably going to have a lot of comments and we'd like to respond to them. We had kind of a town hall meeting so we kind of know the issues.

Mr. Antey: Okay. Are there any questions for the applicant from the commission?

Mr. Lake: What's your position? Attorney?

Mr. Halpin: I'm an attorney.

Mr. Smead: If I could, just for my education, I want to focus on infrastructure. There was a touch on the water, so water is apparently from two districts. Just confirm for me that between the two, there's a sufficient amount of water for this development.

Matt Baker, on Major Road there's a 12-inch water main that runs down there and there's fire hydrants already on Major Road and we're going to bring those through our subdivision. District 13 is going to step up and do the first phase and then District 17 will fill what they can, and what they can't District 13 is agreed, it's in the letter that they'll take care of the rest of it and serve all the fire hydrants.

Mr. Smead: Okay, so that includes fire hydrants?

Mr. Baker: That includes fire hydrants.

Mr. Smead: So, in essence, the bottom line is water infrastructure is covered.

Mr. Baker: Correct. And storm water is covered as well through detention areas.

Mr. Crawford: You have a written agreement that one water district is going to cross another water district?

Mr. Antey: There's a letter.

Mr. Baker: There's a letter in the application. District 13 will step up to the plate and take over whatever. They have plenty of water to serve and they'll step up and take over whatever District 17 can't handle.

Mr. Crawford: And District 17 is agreeable with this?

Mr. Baker: Absolutely. If they can't serve them, then they have to release.

Mr. Farar: How many access points will there be to this area?

Mr. Antey: It looks like two.

Mr. Farar: Can you point out where they come in and go out?

Mr. Antey: I doubt they'll build the whole road in phase one.

Mr. Baker: It's marked on there. If you go to phase one and phase two, where we're going to, and there's a cul-de-sac to end that.

Mr. Lake: Did anybody go out there and drive this property to look at the roads?

Mr. Smead: I did.

Mr. Lake: And you saw the hairpin curve on the Stony Point side? I drove the roads. Yeah, so as you're going westbound Stony Point up the hill, it looks like you're going into that farmhouse, like a driveway, correct? And if you're going north, going south from the north of Stony Point, you kind of go through the blinds, but you go up the hill. And again, it looks like you're going into the farmhouse. What I'm saying is there's a hairpin curve there, okay? And if drove Stony Point Road, it's a very hilly, whiny, narrow road. I would say it's hard for two school buses to pass

each other on that road, let alone fire trucks. So, since we're talking about infrastructure and roads and that being the second access, I'd just like to point that out because it's brought up to be doing a major development.

Mr. Antey: Okay, so is this a question directed at the applicant?

Mr. Lake: Just pointing it out.

Mr. Halpin: On this side, so on the last time they did a phase, the only, or the last time they presented a plot, there was only one entrance, and that was on this road, and there was an issue with sight distance and whatnot, correct?

Mr. Diehl: Yeah, I think the original plan was to have kind of like a dog-like situation. Do you have one of the other detail sheets?

So originally it was going to be within the 60 foot, I believe, in a little bit of this property here. This design shows it coming and kind of lining up with that leg of Stony Point.

Mr. Halpin: According to the engineers, that kind of solves the problem of this.

Mr. Diehl: And gets a little bit better sight distance looking to the east.

Mr. Halpin: And I think during our meetings, were we talking about a stop?

Mr. Diehl: It may have been a stop intersection. I'm not sure what Engineering decided to do. But that would be part of the construction review.

Mr. Halpin: And that was also approved by the county engineer?

Mr. Diehl: As part of preliminary design.

Mr. Antey: Okay. Are there any other questions for the applicant?

Mr. Horn: My only question is, what's the land being used for right now? Is it just ag land?

Speaker 20

Mr. Baker: That's right. We mow it. Okay, just keep it cleaned up.

Mr. Antey: Is there anyone else that would like to speak in favor of this application?

Would there happen to be anybody present that would like to speak that is opposed to or has questions concerning this application? Yes, sir.

Randy Anderson. I live at 31000 East Major Road. I'm a little easier. This is my property right here. As you can see, the drive is out there. This in the red of my property on 21 acres. This is the road that he proposes coming in right up my fence line, almost two-thirds of my property. In the back.

Mr. Monaco: Is he proposing to put it on your property?

Mr. Anderson: No, it's not on my property. It's on his property, but it's right up against my fence line. We also share a pond back there. Whenever they split this farm up the property went through a pond.

Anyway, so has said that it won't affect our way of life. And about five weeks ago, he came knocking on my door, wanting to know why so many people were against him building next door. One of the issues was the pond. And anyway, the pond that we have back there. I said, well, one of my issues was the pond. We share. And after explaining to him that I have stocked it, I feed them. I want to have friends and relatives, little kids, nephews come over and fish in it. He said, oh, we could work something out. We could fence it off. And I'll work it in a deed. He says, but don't tell anybody because, you know, everybody, well, you gave him this. You know, why don't you give me this little spot?

He says my neighbors are a lot more important than you then my pond. The pond will be a liability. I cannot watch kids. It's over the hill. I can't watch it unless I go driving back there. It's a liability. For one, I can't keep the kids from fishing, neighborhood kids, whether people that own the lot or whether it's down the street. And there is always the concern of kids drowning in it. I also have concern of the fertilizing of yards and stuff, running down the hill to the pond and contaminating it.

I used to work for Lee's Summit Parks and Rec. I worked in the Parks Department. And this was all wooded all the way up from Major Road up to the back of my property. And time after time after time, we had to go in and clean where neighbors threw limbs and trash and grass clippings and stuff over the fence. And this would be an issue for me. The old man has a wooded area and nobody you know wouldn't matter. But it does. I have would have that issue. Major Road is pretty good road but it's still it's a big cutoff between Oak Grove and it's a racetrack right now. There are issues of where you might be coming out, line of sight.

One of my questions who's going to take care of the retention ponds. I went around to several neighborhoods looking at their retention ponds asking people about issues one of them is mosquitoes. One of them is getting silted in. I asked them do you have an HOA. Yes, but they can't afford to do it. They can't afford to dredge out. Who's going to take care of these when he leaves?

Mr. Baker bought his first acre of land back in 1994. I bought mine in 1990. I built in 91. The Roberts that lived behind me have been there since the 70s. Frances and her husband, Doug, have been on Stoney Point. She's lived on there on Stony Point School Road since 63. And everyone moved out there to get away from a housing additions. I lived in Blue Springs, not too far from it, but I wanted out of a housing addition. I bought property out there where I could fish, hunt, raise horses. We talked about the north entrance. I was something that's changed in the last two weeks. We had a meeting with him. I've got five copies here so you can look at. The red area is the 50 feet that he actually owns. He did say on the front porch when he came over and talked to me, he talked about, well, I've got a deal. I said the other issue was the road up here. This is a big turn. If you look at the next page, you can see what it looks like. This is the top page here is like looking from, if you were to stop at that corner before going across. As you can see, you can't see any cars or vehicles around it. The bottom page is actually when you're

looking across from the other side of the ditch in somebody's front yard up up there. If you look at the next page, the back page, there's a school bus.

I took a picture of a school bus coming around. The road is, I won't say nothing about the roads. I know the people up there, but you get the idea of what that's all about.

Anyway, nobody wants to live next to a housing addition. We all moved out there to get away. In August of 2019, Mr. Baker put up 116 acres for \$3 million. It ran his six-month course. And in March of 2020, he put it up for \$2 million. In March of 22, he pulled it off the market.

In September of 22, exactly three years ago, we were here doing the same thing. In November, it got tabled because of the entrance. And two days before the November meeting, he pulled the proposal.

It's my feeling, because of this, other things, it is my feeling Mr. Baker is trying to rezone this to sell it to KAT Excavating, which is out of Bates City. KAT is an excavating company and not a developer. Where KAT is, you will find Ward Development or any of their other names that go by.

Shortly after he pulled his proposal three years ago, KAT trucks, and equipment started showing up on the property. I believe they bale the hay off of it. There had been a track hoe on it doing some work. Anyway, and so that's my feeling. That's what it's going to do.

He also told a neighbor he was going to go and run this through again. He says if it didn't pass, he would just sell it to Ward Development, and they'll get it through. This is to a neighbor on the north side.

Everyone that lives within the 300 foot, we call it the circle. If you're, I'm sure you're aware of each person is supposed to get a registered letter talking about this meeting. And each person has a amount of land that's in that 300 circle. Mine is a little over nine acres. You add all those up, including the, and I don't know the lack of a better term, father-in-law, is on right here. Owns this property right here. And two weeks ago, he told me on the front porch that he had something worked out with his father-in-law. When we had a meeting with him, he said it wasn't worked out. It's still being worked on or whatever. So I don't know about the coming in here. Even if it's a straight shot, you're still not going to see it. But anyway, the only... Okay, this property right here. Everybody within that, see the circle here? Okay, everybody within there gets a letter. Okay, this is the father-in-law who wants to stay neutral.

Mr. Monaco: Whose father-in-law?

Mr. Anderson: Well, Baker's.

Mr. Baker: That's not correct. That's what I was told. They want to stay neutral.

Mr. Antey: That property owner.

Mr. Anderson: They want to stay neutral, and then one other. Everybody else in that thing signed a petition. If you add it all up and subtract theirs, it's 89.7% against. And so that's all I

really have got to say, is that nobody moved out there to live next to a housing addition. It's like, you know, it's out there in the middle of nowhere, not too far, but it is. Thank you.

Rick Andre, my address is 3168 East Major Road.

This is me right here. This section, I own, this is my driveway. but my concerns with this whole project is the amount of people that will be in this housing condition, other than the fact that we moved out there for a rural community, and that's what we are. With this development and the amount of people that would be on this Stony Point School Road that road absolutely won't handle the amount of traffic. When you put 30 homes in there and you look at two cars per home and minimum, we're talking 60-something cars, Major Road is a major cut through already.

When you come down further down here we have Arnett Road. There is a three-way intersection there, dangerous intersection. We've already had an accident. People who bought the property that thinks it's 20 acres to the south of that intersection was hit in that intersection and caused damage to them. You have to be careful because on Major Road already people do not abide by the speed limit. It is a major cut through. Dangerous intersection. This up here where the exit to this is coming out is going to be a dangerous intersection, can't handle the amount of traffic that we're looking at.

I'm not saying that someday this development may happen but at this point till we see I I have a voice in this because of this right here these people that live on this road down here. I'm their voice because they have concerns on how unimproved that road is already and when you put the traffic we're talking kids people who move in that's not going to handle all that so that entryway down there what we are talking here. Besides the quality of living that we want we're talking a dangerous situation it increases the amount of traffic that comes on Major Road.

I don't even let my grandkids down there near that road because people come over the top of that hill you have to be very vigilant on what's happening when they come off of Buckner Tarsney and they get Major Road. It's just a zoom through and the only stop is Arnett Road which again is a dangerous intersection. To the amount of traffic that would be brought in with community like this is a major talking point.

Now that's up to you guys on how all that's going to be handled. But a few stop signs doesn't take care of an intersection. It doesn't take care of the speed in which things happen. It's just like I said at some day at some point you know it's not saying that that land can't handle houses on it. We have to make sure that when that goes in that it doesn't become more dangerous for the people that live there and for the people who are not living there at this point. Because we're not we have to have a foresight to see that that that is going to bring a tremendous amount of people young people. When I'm talking young I'm talking kids that are going to come up and we all have kids that learn to drive and right now that speed limit is not respected .That is going to be way too much and that up there so I'm the voice for those people who live on that Stony Point Road that don't have a voice that are very concerned with that development.

That's where that's a major point besides you know our quality of life that we wanted community and that between Major Road and that Stony Point that is a rural community. We all have acreage. We all have, most of us have over 10 acres and I don't know that it's ready for it.

Mike Davenport. I live at 7214 South Stony Point School Road. I'm on that sharp corner. I bought that three-acre from Matt 26 years ago because I didn't want to be in a round of subdivision. Here we are. I understand he owns the property, and he wants to do something with it. Traffic's going to be horrendous. You've heard that 1,000 times. That's all I've got to say.

Peggy Johnson, I live at 32003 E Stony Point School Road. There are a couple of, obviously, the road is a major problem. And I heard you say earlier, you know, you've got to grease the wheel to get it fixed. Well, that wheel has never been greased. It's been greased numerous times, and they've never come out to fix that road.

When they came out and repaved that road, it was basically gravel. And there was so much gravel on it that they had to bring out equipment to push it off. And they pushed it off into the ditches because it was so deep. And then when you come around these humongous curves, of is where he's going to come out at, the road itself is just deteriorated and there's big old holes in it. On that turn and on the turn below that. So, the road is cannot handle any more traffic than it already has, as well as the school buses. The amount of school buses coming in and out of that road will be lengthy because Stony Point School is right down the road from the actual road itself. The school buses will come out probably on that second phase out to Stony Point School Road turn left and go down to Stony Point Road to turn down to the elementary school. Okay, right now.

I don't know who did it, but somebody went on Stony Point Road and marked all the humongous holes in it with a big yellow circle. And that's so that, thank you, so that people would avoid these chunk holes that are probably, I don't know, five, six inches deep. So with the road that's where we all live on right now and the big chunk holes on that road, I can't imagine that the County is going to come out and fix that. All they do is come out, pour something in it, smooth it over, and move on. And it's been like that, and we've lived there since 2015.

The other issue that I have is the water. And I know that Mr. Baker said that District Number 17 said if they can't get the water, the District 13 will pick that up. Well, if you look at the size of the mains, 17 has a small main. We don't have water pressure very much. I mean, we do have water pressure problems. When you add in another, I don't know, 15, 20 homes in that upper section, the amount of water that they are going to have to push in is going to be humongous. Now the water department, from what I understand, says, oh, no problem, no problem. Well, if it's no problem, then why do I have water pressure problems right now? Because I'll guarantee you that it's not going to be able to supply that at the rate that it normally should be.

The other thing, and another thing that I'm really, really worried about, is the number of homes up there, and they've got the ponds that are supposedly going to take care of all the whatever, waste or whatever. I really want to know, Mr. Baker has said that they will take care of them. I want that in writing. I want that down so that those ponds are always clean and they don't get silted in. Because if they don't and that water comes pouring down, all those people on Major Road, it'll be a mess. A horrendous mess. And so there are a lot of things in this proposal that

they're putting on the board right now that are questionable. And those answers need to be taken care of before they even consider start putting in any kind of homes. And that's my second.

Mr. Antey: I will let you know that as far as an on-site wastewater system, each lot will have to have a test done and be designed by a registered professional engineer to meet the specifications of Missouri Department of National Resources.

Ms. Johnson: I'm talking about the retention pond. Who's going to come out and take care of those and make sure that they're correctly maintained? That's my question.

Mr. Antey: All right. Well, when she said wastewater, I was going with wastewater rather than stormwater.

Dennis Affalter: I live at 7117 South Stony Point School Road. I moved there in 1988, loved living there, always have. And this road, I'm right there on that part of the curve where she talks about how bad it is. And it is really rough and tough. Now, there's not even 35 homes between Buckner Tarsney and Stony Point to begin with. Now we're going to add another 33 homes that are going to be coming north to get out of that to head towards Grain Valley and Blue Springs. So we're going to double the traffic. And this road, this small, unimproved road that we have. Now you start running two years' worth of concrete trucks, asphalt trucks, dump trucks, working equipment, stuff like that, that road is going to go really quickly. Now the County, I know what they'll do is they'll come in and they'll widen that road. And when they do, they're going to take out 12 of my mature walnut trees and line the road in front of my house. Now when they take out those 12 trees, that's going to lower my property value. I'm speaking on a selfish point of view that is going to affect me financially. I mean, I've got 12 mature walnut trees. They'll all go out as soon as they try to widen that road a little bit. Thank you very much.

Mr. Crawford: These walnut trees you're talking about, are they on the county right away?

Mr. Affalter: Yes. They're the County's trees, but I don't want them to leave. And, you know, I've been there since 1988. They've never widened the road. They've never done anything. Now you run all this equipment and all this, that road is going to be a muddle in no time at all. That's when they'll come through and widen. They're on the backside of the ditch, so the trees are right now.

Mr. Crawford: The trees you're talking about, there's a ditch there, it's on the backside of the ditch. But are they right on the backside of the ditch or they set back?

Mr. Affalter: Well, they're right on the backside of the ditch. They were there a long time ago.

Frances Chandler and I live at 31707 E Stony Point School Road. My concern too is you know a lot of us others gone up but there's four major 90 degrees turns on that road and one of them down there I've seen a car flip. There's a guy can't even keep his fence put up because there's cars that run off into there. And another thing is that there is Indian artifacts that have been found out there on that property that he wants to develop, and I think that's a historical and cultural thing too that needs to be looked into.

Michael Ishmael, 31715 E Stony Point School Road. The initial reading for this request indicated that lot 17 through 33 would come off of water district 17. That's 16 more houses on a 4-inch main. I just wanted to bring that to your attention. It indicated that 13 would take up the 17 slack. How are we going to guarantee that? You've already heard one of the other residents indicate we already have volume pressure issues. How can we at least maintain what we have instead of losing more because of more development? Besides that, this kind of increase in population is going to drastically impact our way of life out there. We're used to, most of the people have larger acreage. We're used to the wildlife. We're used to the dark night skies. We're used to light. This will change the whole dynamic of that area.

Steve Leeper, 31711 E Stoney Point School Road. I think kind of what some of us are saying here is we feel as though this is, and I kind of get 100% what you were saying on some of the other ones, is like someone should be able to do what they want with their land. It's their land, and that's what we would want, right? Well, don't tell me what to do with my land. I get all that and I get especially when you're adding a house. I think this literally is kind of what we feel is the beginning of an end for that community there and this isn't a three acres that we're trying to rezone this is a hundred acres that's literally going to revamp you know everything there I've got.

I've got four kiddos that we moved out there for. I'm I'm a firm believer in getting your kids outdoors, getting your kids in the country, getting your kids all that and giving them that way of life. I think we're kind of feeling like this is like say kind of the end of that for what my kids could do and that trust there they do sit at the bus stop. I know we've mentioned a lot of that you know spot there the entrance there but I don't even think honestly that's the most dangerous spot there on Stony Point School Road that's like one little part the way. I don't know if you guys have been out there. I mean you can fix the road all you want but the way that sun sets it's literally directly right over that road that when you come, I mean, we're all fairly seasoned drivers and you're still flying blind for about three seconds. If you come during that time, then there's nothing like, I don't know how they're going to fix that, you know, with the infrastructure and all that. So that'd be my only thing. There is that, like I say, I don't know how that can even ever get fixed with that part. And so bringing in the extra traffic, I do think like somebody's going to die out there. I mean, it's just going to happen if we keep bringing in more and more houses. Thank you.

Mike Bessenbacher. I live at 32602 Stony Point School Road. And I sit on my front porch, and the people are coming off of Stony Point to go on Buckner Tarski because they come over that hill doing 70 miles an hour. Somebody's going to get really hurt at that intersection. We've already had our corner of our fence knocked down and it was repaired. There's a cable TV sections they put out there and it gets creamed and it's dangerous coming right there at the end of Stony Point School Road going to Buckner Tarsney.

Doug Chandler. I live at 31707 E Stony Point School Road. My wife spoke earlier, and she told you about the artifacts that were. I think you need to see, because these are not little. These are the heads that were found on that property that you're looking at. Her father dug these up while plowing. That's probably in the 60's he got these. She's getting letters from the, I'm not sure

what area, the Indian tribe that was at that area. Here's the documentation. That comes from that property that you're looking at.

Mr. Monaco: I don't know what the point is. Everywhere, I could go on a battlefield.

Mr. Chandler And here's from the letter that was stating where those were and what Indians were there on that property.

Mr. Monaco: Okay, but that's still not responsible.

Mr. Lake: In construction, artifacts that follow the Native American, Civil War, Those construction sites are immediately shut down for the research, and they can be halted I was was removed from the construction site because I thought of these concerns are major construction sites, and in the public area, a lot of the previous parts.

Mr. Monaco: Would that be the risk of the developer then?

Mr. Antey: I would think so, yeah.

Mr. Monaco: Yeah, I think it's a risk, not our risk.

Mr. Lake: I got a question. How long was the family on that property? Your grandparents?

Ms. Chandler: They own 300 acres out there and they bought it back in, I think, around 1960 or something like that.

Mr. Antey: Okay, so they split it up and sold it off in the meantime as well, which happens.

Dave Halpin, 300 South Liberty, Independence, Missouri. I want to try to get to everybody's issues and questions. Mr. Anderson had an issue with sharing a pond. So, is that the pond we're talking about?

Mr. Anderson: Yes. So it looks like, what, three quarters of it? He owns the biggest part of it.

Mr. Halpin: So you just own that little piece right there? Yes. And you've been stocking it?

Mr. Anderson: Yes.

Mr. Halpin: And you've been fishing it?

Mr. Anderson: Yes.

Mr. Halpin: You fish over here too?

Mr. Anderson: No. From what I understand, I can get in the water and fish without touching any of his properties.

Mr. Antey: Okay. What did you stock it with?

Mr. Anderson: It's got catfish. It's got bass. It's got a lot of bluegill. Where did you get the fish? We put probably about eight, nine years ago, we bought six little catfish, put in with my grandkids. I fish in Lake Jacomo, and I will bring home. I know there's a 23-inch catfish in there. There's a nice 15-inch bass.

Mr. Antey: So, you didn't have to do the conservation department?

Mr. Anderson: No, I didn't have to. Okay. Because I know they'll come out in stock.

Mr. Halpin: But you knew you knew there was an issue with the ownership on that part of it right?

Mr. Anderson: The previous owner had no issue with me fishing. Yes, I knew there was an issue.

Mr. Halpin: And Mr. Baker did express some type of interest in maybe trying to work with you on that right okay all

Mr. Anderson: Right.

Mr. Halpin: There was another issue brought out about the roads and the traffic on Stony Point. Once again, the engineers we dealt with this, we worked with, it straightens out that road, improves that whole corner. The engineers were happy with it the way they did. This would be in the second phase.

Mr. Diehl: Right now we're looking at the preliminary, and then the game plan is to do a first phase, and then second phase, I think that intersection comes to the second phase.

Mr. Antey: And this turn right here is more of a 90 degree rather than a hairpin. Am I correct in that? Okay. Because a hairpin kind of comes back on itself.

Mr. Halpin: This also has five and a half acres of detention. This is engineered. It'll have to be built. And then somebody had a question about who takes care of it. This is going to have an HOA. The HOA will own after everything is sold. Mr. Baker will take care of it until all the lots are sold, and then the HOA would take over Tract C and Tract B. Okay.

Mr. Antey: Question on the, and I get these confused myself, so detention versus retention ponds, some of them are designed to just slowly release the water after rain events. Some of them actually keep the water as a pond.

Mr. Halpin: With the HOA, there's deed restrictions. At a meeting that you guys held, somebody came out and said, hey, we want your feedback. We want to know what's going on. So as part of the HOA, These are three-acre tracks with homes that are 2,200 square feet on the main floor. These aren't Dave Ward come in, build cookie-cutter houses, and then move away, and then you guys have to deal with all the aftermath. These are three-acre-plus tracks. The outbuildings, if they put up an outbuilding, it must match the side on the house. This is going to be a nice subdivision. The roads, the driveways have to be paved. All the utilities have to be underground.

Somebody brought up at the meeting that they didn't want people shooting over there, so we put that as a deed restriction as well. So just to answer your question about the detention and who's taking care of this, it's going to be an HOA. That's how it's going to have to be done on these types of tracts.

Mr. (Unknown) I live right next door. I have about 40 acres right next to me. There's outstanding litigation right now in reference to the access and what can happen with that property. There are deed restrictions on that.

Mr. Antey: Well, and that's not anything that we can deal with right now. That would be a civil matter.

There's no one enforcing what he puts in HOA to restrict this kind of activity.

Mr. Antey: We can't regulate that. It's nice to see that it will be in the deed restriction, but nothing is going to be done about it. What's the point?

Mr. Halpin: The other issue is you've got, before, there was all 32 lots going to one intersection. Just to restate, you've got now 32 going to two separate intersections. And then I think most everybody says, hey, these are all 10-acre tracks out here. We moved out here. There's nobody else around here. Tonya, you want to come up here real quick? Here's the surrounding area. Okay? Let's look at their arguments here. Of the surrounding properties, there's 43 under 3 acres. We didn't approve that. All of these back right up to it. All under 3 acres. There's 34 3-acre tracks. There's 43 that are 4, 5, and 6-acre tracks. There's only 19 that are 7, 8, and 9-acre tracks. And there's only 26 in this whole area that's 10 acres or more. This is already a subdivision. Just they don't have any rules. They don't have any deed restrictions. And they already got access to the roads.

They are surrounded by a subdivision already. This is not somebody coming in. The problem is everybody uses this to hunt on, to fish on. They use it as their park. And now that Mr. Baker is ready to match what's already in the area, they want to say, no, we don't want to move in our neighborhood. We don't want them building there. We don't want them using our roads. Well, Mr. Baker is the only one that's coming down here saying, I'm going to improve the roads. I'm going to ensure that these houses are built with a detention area, with hard roads, hard driveways, no dust, that the facade matches, the barn. These are going to be nice houses. And this is a nice development. And Tanya did a great job putting this all together because when I look at it, I realize all we are is a park for the rest of the people in here. Everybody else has got, have already developed all the way around it, but they want to come in and complain. No, no, no, that's not what we want. We want to stay out here and have our little three acres and not be bothered. Well, this property is due to the belt.

Mr. Horn: I have a couple of questions. Because, yeah, you bring up valid points. Because we have a couple of applicants coming who the developers don't even talk to the residents. And, you know, no offense to the first public testimony, but he made it sound like it was a bad thing. A developer came and knocked on his door. Right.

Mr. Halpin: No, that was my advice. I said, go talk to him and see what the issues are so we can try to figure this out.

Mr. Horn: And then it sounds like you'll help some form of town hall, which we don't really hear developers do. But my concern is with some of these ponds that are in the lots, are those going to be developed over? I know some are in like tracks.

Mr. Halpin: I would say whoever buys that lot would have to make the decision if that pond's worth keeping.

Mr. Horn: Okay, that's nice.

Mr. Halpin: With regards to Mr. Anderson's pond, it's already on somebody else's property. Okay. Right? I mean, there's already an issue. We're not creating any more issue. It's going to have to be resolved. one way or the other. I think Mr. Baker was willing to talk to him about getting that done. So, yeah, I think, for example, if you went in and purchased a property, you looked at this pond, and you said, you know, it's not very deep, it doesn't look very good, you're either going to take it out or expand it, dig it out, have somebody repair it.

Mr. Horn: Or like lot 15, the pond encompasses all of that. Because I know there are concerns of people like, how are you going to take care of the pond?

Mr. Halpin: Yeah, so typically on that type of deal, you do a shared easement agreement. Yeah, between the lot owners. And a lot of times what will happen is somebody says, hey, I want that whole thing. I'll take a lot 15. Right? Or if not, what do they do? They come in and say, hey, I'm going to buy this, but I need some type of easement agreement that we can use access to.

But I think this right here really tells you what's going on.

Mr. Antey: It is. That's very informative. And I guess I'll let you continue with any of the other concerns we've talked about.

Mr. Horn: And I was just going to say, I appreciate you offering this because I know it's something I have a background in economics and planning and one thing you want to do especially with the surrounding is you want to build density and I know that's a dirty word especially in some communities. It needs to match the surrounding areas and if this acreage looks like the surrounding areas it's not too different from a lot of the different ones So that's the only thing I was going to say.

Mr. Halpin: I just guess in closing, and the point is this, I think Mr. Baker is trying to do a good job to put in a nice subdivision. He's worked on this for the past three years to answer your guys' question, to get the water district, get the fire district, to get everything put together. We've had multiple meetings with the county and their engineers on the road. Met with Randy and Chris several times to try to get something put together to work for everybody. Have two access points. They purchased an additional 10 acres that was added into this. So last time they were here, they had 33 lots, but it was 10 acres less. So 10 acres has been added in. Also, that goes to the detention ponds, the extra road. He's done a lot of work to get it to this point. I think it's going to be a great plan. I think people are going to be happy with it.

So you've added the same number of blocks.

Ms. Ryerkerk: You've added 10 acres, so that obviously changes the amount.

Mr. Halpin: Yeah, so the 10 acres goes into that additional. Makes it the lots bigger. The Stony Point alignment. Instead of that being on a corner with the limited sight distance, which the

engineer wasn't approved with, now it's been straightened out. They're going to improve that corner and that road.

Mr. Diehl: They re-aligned the entrance there at Major, too. I think that changed. It moved it over off the property line a little bit, kind of skewed that entrance over.

Mr. Halpin: So in adding the 10 acres, we can make the lots a little bit bigger, keeping the same lots, have two points of exit. So you're really talking about 16 and 16 one way, the other way. Matt is there anything else that you can remember from the last I mean I didn't represent you on the last one but I looked at the map. I just know most of this engineering road alignment reconfiguring these slots so we can have two exits. Doing the two phase not one phase. I know we've also talked to the engineer about this bridge.

Mr. Baker: We added the bubbles We added for the fire department to be able to turn around without having to go clear to the end. Okay, right.

Ms. Ryerkerk: Were there any changes in the approach to water?

Mr. Halpin: Well, so 13 has a 12-inch water line, so they're providing all the fire protection, and they've already agreed to do that. They've agreed to do the whole thing if 17, and I know there were some issues.

Mr. Antey: Okay, so that was going to be my question is, so even up here where 17 is, the 13 will provide fire protection?

Mr. Halpin: Yes, all the way through.

Mr. Baker: We have to let 17 take care of what they want to at first.

Mr. Antey: Right. So they've got the right of first refusal and then say, we can't do this.

Mr. Baker: There's a letter that you all have that says 13 will pick up everything. Everything that 17 says they don't want to pick up.

Ms. Ryerkerk: The fire protection is coming from the district that has the larger line.

Speaker 5

Mr. Baker: Yeah, 12 and 21. So, you know, nobody else I don't think has any fire. I mean, this would be the first name right out there with fire hydrants. They're on major road fire hydrants.

Mr. Halpin: There's going to be curb and gutter. Everything's going to the detention. And, I mean, like I said, I don't speak engineer. I don't know what they – I don't understand them. But from what I understand, from what they've told me is this complies with codes, complies with the water, complies with the roads, complies with everything they've asked us to do. We're just asking you guys to approve it. Let us move on with proceeding with this. And it's not going to, it's not going to, the area is not going to be changed by, okay, it's not.

Mr. Antey: I'm going to allow one more question that you said, and it needs to be quick.

Speaker: Yeah, this map that I'm looking at, what is that there?

Mr. Antey: This is all the surrounding properties and how many acres they are.

Speaker: Okay, this is a very good road. This here is a little bit less than this road here. This is a more improved road. This is not and I understand so we're taking all these you're saying all these properties here are three and four acres now let's wad this piece of paper up and then let's stick it right in the hair that's the deal you're talking all these properties and you're talking this big huge community now we're talking about taking all these homes that are all spread out and have good access into them. This is not good access.

Mr. Antey: You're looking at three and under, you've already got 77 lots.

Speaker: But we're talking about this road. We're talking about these people in this road here. I understand that. So all this here, we're going to take all this, let's put it in perspective. Let's take all these homes here, let's crunch them up and put them right in there. And then let's deal with all that coming in.

Look at the roads. Look at the road that feeds it. They're a higher quality than this road here.

Mr. Antey: I understand that. But I also hear that if we've got a good road that the County's maintaining well, it's a racetrack and nobody complies to the speed limit. Otherwise, we've got all these potholes, which I guess is going to slow down the race cars, and the County doesn't do anything with it. So, I mean, there's always a catch-22 when we're talking about roads around here, and justifiably so, you know.

Speaker: You have much better access to those three acres.

Mr. Crawford: So you say what you just said is 33 homes in the subdivision, but there's already, I just added them up and there's 155 in the surrounding area. So it's not like what is well in 77 of them are three and under.

Speaker: Okay. So now we're going to funnel them all into this coagulated area into this. And he said, this is not a subdivision. He goes, this is not a subdivision. And then he turned right around and said, now this is the subdivision.

Mr. Antey: It is legally a subdivision because you're subdividing the property.

Speaker: Absolutely. Let's make sure that we're seeing what it is.

Mr. Antey: Your property was subdivided at 1.2 because we had testimony that said that her grandfather owned 308 acres. It was subdivided. So I'm not going to get into semantics on that. Do you have anything else to add? We have taken the testimony. Everybody's had. You've got a question for who?

Mr. Lake: So it was stated earlier that Matt, Mr. Baker, came to somebody's house. My question is, did you go to anybody else's house?

Mr. Baker: Yes, sir. We have an event space that we own.

Mr. Lake: No, did you go to their house?

Mr. Baker: We invited them all to a meeting.

Mr. Lake: The question is if you go to their house. So after the last meeting, you knocked on my door. Yes, sir.

Mr. Baker: Just to ask you what we needed to do to make things compliant and to get to deadline. That was all. We've been neighbors. I grew up down the road from...

Mr. Lake: And I haven't seen you in years. And I've been on this board before, in the late 90s and 2000s. I've been a member of the Sni Valley Fire District for over 20 years. And what did I tell you? I'm leaving. What was my answer to you? Because you did come to my door asking, what can I do to change your mind?

Mr. Baker: You know? No, I didn't say that. I asked you what we could do to get compliant to make this work.

Mr. Lake: No. That goes to Randy. You asked what you could do to change my mind. And what was my answer to you?

Mr. Baker: I don't have a clue. What was your answer?

Mr. Lake: My answer is I can't be bought.

Mr. Baker: I wasn't trying to buy you, Roger.

Mr. Lake: Yes, you were.

Mr. Baker: Roger, we've known each other. Your dad was my accountant.

Mr. Lake: No, my dad was not an accountant.

Mr. Baker: He was my CPA or whatever.

Mr. Lake: I hadn't seen you in over 30 years.

Mr. Antey: Okay, we're not going to get into personal things. Okay, well, let's get pertinent to the thing.

Mr. Lake: Because he came to my house. He's come to two people's houses trying to change their mind. Knocked on the door. Yeah, they had a big family. They had a big event.

Mr. Monaco: I'm going to call the point of order.

Mr. Antey: I agree.

Mr. Monaco: Again, I'm calling the point of order. This is a personal dispute, I think, is inappropriate for this hearing. I ask the area to just come to a conclusion. I've heard enough.

Mr. Antey: I agree.

Do I have a motion to go under advisement?

Mr. Monaco: So moved.

Mr. Smead: Second.

Mr. Antey: Moved and second. All those in favor of going under advisement?

All: Aye

Aye.

Mr. Antey: Those opposed?

We're under advisement. Now all of the discussion comes from this half of the table because the public hearing is closed at this point. I will take comments.

Mr. Smead: So, Larry, if I could just think out loud, as I think through this, one is consistent use of property. I think it fits that. I think this helped me a lot with, you know, as far as size. Jack's point of, you know, we're adding, there's 155 in this drawing area. We're adding 30 more. That's just 20% more. I know it sounds like a lot, but 20% is not the overwhelming number. That was a first impression. As I think through infrastructure, we talked through the water. So I'm comfortable with that. We talked through retention ponds. That discussion helped me on that one. Roads, I have a lot of sympathy for that. I drove through the other day. I was doing the speed limit. Apparently, that was rare. People got to push me around. So I got some sympathy for that. But on the other hand, enforcing speed limits is not our purview. There will be a MoDOT road review that comes later in the process, right?

Mr. Antey: Not MoDOT. County.

Mr. Diehl: County Engineering will review.

Mr. Smead: Yes, so there's a review for that. So I understand those sight lines and concerns, but I think I'm comfortable following the process.

Mr. Diehl: Are you talking about the sight distance?

Mr. Smead: Yeah, the sight distance. Yeah, like on Major Road? Yes, sir.

Mr. Diehl: Yeah, that is part of the review.

Mr. Smead: Yeah. So I think, just explaining my thought process, I'm pretty comfortable where we're at, and my questions have been answered.

Mr. Lake: UDC code developed years ago. All right? I don't know how many of you all on this board lives out in Eastern Jackson County. Most of these things come in front of you. All right? The people that developed this code years ago, I'm sure they had a vision, but they didn't live out in Eastern Jackson County. They lived in the city somewhere. These people, myself, we had a vision when we moved out there. You know, and I feel like we're not having to say in the code going forward. That's why I keep saying this code needs to be readdressed.

Mr. Smead: But we need to work with the code that's there.

Mr. Lake: I'm making a statement. I'm letting it be known it needs to be addressed. Now, I feel like this subdivision is not appropriate for this area. When you drive around there and see the homes that are there, people that's moved out there. Sure, it's been subdivided. A lot of that happened years ago, probably even before this COVID-19 going by today happened. All right?

This happened years ago. A lot of it was grandfathered in. It happened years before we were going by the COVID-19 going by today. All right? It did. I mean, this was a nice little presentation. I get it. That's why they hired attorneys. So what I'm saying is this Board is made up of nine individuals to represent that unincorporated part of Jackson County. It's a 5-4 board. Five of us live in the incorporated area. Four of us live in the unincorporated area. Right? That seems a little backwards to me.

Mr. Smead: Where did you get those numbers?

Mr. Antey: That's the way the board's made up.

Mr. Lake: So if we're going to truly represent the residents of Eastern Jackson County or the residents of the county, I think it should be more input on the board to recognize what the people of the County actually live through. What their vision was when we moved out in the area. So there again, I think it's time for the code to be looked at. I argued I voted this down before and I will vote it down again today.

Mr. Horn: Yeah so I, when was the code adopted, the one we're gone by, Randy, was it 95?

Mr. Diehl: The Master Plan was adopted in 1994. It was revised and amended in 2013. It's on a 20 year interval so we're in the middle of that. The UDC was adopted in 1995 and has been revised many times up until this point. So if we do another major comprehensive study in 10 years, more than likely we'll probably have the UDC looked at and amended if need be.

Mr. Horn: Yeah, I just agree with Roger. We did it when I was in Kansas City, and we did it in Independence. We usually re-look at the UDC every decade, and it's just crazy. We're going by a UDC list, you know, created around when I was born in '98.

Mr. Antey: Well, it's been updated since then, because we've had stuff that's come before us, the, yeah, amendments and stuff.

Mr. Lake: When you update it, do the amendments, do you get feedback from the board?

Mr. Diehl: Well, actually UDC amendments come before you guys.

Mr. Antey: They do.

Ms. Rykerker: Are you asking what the driver is for those amendments to be?

Mr. Diehl: It could be anything. Well, adding something to it or amending some language like we did a few months ago on what is the definition of a dwelling. So that was done. Usually, the floodplain stuff is always updated. We did some revisions about 15-20 years ago when we bolstered up the home occupation stuff. So, I mean, it's not like it's the same as it was from '95.

Mr. Antey: It's not a static document.

Mr. Diehl: At least 12 times since then.

Ms. Rykerker: Who actually proposes the amendments?

Mr. Diehl: It can come from various sources. Sometimes a developer may want some different language. I don't know if that's ever happened, but that's in there to add a section. It could be developer-driven. Most of the time it comes from a discussion that we may have had with the board and from staff.

Mr. Crawford: Question for your Randy. Has Mr. Jenkins has he seen this one plan? Yes.

Mr. Diehl: Chris was part of the overall discussion, and we met with him a few weeks ago.

Mr. Crawford: So far no objections from Chris?

Mr. Diehl: At this point there is no objection from the engineering section. If and when this gets approved by the Legislature, then the formal construction plans will be submitted for the review process through engineering.

Mr. Crawford: Right now it's 126 acres. They could not have to come here.

Mr. Diehl: Correct. They could take 117 acres to make 17, 10-acre tracks.

Mr. Crawford: I think it had 12 lots, which would have been a difference of, we're only talking about a 21 lot difference. Do you think there's any chance the Cunty would ask for a traffic study for 21 lots?

Mr. Diehl: There is a catalyst, I know a tipping point for a traffic study, and they have to do with proposed trips per day, and I don't know what that number is. But if they submit and they say, oh, hey, we need a traffic study, then they will ask for that.

Mr. Crawford: So, let's do the what if, if you don't mind, entertain me. If they do the traffic study, okay, we've got too much traffic, what happens?

Mr. Diehl: That's out of my purview. That's an Engineering thing and I don't want to answer and give the wrong answer on how that would be handled. If you remember from the other one that's running through the mill, the traffic study, they said, hey, we're going to put a deacceleration lane in to get traffic out of the regular flow to go into the subdivision.

Mr. Crawford: It went back on the development.

Mr. Diehl: Developer decided to do that. It wasn't warranted, but they went ahead and did that. So usually those traffic studies may give some sort of recommendation on how to help alleviate that. Could be with turn lanes, could be with traffic signaling, anything like that. Like I said, that's a little bit out of my wheelhouse.

Mr. Antey: Any other comments?

Mr. Horn: Yeah, I just, I have one comment, and I'm not trying to start an argument, but I've served on a lot of boards and commissions across Kansas City, Independence City, and Blue Springs, and we usually have conflict of interest forms, and I just had a question, how come we don't have that for this board? I'm a little uncomfortable about supposedly the applicant knocking on someone's door on the commission. And it then puts in a question, you know, I really don't think anyone on the board should meet with any applicants. If things come before

agenda, and then that puts in a question, do we abstain from votes? If we have a direct impact, we know someone. I didn't know if we wanted to have a conversation.

Mr. Monaco: I suppose in response if we had a system where if you know somebody, you must accuse yourself, it would probably mean in rural America nobody can sit on a board.

I mean, yes, I know Mr. Halpin. I've known him since he became a lawyer. Now, and I happen to say I agree with what he's presented. I think what he's put here in front of us is compelling. I'm sorry, but that's a compelling presentation that put me over the position of where I came in. Predisposed no. Now I'm willing to make a motion to approve right now. I think that's compelling. But if I recuse myself because I know this gentleman, I know Judge Trout. I have trials in front of him. He's on the bench. You think I'm going to vote one way or the other because I know the man? I don't know if that's what you're asking.

Mr. Horn: I've been on other boards and commissions where it functions and I'm just against any type of.

Ms. Ryerkerk: It usually because of direct financial interest.

Mr. Antey: Right. Just because you know somebody is not a conflict of interest.

Mr. Horn: If I had stake in our first agenda item, LLC, this. You know what I'm saying?

Mr. Monaco: Does anybody on this board have any interest in ownership or pecuniary value in this gentleman's application? No. So I don't know what the issue is.

Mr. Horn: I'm just talking about in the future.

Mr. Monaco: Well, okay, let me address this. I served as school board president, Raytown. I served as State representative. It was part of my function to receive people coming to me to inquire. I don't see that as a conflict of interest if I vote on a bill that's now in front of the school board or the legislature because somebody that I've gone to talk to is either for or against.

Mr. Horn: I'm just bringing it up, I just, I don't have any other comments on this.

Mr. Farrar: I don't want to be redundant. Someone like Ralph, I came in here today very sympathetic to the people here that are before us. I've been through the same experience myself. But once I saw this document right here, where it looks like Central Park is just not going to be Central Park anymore, it's surrounded by brownstone homes if you're in New York City, and this is not a non-conforming request to build homes in that particular area.

Mr. Monaco: Mr. Chairman, I move to approve RZ-2025-704.

Mr. Smead: Second.

Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Horn	Disapprove
Mr. Monaco	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Roger Lake	Disapprove
Chairman Antey	Approve

Motion Carried 6– 2

Mr. Antey: Approved. This will be forwarded on to the Land Use Committee.

Now we've got to approve the preliminary flat. It's been moved.

It's been moved that we approve the preliminary flat. Second. And seconded.

All those in favor?

Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Monaco	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Roger Lake	Disapprove
Chairman Antey	Approve

Opposed?

Roger Lake	Disapprove
Mr. Horn	Disapprove

Motion carries.

## STAFF REPORT

### PLAN COMMISSION September 18, 2025

RE: RZ-2025-704

- Applicant:** G & B Holdings
- Location:** Stony Point School & Major Roads
- Area:** 126.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) to District RE (Residential Estates)
- Purpose:** Applicant is requesting the change in zoning to create 33 single-family residential lots.

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

The zoning in the area is a mix of agricultural and Residential Estates. A mile to the West is Currigan Lake which consists of 14 lots and Pagel Estates is a 6 lot development.

Land use is single family residences.

The applicant is wishing to develop the 126 acres into a 33 lot subdivision. The minimum lot size would be 3 acres. Each lot would be served by an individual onsite wastewater system. Septic plans would be reviewed on an individual basis at the time plans for a residence are submitted for building permit review. A letter from the Department of Natural Resources has been submitted.

The proposed development is within both Public Water Supply Districts No. 17 & 13. An email provided by the applicant from District 13 that Phase I (Lots 1-16) should be served by District 13, and lots 17-33 should be served by District 17.

A letter from Central Jackson County Fire District has been submitted regarding fire hydrants and fire flow requirements.

The proposed road will be crossing a water course identified by FEMA as being within a floodplain. A permit from the Corps of Engineers will be required.

The waterway will be subject to the 150 foot setback on each side as measured from the middle of the waterway. This will be labeled as a No Build Zone as per Chapter 241 of the County Code.

A land disturbance permit will be required from the Department of Natural Resources.

Phase 2 is proposing an adjustment for the Stony Point Road intersection which eliminates the off-set intersection from the previous plan.

If approved, the preliminary plat and the design construction plans would then be submitted to the Public Works Engineering Division for review. Storm Water, Streets, and Water Lines will be subject to the review process.

**County Plan:**

The County Plan Development Diagram illustrates this area within both the Urban and Suburban Development Tiers.

**Recommendation:**

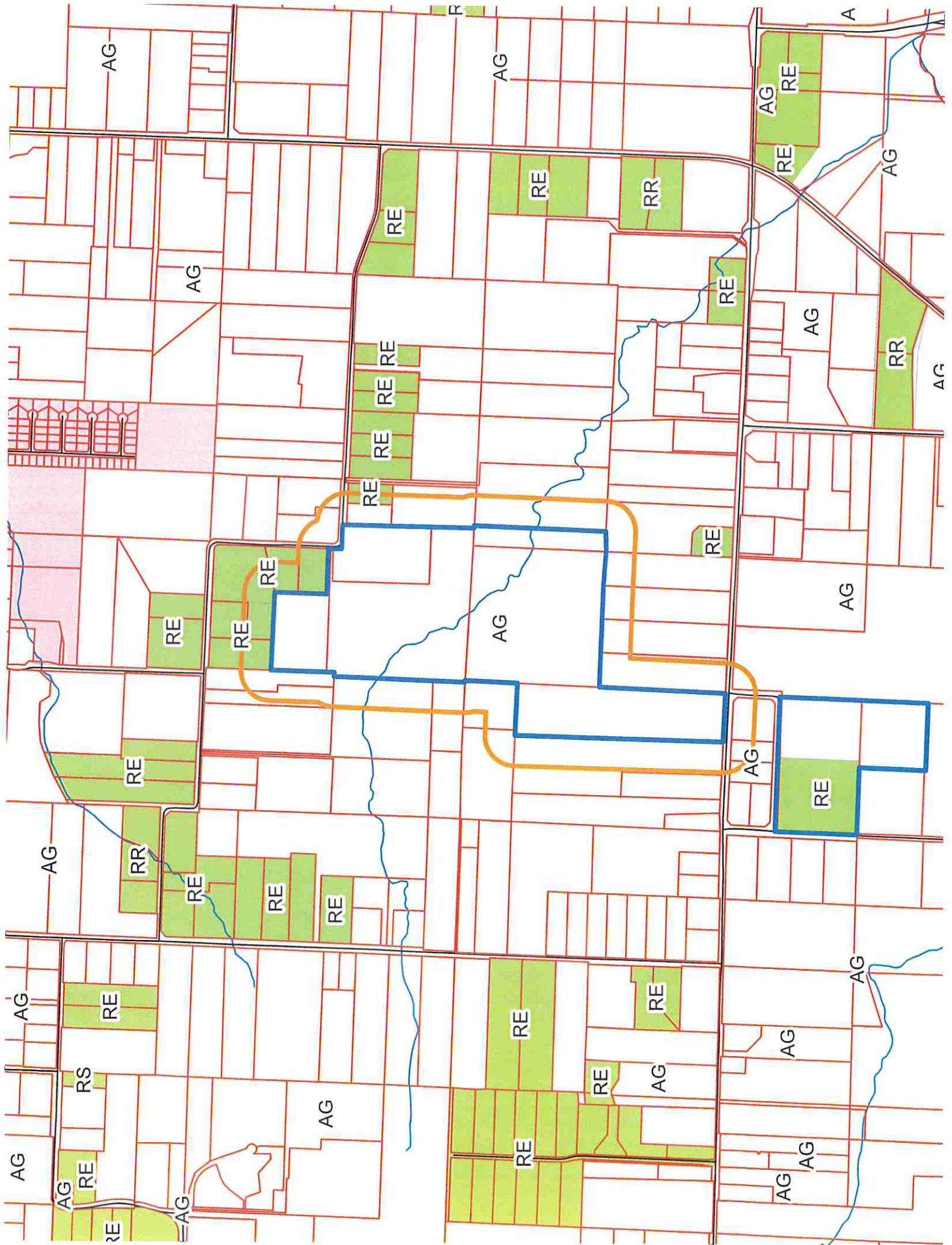
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2025-704 and

The Preliminary Plat of Walnut Valley Estates

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



RZ-2025-704

Property Owners Within 300 feet

40-900-01-25-00-0-00-000	1	ANDREE RICHARD J JR & SUSAN R	31608 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-03-14-00-0-00-000	2	BAHAN NKENNETH J & ROSALIE A	31006 E OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-09-01-0-00-000	3	BARTSCHE RODNEY A & CHEYL C	7300 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-01-10-01-0-00-000	4	BEASLEY P S & SHIRLEY J	31804 E MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-17-00-0-00-000	5	BENSON DAVID & JESSICA	31201 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-03-12-00-0-00-000	6	BRITT JONATHAN E & CATHERINE D	31100 OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-400-04-10-04-0-00-000	7	CHANDLER DOUGLAS W & FRANCES D	31707 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-04-16-00-0-00-000	7	CHANDLER DOUGLAS W & FRANCES D	31707 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-14-00-0-00-000	8	DAVENPORT MICHAEL W & GWENDOLYN S	7214 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-04-00-0-00-000	9	DORN MAXINE VERA TRUSTEE	31804 E MAJOR RD	INDEPENDENCE	MO	64050
40-400-03-03-00-0-00-000	9	DORN MAXINE VERA TRUSTEE	1000 W MAPLE AVE	INDEPENDENCE	MO	64050
40-900-02-09-00-0-00-000	10	ENGLAND SHELDON R & SHERYL L	31306 E MAJOR RD	GRAIN VALLEY	MO	64029
40-400-04-14-00-0-00-000	11	EVANS EDWIN E & JOYCE K	31706 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-04-15-00-0-00-000	11	EVANS EDWIN E & JOYCE K	31700 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-03-25-00-0-00-000	12	GLEASON JUSTIN & ANA	7911 S OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-15-00-0-00-000	13	HUTCHERSON REBERTA ANNETTE	31201 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-01-03-02-0-00-000	14	LEEPER STEPHEN M	31711 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-02-06-00-0-00-000	15	LYNDA CRALL TRUST	31502 E MAJOR RD	GRAIN VALLEY	MO	64029
40-400-03-05-00-0-00-000	16	MALLINSON JAMES W & CYNTHIA L	31001 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-16-00-0-00-000	17	MOFFET TODD & MICHELE	31307 STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-06-01-1-00-000	18	MYERS BRADLEY A & STEPHANIE ANN	30905 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-13-00-0-00-000	19	PARKER MICHAEL & ANGELA R	7200 S STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-900-03-26-00-0-00-000	20	PJ HOMES LLC	6711 TUCKER DR	ODESSA	MO	64076
40-900-03-15-00-0-00-000	21	QUINN KEVIN D & THERESA R	30910 E OLD MAJOR RD	GRAIN VALLEY	MO	64029
40-900-02-05-01-1-00-000	22	RANDY & SHARI ANDERSON TRUST	31000 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-02-03-00-0-00-000	23	ROBERTS JAMES E & JANICE G	7511 S ARNETT RD	GRAIN VALLEY	MO	64029
40-900-03-13-00-0-00-000	24	SEYMOUR DENNIS J & LYDIA M	31105 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-02-13-00-0-00-000	25	TROTTER JEREMY & DARCI S	2205 NW 9TH ST	BLUE SPRINGS	MO	64015
40-400-04-17-00-0-00-000	26	WEIKEL AUSTIN	31611 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029
40-400-03-08-00-0-00-000	27	WHITAKER CLINTON L & JOANNA L	7505 S ARNETT RD	GRAIN VALLEY	MO	64029
40-900-02-02-00-0-00-000	27	WHITAKER CLINTON L & JOANNA L	7505 S ARNETT RD	GRAIN VALLEY	MO	64029



## 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

September 3, 2025

RE: Public Hearing: RZ-2025-704  
B & G Holdings

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 B & G Holdings for a change of zoning from District AG (Agricultural) on 126.00 ± acres to District RE (Residential Estates). The purpose is to create 33 single-family residential lots between Stony Point School Road and Major 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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 18, 2025, 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 881-4577.

Sincerely,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., 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: G+B Holdings LLC +/or Assigns
- Address: PO Box 10  
Blue Springs, MO 64013
- Phone: 816-988-6514
- b. Owner(s) Name: Matthew Baker, Tonya Gudde
- Address: PO Box 10, Blue Springs, MO 64013
- Phone: 816-988-6514, 816-695-8317
- c. Agent(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- d. Applicant's interest in Property: Owners
2. General location (Road Name) Major Road + Stony Point School Road
3. Present Zoning Ag. Requested Zoning Residential
4. AREA (sq. ft. / acres) Phase 1 - 64.71 Total 126.77
5. Legal Description of Property: (Write Below or Attached 9 )  
\_\_\_\_\_  
\_\_\_\_\_
6. Present Use of Property: Vacant Ag Land
7. Proposed Use of Property: minimum 3 acre lot-estate subdivision
8. Proposed Time Schedule for Development: As soon as approved
9. What effect will your proposed development have on the surrounding properties? No direct impact, lot sizes (3+ acres) align with neighboring parcels, development complements existing land use & maintains character of the area
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Flood Map indicates Zone X - minimal flood hazard Creek Areas on Plat with the setbacks indicated  
If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Phase 1 - District 13 w/ fireflow for Phase 1 + 2
- b. Sewage disposal Phase 2 - District 17 Individual Onsite
- c. Electricity Underground <sup>with</sup> Electrical Boxes
- d. Fire and Police protection CJCFPD
12. Describe existing road width and condition: n/a

---

13. What effect will proposed development have on existing road and traffic conditions? No impact on existing roads or traffic flow, potential improvement to the Stony Point access/corner

14. 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): MO-DNR - Wastewater (see attached)

---

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)	<u>x Matthew Baker</u>	<u>8-11-2025</u>
	<u>Tonya Guddle</u>	<u>8-11-2025</u>
Applicant(s):	<u>Matthew Baker</u>	<u>8-11-2025</u>
	<u>Tonya Guddle</u>	<u>8-11-2025</u>
Contract Purchaser(s):	_____	_____
	_____	_____

STATE OF MISSOURI  
COUNTY OF JACKSON

On this 11 day of August, in the year of 2025, before me the undersigned notary public, personally appeared Tonya Guddle and Matthew D Baker

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 DANA BONE Commission Expires 3-28-2027

DANA BONE  
Notary Public • Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
My Commission Expires 03/28/2027  
ID. # 15546127

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

Property Owner(s)

Matthew Baker

Date

08/22/2025

Applicant(s):

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

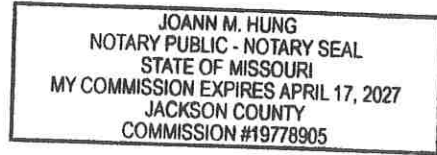
\_\_\_\_\_  
\_\_\_\_\_

Contract Purchaser(s):

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

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

STATE OF Missouri  
COUNTY OF Jackson



On this 22nd day of August, in the year of 2025, before me the undersigned notary public, personally appeared Matthew Baker

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.

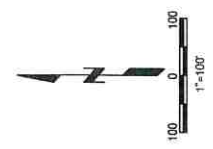
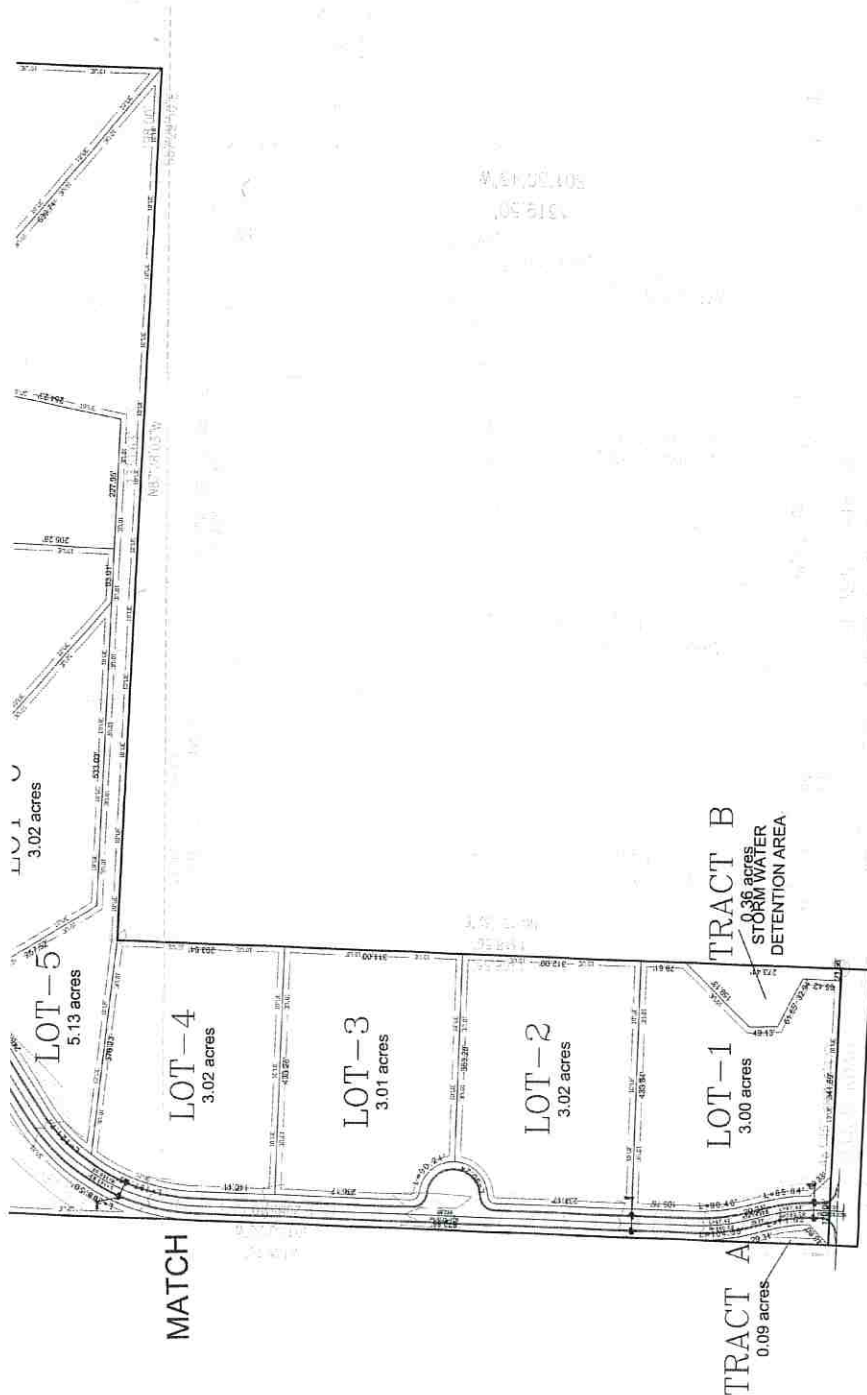
In witness whereof, I hereunto set my hand and official seal.

Notary Public Joann M Hung

Commission Expires 04/17/2027



**PRELIMINARY PLAT  
WALNUT VALLEY ESTATES**  
PAGE 2 OF 4  
JACKSON COUNTY, MISSOURI



PRELIMINARY PLAT PAGE 2 OF 4

DATE	REVISION

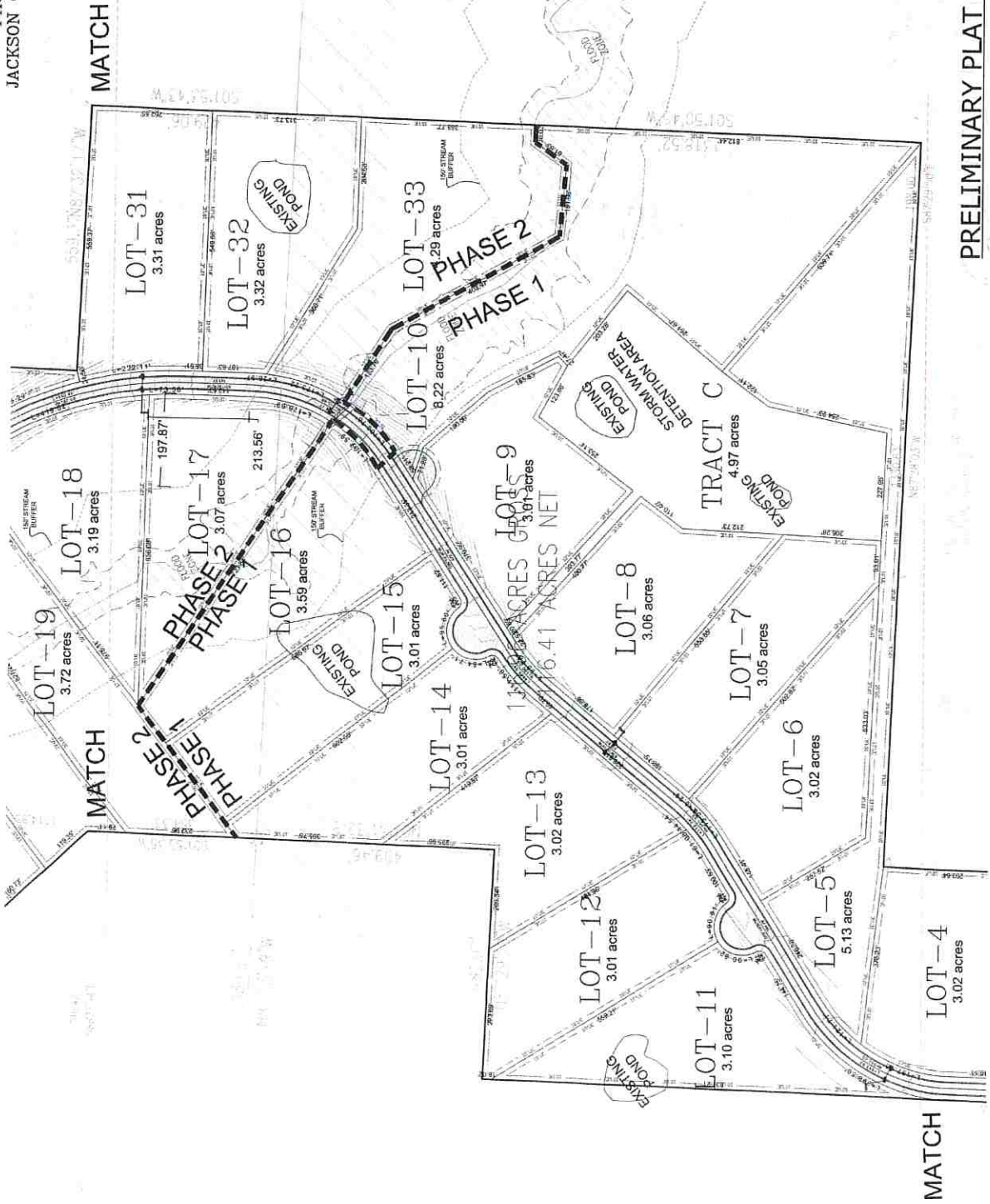
**Qvist Engineering Inc.**  
Civil Engineering for Residential & Commercial Site Development  
827 NE Columbia, ST.  
Lawrence, Missouri 64503  
Phone: (781) 540-5075  
www.qvistengineering.com

PRELIMINARY PLAT  
PAGE 2 OF 4  
WALNUT VALLEY ESTATES  
LOTS 1 THRU 32 AND TRACT A  
JACKSON COUNTY, MISSOURI



DATE: 11/11/2010  
SCALE: 1"=100'  
PAGE: 2 OF 4

**PRELIMINARY PLAT  
WALNUT VALLEY ESTATES**  
PAGE 3 OF 4  
JACKSON COUNTY, MISSOURI



PRELIMINARY PLAT PAGE 3 OF 4

DATE	REVISION
7-25-20	REVISED LAYOUT
8-12-20	REVISED LAYOUT

**Qlist Engineering Inc.**  
Civil Engineering for Residential & Commercial Site Development  
221 NE Calhoun St.  
Jefferson, Missouri 64131  
Phone: (816) 356-8875  
www.qlistengineering.com

PRELIMINARY PLAT  
PAGE 3 OF 4  
CIVIL PLANS FOR  
WALNUT VALLEY ESTATES  
LOTS 1 THRU 32 AND TRACT A  
JACKSON COUNTY, MISSOURI

DRAWN BY: HAW  
CHECKED BY: HAW  
DATE: 8-4-20  
PROJECT NO.: 22-006  
SCALE:

3  
4



tonyasellskc@gmail.com

**From:** dbolingpwsd13@gmail.com  
**Sent:** Friday, October 14, 2022 3:00 PM  
**To:** tonyasellskc@gmail.com  
**Subject:** proposed subdivision

Tonya,

PWSD # 13 will be able to support lots 17-32 with fireflow for the proposed subdivision and I have spoken with Jason at District 17 about lots 1-16 and that will need to be addressed with water district 17 for support. If there are any questions please feel free to contact me.

↳ this is now Lots 1-16

↑ this is now Lots 17-32 - Phase 2

Sincerely,

Dennis Boling

District Manager  
Cell: 816-564-6591  
Email: [dboling@pwsd13.com](mailto:dboling@pwsd13.com)  
P.W.S.D #13 of Jackson Co.  
99 Lake Lotawana Road  
Lake Lotawana MO 64086  
Office: 816-578-2249  
Fax: 866-736-3350

noted on  
the  
Preliminary  
Plat

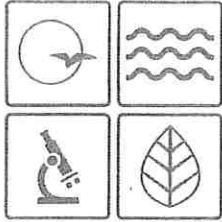
Please note that the lot numbers have changed due to revisions to the Plat Concept. Keep in mind any lots located between the water district line and Major Road fall within District 13 and will be supported by this District.

Revised lot #'s

1-16 ~~17-32~~

Phase 1

+ 33 - which will be Phase 2



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Michael L. Parson  
Governor

Dru Buntin  
Director

October 19, 2023

G & B Holdings, LLC  
P.O. Box 10  
Blue Springs, MO 64013

RE: Disposal of Wastewater in Residential Housing Developments  
File Number: 566KCRO  
Missouri Geological Survey Project ID: RHD23039  
Walnut Valley Estates Residential Housing (Subdivision) Development  
Jackson County, Missouri

Dear G & B Holdings, LLC:

On September 11, 2023, the Missouri Department of Natural Resources' Water Protection Program received your request for approval for the method of wastewater treatment for the Walnut Valley Estates Residential Housing Development in Jackson County, Missouri, for the use of individual onsite wastewater treatment (septic) systems on individual lots.

The method of wastewater treatment is hereby approved as proposed, pursuant to Missouri Clean Water Commission Regulation – 10 CSR 20-6.030, Disposal of Wastewater in Residential Housing Developments, subject to all conditions contained in the Residential Housing Development regulation and those listed within Appendix A.

If you were adversely affected by this decision, you may be entitled to an appeal before the Administrative Hearing Commission (AHC) pursuant to Section 621.250, RSMo. To appeal, you must file a petition with the AHC within 30 days after the date this decision was mailed or the date it was delivered, whichever date was earlier. If any such petition is sent by registered mail or certified mail, it will be deemed filed on the date it is mailed; if it is sent by any method other than registered mail or certified mail, it will be deemed filed on the date it is received by the AHC. Contact information for the AHC is: Administrative Hearing Commission, United States Post Office Building, Third Floor, 131 West High Street, P.O. Box 1557, Jefferson City, MO 65102; phone: 573-751-2422; fax: 573-751-5018; and website: <https://ahc.mo.gov>.

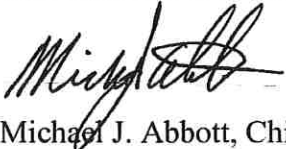


G & B Holdings, LLC  
Page 2

If you have any questions, please contact Gabriel Sante of my staff by phone at (573) 751-5827, by email at [gabriel.sante@dnr.mo.gov](mailto:gabriel.sante@dnr.mo.gov), or by mail at Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102-0176.

Sincerely,

WATER PROTECTION PROGRAM



Michael J. Abbott, Chief  
Operating Permits Section

MJA: gsp

Enclosure

- c: Brandon Bach, Missouri Department of Natural Resources
- Eric Folks, Missouri Department of Health and Senior Services
- Scott Honig, Missouri Department of Natural Resources
- Lori Moore, Missouri Department of Health and Senior Services



**APPENDIX A**

**Approval Method of Wastewater Treatment  
10 CSR 20-6.030 Disposal of Wastewater in Residential Housing Developments**

**File Number:** 566KCRO

**Missouri Geological Survey Project ID:** RHD23039

**Project Name:** Walnut Valley Estates Residential Housing Development

**County:** Jackson County

**PROJECT DESCRIPTION**

As described in the documentation submitted, Walnut Valley Estates Residential Housing Development is located within a portion of Section 15, Township 48 North, Range 30 West; Latitude 38.971592, Longitude -94.220184 and covers approximately 148 acres in Jackson County, Missouri.

For the purpose of the lots listed below within the Walnut Valley Estates Residential Housing Development, G & B Holdings, LLC will be referred to as the “developer” with the responsibility of compliance with the Missouri Clean Water Law or any state or local regulations.

**APPROVAL CONDITIONS**

Any interpretation of the approval conditions beyond what is listed below and contained in the Residential Housing Development Rule 10 CSR 20-6.030 may be considered out of the scope of this approval and could result in a violation of the Missouri Clean Water Law and regulations.

**TABLE 1<sup>1</sup>**

Lot Number	Number of Single Family Residences	Method of Domestic Wastewater Treatment	Reported Drinking Water Supply <sup>2</sup>	Lot Size (Acres)
1	1 per Lot	Individual Onsite Wastewater Treatment System	District 13 & 17 Public Water Supply	3.12
2				3.01
3				3.04
4				3.07
5				3.06
6				6.73
7				3.01
8				3.07
9				3.01
10				5.14
11				3.09
12				3.06

<sup>1</sup> Table 1 indicates lot number, number/type of residences per lot, reported water supply, method of wastewater treatment, and lot size as reported in the documentation submitted by the developer.

<sup>2</sup> This approval should not be construed as approval of the drinking water supply. See condition Number 5.

**TABLE 1 (Cont.)**

Lot Number	Number of Single Family Residences	Method of Domestic Wastewater Treatment	Reported Drinking Water Supply	Lot Size (Acres)
13	1 per lot	Individual Onsite Wastewater Treatment System	District 13 & 17 Public Water Supply	4.37
14				3.66
15				3.06
16				2.82
17				4.41
18				3.32
19				3.10
20				3.01
21				3.06
22				3.02
23				3.10
24				3.14
25				3.00
26				2.99
27				5.50
28				3.25
29				3.43
30				3.27
31				3.35
32				3.24
33	3.79			
34	3.37			
35	4.32			

1. As requested, this approval is for the method of wastewater treatment on the lots listed above in Table 1 only.
2. As described in 10 CSR 20-6.030(7)(A), approval for the method of wastewater treatment does not guarantee that the specific lots described in Table 1 within this development will be approved for the use of an individual onsite wastewater treatment system by the local onsite wastewater permitting authority or the Department of Health and Senior Services, Onsite Wastewater Treatment Program.
3. As described in 10 CSR 20-6.030(7)(C), there shall be no deviation or change following this approval without first securing written approval for those changes from the Department of Natural Resources.
4. The effluent from any individual onsite wastewater treatment system constructed within the development on any lot will need to be handled in such a manner that there is no violation of the Missouri Clean Water Law and regulations.

## APPROVAL CONDITIONS – CONTINUED

5. This approval is pursuant to the Missouri Clean Water Law only, and does not excuse the developer or any person from complying with or from liability for violations of the Missouri Clean Water Law and regulations or any other state or local laws. The developer or any individual may contact the Department of Natural Resources' Kansas City Regional Office at (816) 251-0700 concerning any other necessary approvals from the Department of Natural Resources.

From: Derrick Llewellyn [dllewellyn@cjcfpd.org](mailto:dllewellyn@cjcfpd.org)  
Subject: RE: County Zoning - Stony Point School Road and Major Road  
Date: Oct 20, 2022 at 11:03:45 AM  
To: [tonyasellskc@gmail.com](mailto:tonyasellskc@gmail.com)

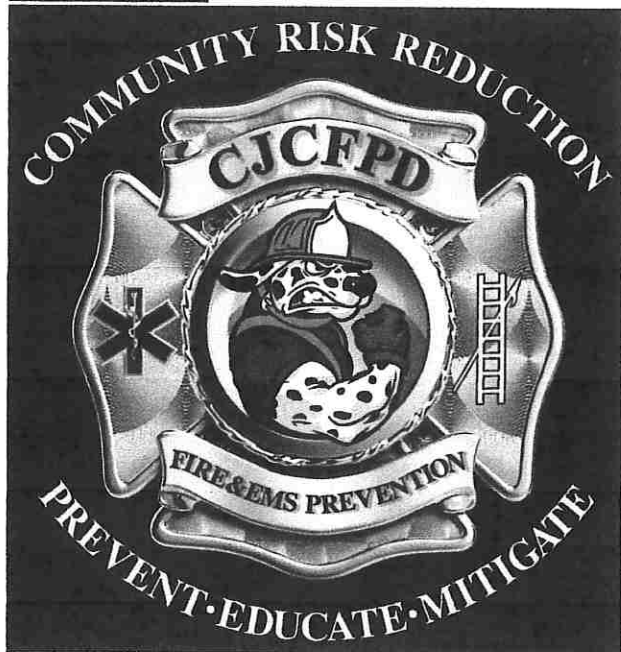
---

Tonya

Hydrants would be required based on the number of homes and their anticipated square footage. The hydrants would need to meet the fire flow as indicated in the IFC of 1500 gallons per minute for a flow duration of 2 hours. Hydrants would be spaced at a max of 500 feet or 400 feet on a dead end. Also, access on Major Road and Stony Point School Road needs to be brought to code, with an access width of not less than 20 feet. Any bridges or elevated crossings would have to support a weight of 90,000 lbs.

If you have any further questions, please let me know.

Derrick Llewellyn  
Community Risk Reduction Bureau  
Captain of Fire Division  
[dllewellyn@cjcfpd.org](mailto:dllewellyn@cjcfpd.org)  
[816-229-2522](tel:816-229-2522)



**Walnut Valley Estates**

Matt & Tonya Baker

8/12/2025

**Re: Notice of Estate Lot Development**

Dear Neighbor,

I hope this letter finds you well. I'm reaching out to inform you of the upcoming proposed development plan for a nearby property and to provide an opportunity for open communication.

We are planning to develop the property into **3+ acre estate lots**, a design that aligns with the character, scale, and integrity of the surrounding area. This will be a **low-density**, thoughtfully planned neighborhood, and each lot will carry **deed restrictions** to help maintain the long-term value and appearance of the community.

As required by the County, the development will include:

- **A curbed and guttered road**
- **Stormwater and detention areas**
- **Sidewalks and fire hydrants** for safety and compliance
- **The county reviews and approves all the engineering, and everything has to follow their rules and guidelines.**

We understand how important it is that you have clear, accurate information, and we welcome the chance to answer any questions or address any concerns you may have, either now or at the upcoming **pre-hearing meeting**.

Please join us Thursday, August 21st  
Doors open at 6:30  
Meeting will begin 7pm  
Westside Event Space  
101 SW 12th St.  
Oak Grove, MO 64075

We'll have sandwiches, snacks, and drinks.

Please feel free to reach out directly anytime to discuss the project. We're committed to transparency and working respectfully within the community.

Thank you for your time and consideration.

Warm regards,

Matt and Tonya Baker

816-695-8317 / 816-988-6514



8.812

School Rd

4.811

9.48

4.768

ITCHERSON

POIKES

8.998

3

Doverport

4.329

EVONS

2.073

12

Bartede

7.613

CHANDLER

5.423  
5.279  
9.914  
9.662  
9.864  
10.13

963 ft

E Oak Hill School Rd

E. Steady Point School Rd

S. Buckhorn Lanesy Rd

9.078

3.138  
3.137  
3.13  
3.003  
3.003  
3.003  
3.003

3.8  
2.985  
4.973

11.23

20.12

4.803  
5.151

10

9.647

10.28

4.095

3.99

X

14.09  
10  
10  
20.63

5.53

10

7.20

5.20

5.08

4.00 6.116

9.988

4.69

10.01

13.63

6.96

2.1478

3.30

3.138

4.53

2.724 2.702

Rd

1.81 2.5 1.8 1.0 0.98

2.13 1.92

2.04

2.016

7.144

2.325

4.29

S Fristoe Rd

S Fristoe Rd

E Fristoe Rd

952 ft

946 ft

Wanda  
Craigh  
Andree  
Hilary  
Hilary  
Hilary

11/17/06

8/23/06

9/6  
9/8

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September 14, 2025

**Subject:** Concern Regarding Proposed Rezoning and Development—Walnut Valley Estates (Grain Valley, MO—Jackson County)

To whom it may concern:

I am writing this letter to raise awareness of an impending issue concerning current residents of Stony Point School Road. My husband and I have lived on this road for over two decades, and we have concerns regarding a proposed development that will use our road heavily. The proposed development, Walnut Valley Estates, will include 33 new homes. This means several months if not years of construction traffic, not to mention the daily wear and tear of our road with current residents' vehicles. Add to that the very bare minimum of 33 more vehicles (but most likely 66, as most homes will probably have at least 2 vehicles), and I don't think our road can withstand that kind of use.

As it stands, Jackson County does a mediocre job maintaining our road. It only gets resurfaced once every 5-7 years. It is a chip and seal finish, not asphalt. We were told it would get asphalt 2 years ago, but it never happened, supposedly because the base of the road was too bad to put asphalt on. When potholes occur (and they occur frequently), some of us residents call the county and ask them to fix them. If they fix them at all, they come out and fill them half full of gravel and leave them. They are still not smooth, safe surfaces to drive on. Two years ago when they resurfaced our road with a new layer of chip and seal, they made a mistake at two of the 90 degree turns; the middle of the road in that turn never got finished. Neighbors asked the county to repair it. They came out and dumped a little bit of loose gravel on it, which has since been washed away.

It is at this 90 degree turn that Walnut Valley Estates wants to put the main entrance to their new subdivision. This is already a dangerous turn, and I cannot imagine adding 66 more vehicles to this area every day. It is my understanding that this proposed development has the option of having their entrance on Major Road instead, to the south of us. We understand that Mr. Baker, who is pursuing this development, wants to do what is best for him. We wish that he would put the only entrance to this development off of Major Road, which is asphalt, has proper road markings, and is better equipped to handle more traffic. It is my understanding that streets in this new neighborhood will have to have a curb. Our road does not have a curb. We do not have city amenities such as a sidewalk for neighbors to walk on, as we live outside of the city limits. Many of our neighbors walk, run, and ride bicycles on our road (myself included), and with so much more possible traffic in the future, that has me concerned for our safety.

In addition to doing a mediocre job maintaining the actual road itself, Jackson County Public Works does a mediocre job maintaining things related to the road. When it comes to mowing and trimming trees that hang over our road, it is few and far between that these things get done. We have asked for help from the county in digging out the ditch on the opposite side of the road from our house. They have never dug it very deep. As a result, when it rains very hard, our driveway ends up getting destroyed because of all the extra runoff (see photo):

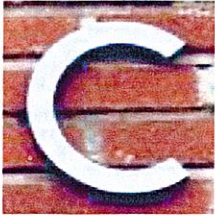


In addition to the issue of our road, we have concerns about adding so many additional users to our current water supply. During the years 2021-2024, we have experienced two water main breaks at our address and at our next door neighbor's address (see attached video for how this affected us).

One final concern I have about this new development relates to Grain Valley schools. Though my children have both already graduated, I am an educator in a neighboring district in Jackson County. We have experienced growth in the school where I teach, and during that time, I am one of the teachers who lost her classroom and had to teach from a cart. At the end of that school year, one of my colleagues was also slated to lose her classroom and teach from a cart the following year. When parents of our students found out that this was the situation, they contacted administrators at Central Office, letting them know that this was not best for their children's education. Both my colleague and myself were able to teach in our classrooms the following year, not on a cart. I'm not sure many Grain Valley schools parents know about the proposed development, and that changes like this could occur at their child's school—most specifically, Stony Point Elementary, but Grain Valley South Middle School and Grain Valley High School could see an increase in students as a result of this new development.

As stated before, I'm sending you this letter to make you aware of this situation. As someone who can influence decisions made in our county, I appreciate you taking the time to consider this.

Sincerely,  
Rachel Crosley  
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Fri, Oct 21 at 3:41 PM

I would be happy to share some information about these with you. First of all, these are really beautiful tools and such a treat for me to look at. I specialize in stone tools so I always love getting the chance to break away from my normal day to day work to look at great pieces like these and share my knowledge. Ground stone axes were made starting possibly as early as the end of what we call the Paleoindian Period (roughly 13,000-12,000 years ago) or more likely the beginning of the Archaic Period (roughly 12,000-3,000 years ago). The oldest ones would have a groove that goes all the way around, the youngest on just two sides. Your two axes are called three-quarter grooved axes and that type is the most common. My best estimate is that your axes are around 4,000-6,000 years old.

They are made on hard rocks such as granite, basalt, quartzite, or rhyolite. Most of what you would read about making these says they are created by pecking and grinding a cobble repeatedly until it is in the desired shape, then using sand and water to further smooth and polish it into the finished product. Many may have been done in this method, but there is evidence that the initial rock cobble may have been flint knapped first (the same process used to make arrowheads). This is also done using a harder stone, but for flint knapping you use it to strike the cobble to break off pieces, or flakes, until it is in the shape of the axe. It would then be ground and polished until smooth. Either way, it is incredibly labor intensive and time consuming, and I am speaking from personal experience. I have made one axe in my life and it took months just to smooth a portion of it!

These axes would have been used to chop wood for things like fuel, to make other tools, construct shelter, or canoes, etc. Originally they would have had a wooden handle hafted (attached) at the groove. The handles are made with a green wood that was split and wrapped around the grooves before lashing it with rawhide and being left to cure (letting both the wood and rawhide dry out and shrink tightly around the axe).

When these axes are found they are typically between three to nine inches long. Since so much time and effort was put into making these tools, they were often repaired if broken rather than discarded. If they could no longer be re-sharpened into a working bit end, then they would be re-purposed into different uses such as hammer stones, grinding pestles, or cooking stones.

The darker of your two has some flakes that came off of the bit end. If those had happened during its use life, it would have been ground down again to prevent the end from breaking further in use. The chips on your ax have come off more recently. Other than that, both of these axes would still have been able to be used as axes. As old as these are, it can be challenging to tie them to a specific modern tribe. I can say that they would not likely be related to the Osage Nation. While the Osage lived, hunted, and traded in that area for 1,000+ years, their ancestors didn't move into that region from the Ohio River Valley until around 1,500 years ago at the earliest.

If you have any other questions, feel free to let me know and I will answer them the best that I can. Have a lovely weekend.

Kind Regards,

Colleen



**Colleen A. Bell**

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