

## Request for Legislative Action

Ordinance No. 5833

Date: February 19, 2024

### Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5833
Sponsor(s):		Legislature Meeting Date:	2/19/2024

### Introduction

**Action Items:** ['Authorize']

**Project/Title:**

CU-2024-248 – Christopher Reeder

### Request Summary

Requesting a Conditional Use Permit for a period of three years to operate an archery range on 4.36 ± acres in District AG (Agriculture) at 4805 S. Seymour Road.

Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements.

The Jackson County Plan Commission held a public hearing on January 18, 2024, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 5 to 0 to recommend APPROVAL to the County Legislature.

### Contact Information

<b>Department:</b>	Public Works	<b>Submitted Date:</b>	1/31/2024
<b>Name:</b>	Randy D. Diehl	<b>Email:</b>	RDiehl@jacksongov.org
<b>Title:</b>	Development Administrator	<b>Phone:</b>	816-881-4577

### Budget Information

Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

## Request for Legislative Action

<b>Prior Legislation</b>	
<b>Prior Ordinances</b>	
Ordinance:	Ordinance date:
<b>Prior Resolution</b>	
Resolution:	Resolution date:

<b>Purchasing</b>	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

<b>Compliance</b>	
<b>Certificate of Compliance</b>	
Not Applicable	
<b>Minority, Women and Veteran Owned Business Program</b>	
Goals Not Applicable for following reason: not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
<b>Prevailing Wage</b>	
Not Applicable	

<b>Fiscal Information</b>	
•	

## Request for Legislative Action

### History

Submitted by Public Works requestor: Randy D. Diehl on 1/31/2024. Comments:

Approved by Department Approver Lisa Honn on 2/2/2024 12:03:27 PM. Comments: Approving for B Gaddie due to a technical issue. lh

Not applicable by Purchasing Office Approver Lisa Honn on 2/2/2024 12:13:00 PM. Comments: Approving for C Reich due to technical issue. lh

Approved by Compliance Office Approver Ikeela Alford on 2/2/2024 12:23:02 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 2/2/2024 12:31:05 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 2/2/2024 1:07:50 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 2/15/2024 12:37:45 PM. Comments:

**CU-2024-248**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

All of the South 623.78 feet of the West one Half of the Southwest quarter of the Northeast Quarter of the Southeast Quarter of Section 26, Township 49, Range 30 in Jackson County, Missouri

**CU-2024-248**

**ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION**

Attachments

Plan Commission Public Hearing Summary from January 18, 2024

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of Property

Letter of support from Grain Valley Cemetery

Pictures of typical range

Revised site plan

**CU-2024-248**

**ATTACHMENT 3: LIST OF CONDITIONS**

Condition Use Permit for a period of 3 (three) years with the following Conditions:

- 1) Hours of operation will be 9:00 am to 9:00 pm.
- 2) Exterior lighting shall be directional in a downward position.
- 3) The Pro Shop will be for members only and not open to the public.

**Randy Diehl gave the staff report:**

**RE: CU-2024-248**

**Applicant:** Christopher Reeder & Grain Valley Cemetery

**Location:** 4805 S. Seymour Road

**Area:** 4.36 ± acres

**Request:** Conditional Use Permit for a period of 3 years to operate archery range.

**Zoning Classification:** District AG (Agricultural)

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

Zoning within the unincorporated area is agricultural.

The Blue Springs/Grain Valley wastewater treatment plant is to the East. Across the road is the City of Grain Valley. This undeveloped area is zoned Single Family. To the South of that is City owned park land.

The applicant is proposing two ranges. One will set up to the East and the other will be within the wooded area to the South of that.

A building is planned that will contain a pro shop with shooting canopy attached to it. An indoor range is planned as a future addition.

The applicant is proposing an 8-foot safety fence.

**Comments:** The City of Grain Valley had a concern with south facility. They were inquiring about the measures that would ensure that improperly aimed arrows along the range that is adjacent to Seymour Road.

**Recommendation:**

Staff recommends APPROVAL of CU-2024-248 for a period of 3 years, subject to the following conditions:

- 1) Hours of operation will be 9:00 am to 9:00 pm.
- 2) There shall be no exterior lighting.
- 3) The Pro Shop will be for members only and not open to the public.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**Mr. Antey: Are there any questions for Randy?**

Mr. Lake: Where is this relationship to City Hall?

Mr. Diehl: This is North of I-70, East of Buckner Tarsney Road.

**Mr. Antey: Is the applicant here?**

Tom Nolte: Nolte and Associates, 9400 Reeds Road, Overland Park. Our client is Chris Reeder. He will be the owner operator as well as an expert archer.

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

Mr. Nolte: This land is being purchased from the cemetery. The upper part is pasture and the lower is heavily wooded. To the East the the wastewater treatment plants dam. That is a high berm. As for the range to the south, we are rotating it to help with the concern that the City had.

I also have a letter from the Cemetery Association in support of the application.

We would also like to address the condition of no lighting. We are not planning any baseball stadium lighting. We will need some lighting on the shooting line when retrieving arrows. It will be limited. This would include some security lighting.

Mr. Antey: This would be just direction lighting?

Mr. Nolte: There is a dedicated time at the end to pickup arrows. Just a little background, archery is an Olympic sport. There is a lot of interest in the sport. We are seeing a resurgence in archery. This will be set up for training. There is only one other private facility I can think of. Most others are run by municipalities as recreational facilities.

Mr. Reeder: The County has one that is managed by the Independence Bow Hunters Club.

Mr. Lake: I think it's a cool idea.

Mr. Reeder: I have a deal with the Independence Bow Hunters. They are looking for a new place for NASP Club. (National Archery in the Schools Program). I am looking to expand into NASP. I am a Level 2 instructor with USA Archery.

Mr. Crawford: Where are the pictures from?

Mr. Reeder: A couple are from a facility in Moberly and the others from Mark Twain Forest at the Conservation Area there.

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

There were none.



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

There were none.

Motion to take under advisement.

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

*Discussion under advisement*

Mr. Antey: I know some of the schools are developing archery programs.

Mr. Lake: Can we change Condition 2 to "Directional Lighting"?

Mr. Diehl: Yes, that can be changed for the recommendation.

Mr. Lake moved to approve. Ms. Crawford seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

## STAFF REPORT

### PLAN COMMISSION

January 18, 2024

RE: CU-2024-248

**Applicant:** Christopher Reeder & Grain Valley Cemetery

**Location:** 4805 S. Seymour Road

**Area:** 4.36 ± acres

**Request:** Conditional Use Permit for a period of 3 years to operate archery range.

**Zoning Classification:** District AG (Agricultural)

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

Zoning within the unincorporated area is agricultural.

The Blue Springs/Grain Valley wastewater treatment plant is to the East. Across the road is the City of Grain Valley. This undeveloped area is zoned Single Family. To the South of that is City owned park land.

The applicant is proposing two ranges. One will set up to the East and the other will be within the wooded area to the South of that.

A building is planned that will contain a pro shop with shooting canopy attached to it. An indoor range is planned as a future addition.

The applicant is proposing an 8-foot safety fence.

**Comments:** The City of Grain Valley had a concern with south facility. They were inquiring about the measures that would ensure that improperly aimed arrows along the range that is adjacent to Seymour Road.

#### Recommendation:

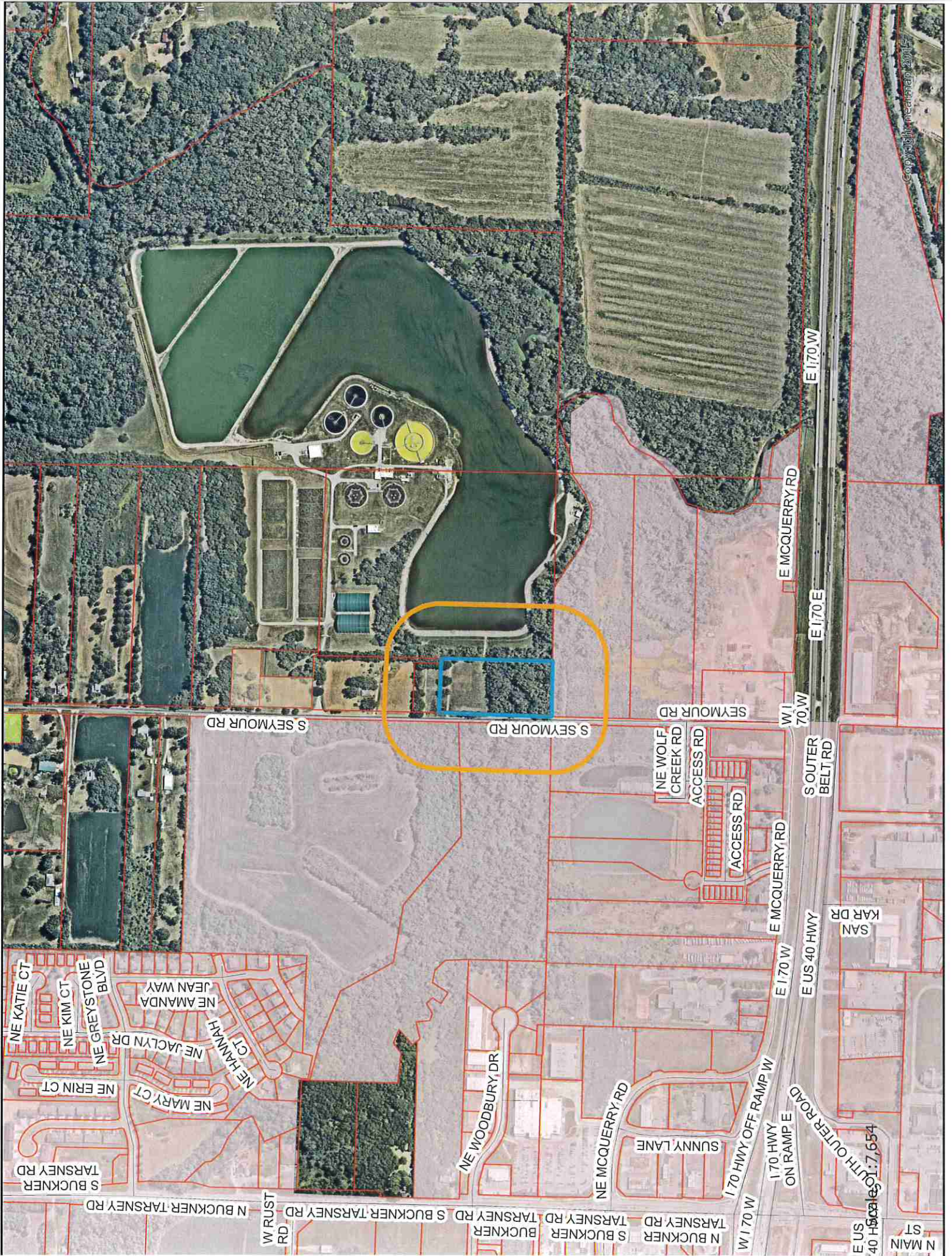
Staff recommends APPROVAL of CU-2024-248 for a period of 3 years, subject to the following conditions:

- 1) Hours of operation will be 9:00 am to 9:00 pm.
- 2) There shall be no exterior lighting.
- 3) The Pro Shop will be for members only and not open to the public.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator







CU-2024-248

Property Owners Within 300 feet

Parcel	owner	address	city	state	zip
37-540-01-03-00-0-00-000	GRAIN VALLEY CEMETERY	500 MAIN ST	GRAIN VALLEY	MO	64029
37-540-01-04-00-0-00-000	THE GRAIN VALLEY CEMETERY	6904 S ARNETTE RD	GRAIN VALLEY	MO	64029
37-540-01-02-00-0-00-000	MATNEY ELIZABETH-TRUSTEE	4709 S SEYMOUR RD	GRAIN VALLEY	MO	64029
37-540-02-01-00-0-00-000	CITY GRAIN VALLEY PARKS/CITY GV OF JACO	711 MAIN ST	GRAIN VALLEY	MO	64029
37-500-01-17-01-1-00-000	PORTER TERRY G & LINDA E-TRUSTEES	28308 E PINK HILL RD	INDEPENDENCE	MO	64057
37-540-01-11-00-0-00-000	WARD DEVELOPMENT & INVESTMENT COMPA	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
37-540-99-21-00-0-00-000	JEFF LESLIE CONSTRUCTION INC	PO BOX 3008	GRAIN VALLEY	MO	64029
37-540-01-01-00-0-00-000	CITY OF BLUE SPRINGS	903 MAIN ST	BLUE SPRINGS	MO	64015



## 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

January 3, 2024

RE: Public Hearing: CU-2024-248  
Christopher Reeder  
Grain Valley Cemetery

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 Christopher Reed and Grain Valley Cemetery requesting a Conditional Use Permit for a period of three years to operate an archery range on 4.36 ± acres in District AG (Agriculture) at 4805 S. Seymour Road.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, January 18, 2024 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  
CONDITIONAL USE PERMIT APPLICATION

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APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2024-248

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: Christopher Reeder  
Address: 1411 SW Westminister  
Blue Springs, MO 64014  
Phone: 816-491-6875
  - b. Owner(s) Name: Grain Valley Cemetery Association  
Address: no street address assigned by county  
Phone: \_\_\_\_\_
  - c. Agent(s) Name: John M. Reeder, President

Address: 6904 S. Arnett Rd  
Grain Valley, Mo 64029  
Phone: 816-730-0481

d. Applicant's interest in Property: Potential Buyer

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Recreational + Training Archery Range for a period of 3 years; property described as follows: a tract of land 4.36 square feet/acres in size located at S. Seymour Road Road.

Present Zoning District Agriculture

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

SEC 26 Twp 49 R16G 30 S 623.78' of W 1/4 SW  
1/4 NE 1/4 SE 1/4

4. Present Use of Property: undeveloped

5. Proposed Use of Property: Archery Range + Pro Shop

6. Estimated Time Schedule for Development: Two years



7. What effect will your proposed development have on the surrounding properties?  
minimal increase to road traffic
8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Yes  
If so, will any improvements be made to the property which will increase or decrease the elevation? no
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Independence water company
  - b. Sewage disposal Lateral Field or Tank
  - c. Electricity Evergy
  - d. Heating Electric Heating
  - e. Fire and Police protection Jackson county Sheriff + CJCFPD
10. Describe existing road width and condition: county public asphalt road - two lane
11. What effect will proposed development have on existing road and traffic conditions? minimal increase to road traffic
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? N/A  
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): \_\_\_\_\_



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

Signature

Date

Property Owner(s)

GRAIN VALLEY COUNTRY ASSOC.  
John M. Reeder, President

11/19/2023

Applicant(s):

Chris Reeder

11/19/2023

Contract Purchaser(s):

Chris Reeder

11/19/2023

STATE OF MISSOURI

COUNTY OF JACKSON

PHILIP BRENT FLIGG  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES JANUARY 1, 2027  
JACKSON COUNTY  
COMMISSION #19063937

On this 19th day of November, in the year of 2023, before me  
the undersigned notary public, personally appeared John M. Reeder and  
Christopher M Reeder

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

Philip Brent Fligg

Commission Expires 01-01-2027





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Scale: 1:2,007



GRAIN VALLEY CEMETERY  
GRAIN VALLEY, MO 64029

January 17, 2024

Mr. Randy Diehl, Administrator  
C/O Development Division  
Jackson County Public Works


RE: Public Hearing: CU-2024-248

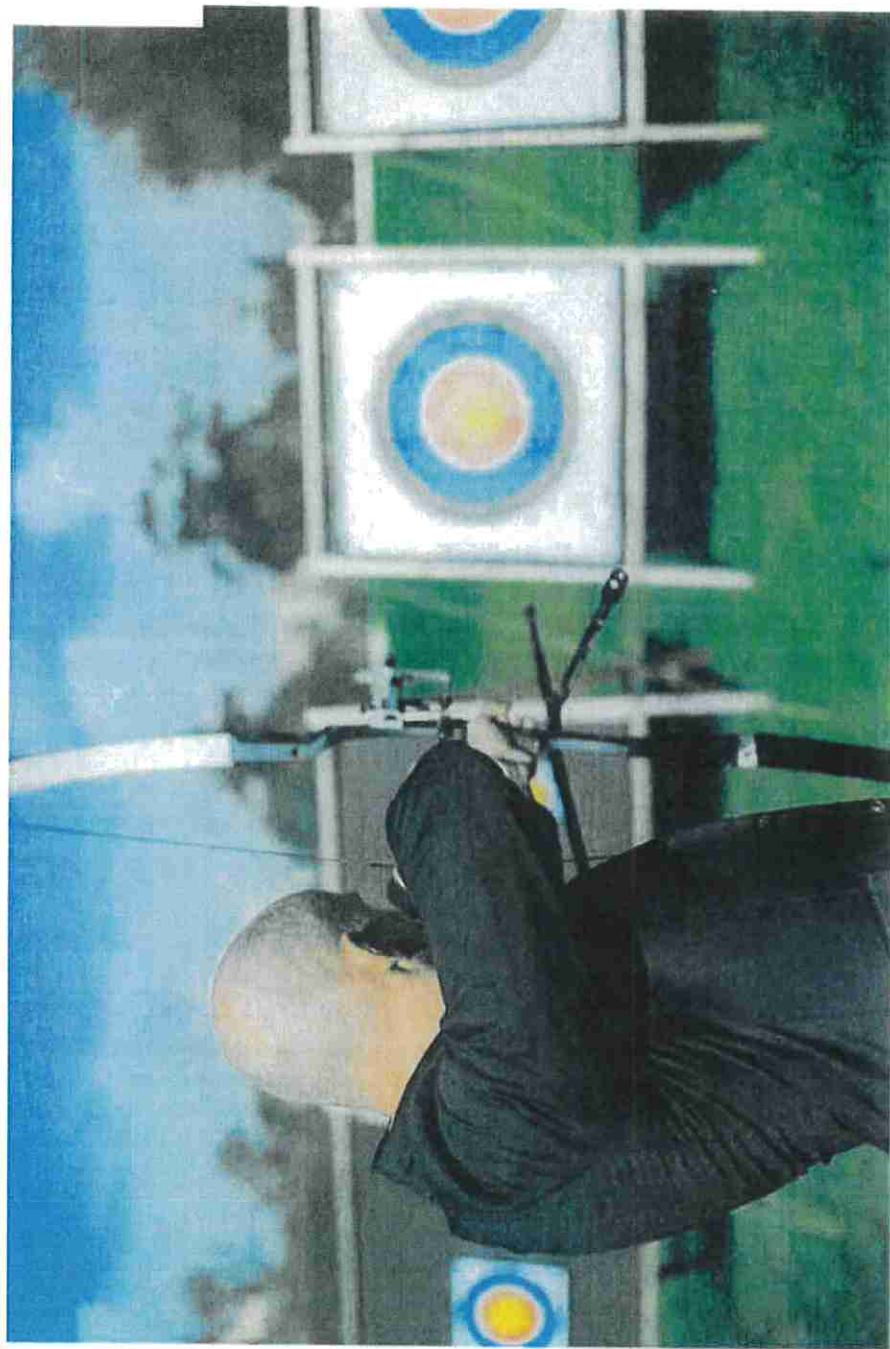
Mr. Diehl;

On behalf of the Grain Valley Cemetery Association, we asked that the request for a "Conditional Use Permit" be granted to Mr. Christopher Reeder. The Association no longer have plans for this tract.

This parcel of land was given to the Association for possible expansion of the existing cemetery, located to the north. However, this never came to fruition. Before monies could be raised to cover the cost of that process, a private cemetery was opened in Grain Valley by Royer's Funeral Home. Since the Grain Valley Cemetery is operated and maintained by volunteers and donations from family members whose loved ones are buried there, the Association could not compete with private enterprise. Expansion was not pursue.

Mr. Reeder approached the Association with an offer to purchase the tract. The Board of Directors determined that his proposal was acceptable and would be a good use of the land. They also felt, that by selling the tract, it would provide funds for future maintenance of the existing cemetery.

  
John Reeder, President  
Grain Valley Cemetery Association  
C/O 6904 S. Arnette Road  
Grain Valley, MO 64029



For outdoor archery, you'll need about 725 square feet for every archer participating. For indoor spaces, the range is 8ft x 16ft.

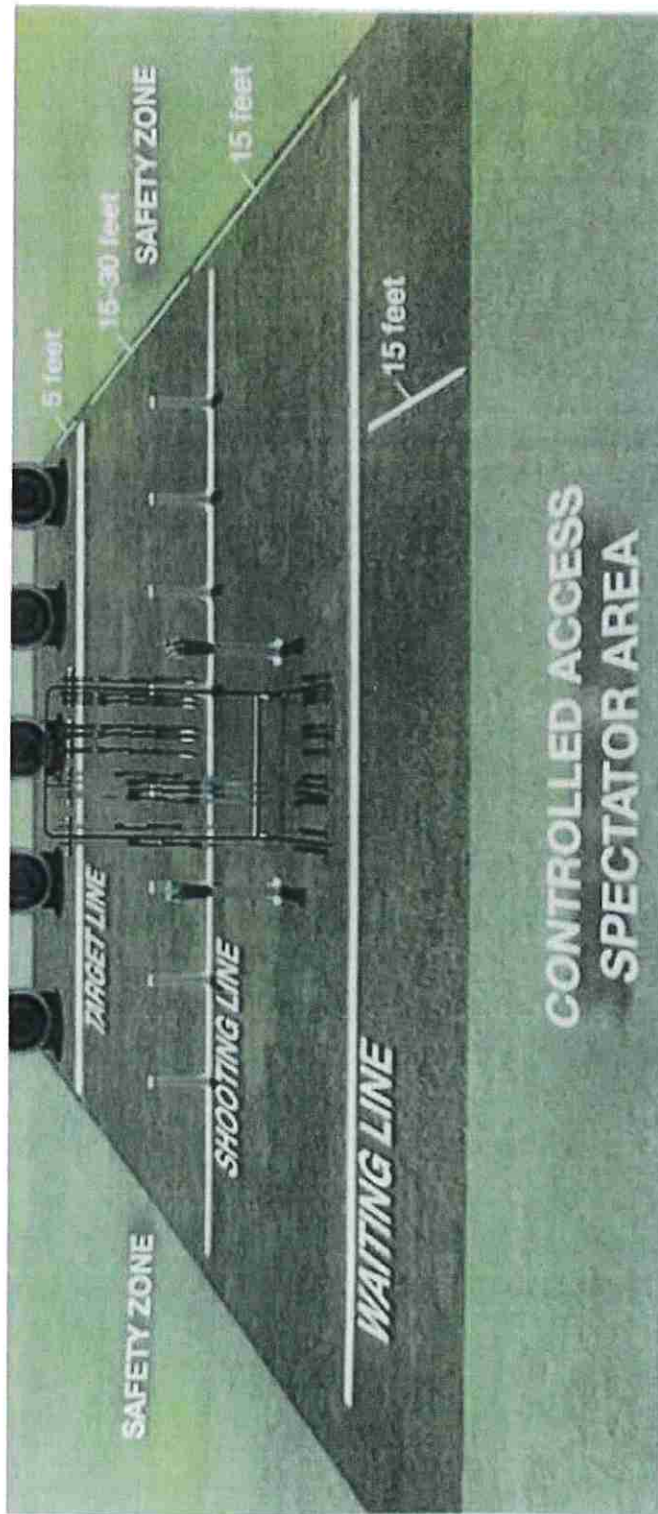
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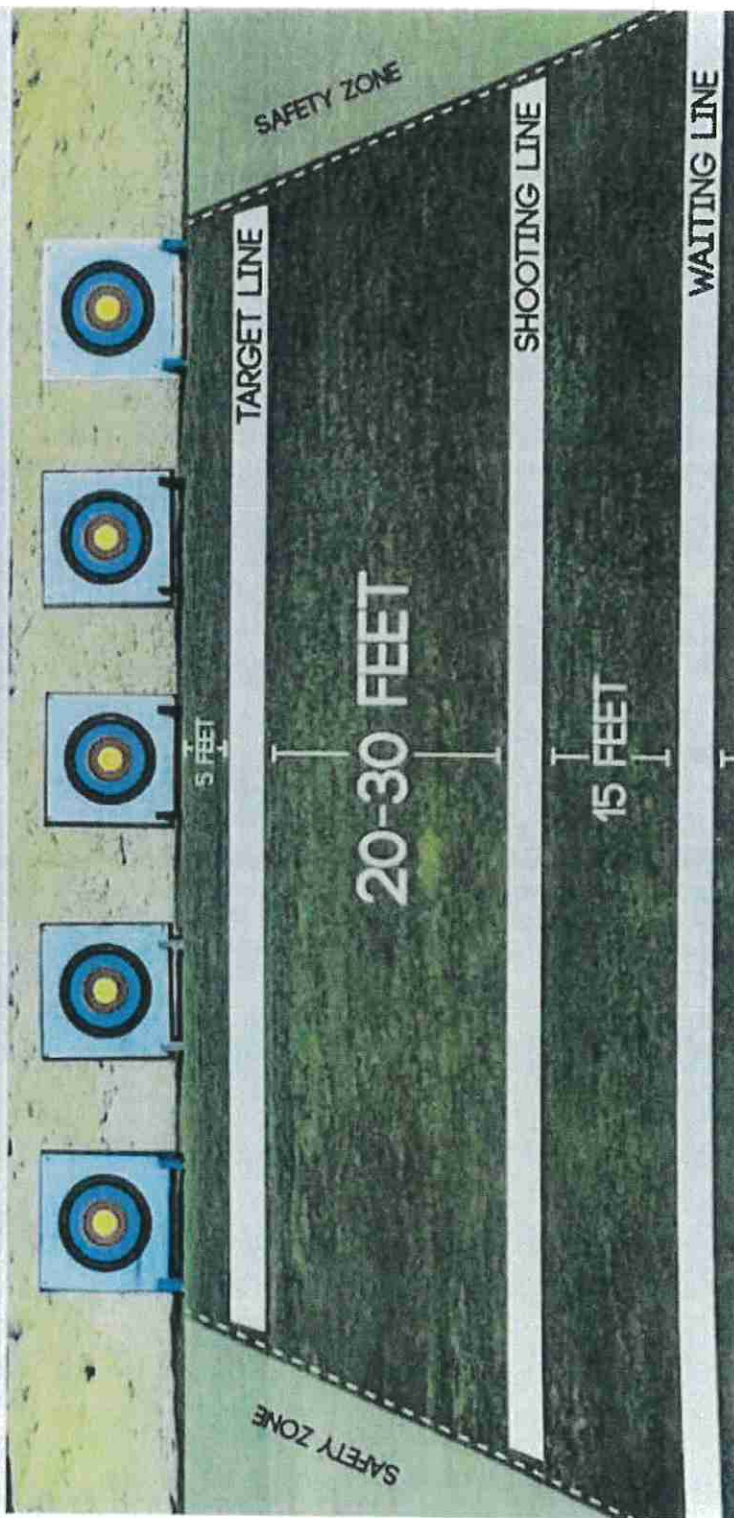




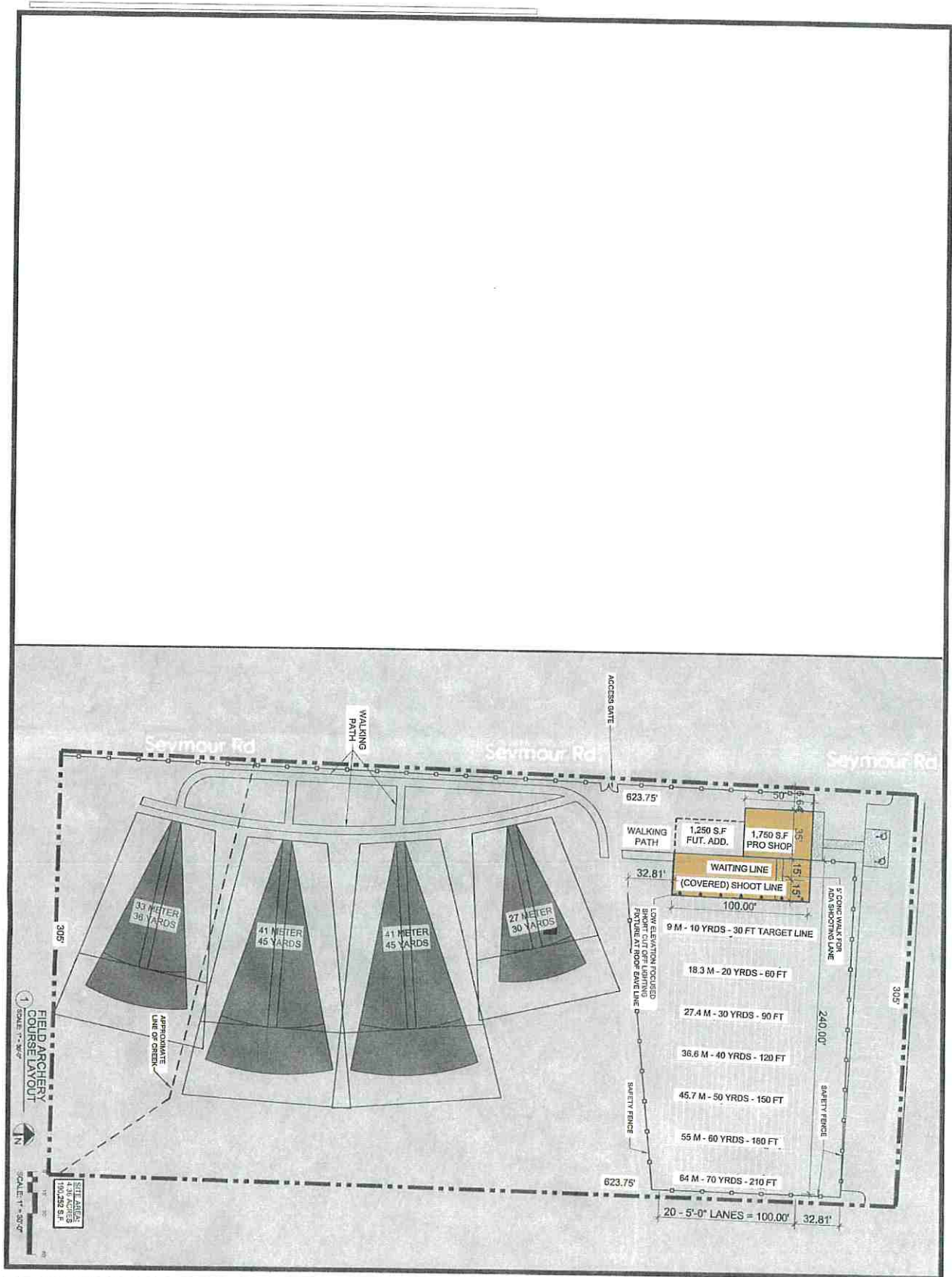




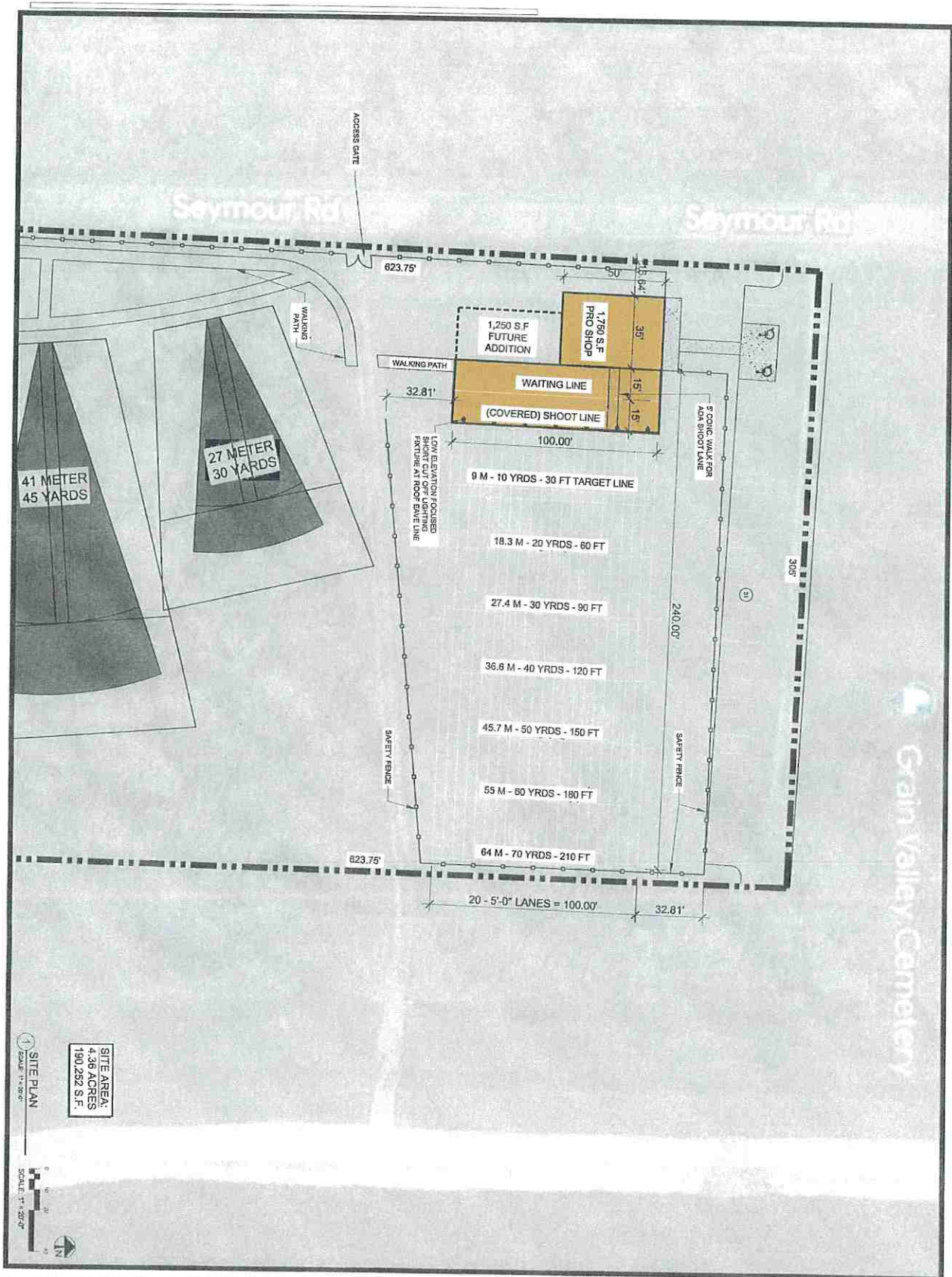
*Outdoor Range Layout: With Berm*







<b>AS102</b> SHEET NUMBER	<b>SITE PLAN</b> ARCHITECTURAL DRAWING	<b>PROPOSED SITE PLAN FOR</b> <b>ARCHERY PARK</b> GRAIN VALLEY, MISSOURI 64075	 <b>NOLTE &amp; ASSOCIATES, P.A.</b> ARCHITECTS / PLANNERS 9400 REEDS ROAD, SUITE 200 OVERLAND PARK, KANSAS 66207 (913) 332-2444 FAX (913) 332-8277 Copyright © 2024
	DATE: 1/20/24 DRAWN BY: [Name] CHECKED BY: [Name]	1,250 S.F. FUT. ADD. 1,750 S.F. PRO SHOP	
	33 METER 36 YARDS 41 METER 45 YARDS 41 METER 45 YARDS 27 METER 30 YARDS	WAITING LINE (COVERED) SHOOT LINE 9 M - 10 YRDS - 30 FT TARGET LINE 18.3 M - 20 YRDS - 60 FT 27.4 M - 30 YRDS - 90 FT 36.6 M - 40 YRDS - 120 FT 45.7 M - 50 YRDS - 150 FT 55 M - 60 YRDS - 180 FT 64 M - 70 YRDS - 210 FT 20 - 5'-0" LANES = 100.00'	
	100,292 S.F. TOTAL AREA	623.75' 305' SCALE: 1" = 30'	



1 SITE PLAN  
SCALE: 1" = 50'

SITE AREA:  
4.36 ACRES  
190,282 S.F.



AS101

SITE  
PLAN

ARCHITECTURAL PROJECT NUMBER  
2023039

DATE PREPARED	1/25/24
DATE REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
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REVISION	

## PROPOSED SITE PLAN FOR ARCHERY PARK

GRAIN VALLEY, MISSOURI 64075

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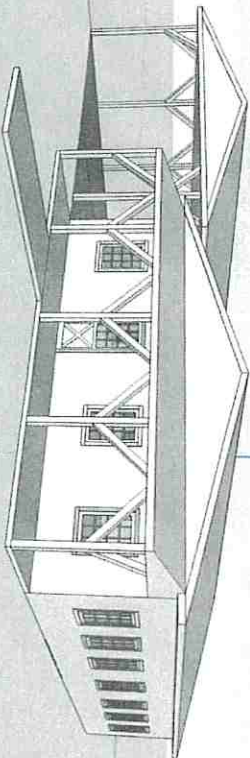
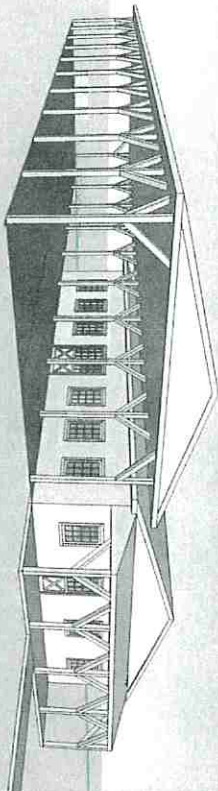
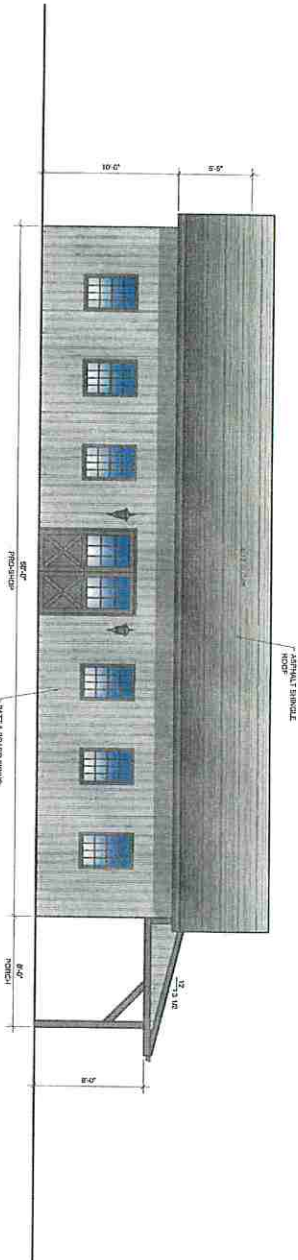
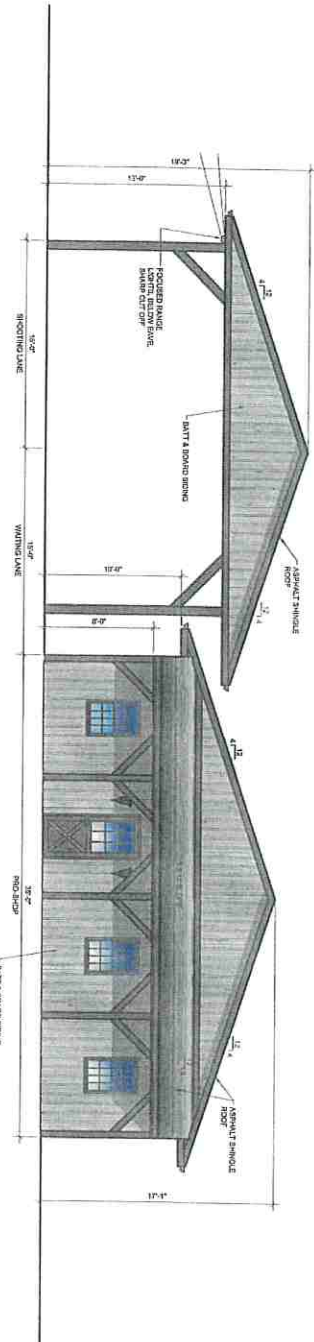


NOLTE & ASSOCIATES, P.A.  
ARCHITECTS / PLANNERS

9400 REARIS ROAD, SUITE 200  
OVERLAND PARK, KANSAS 66207  
(913) 322-2444  
FAX (913) 322-9277

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# PROPOSED SITE PLAN FOR ARCHERY PARK

GRAIN VALLEY, MISSOURI 64075

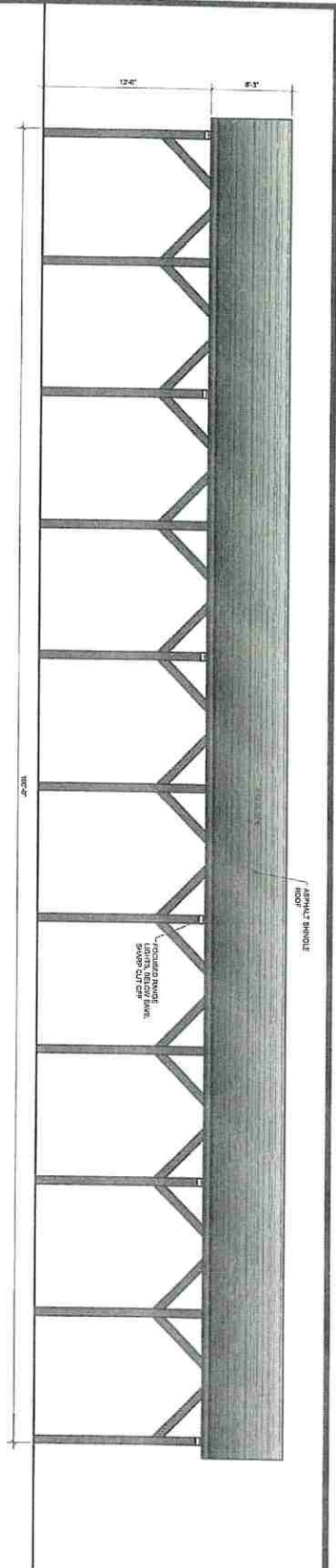


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ARCHITECTS / PLANNERS

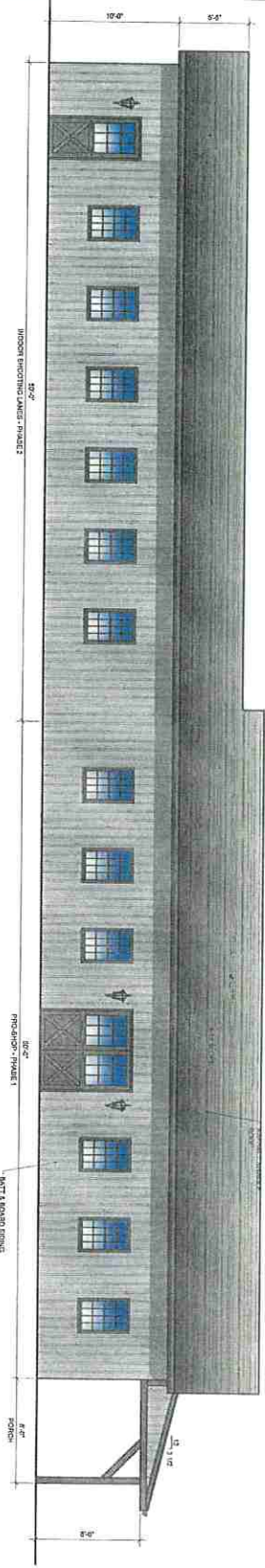
8400 REEDS ROAD, SUITE 200  
OVERLAND PARK, KANSAS 66207  
(913) 322-2444  
FAX (913) 322-8277

2023039  
EXTERIOR  
ELEVATIONS

A-101



SHOOTING CANOPY  
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PRO-SHOP EAST  
ELEVATION WITH ADDITION  
SCALE: 1/8" = 1'-0"

**PROPOSED SITE PLAN FOR**  
**ARCHERY PARK**  
GRAIN VALLEY, MISSOURI 64075

**NOLTE & ASSOCIATES, P.A.**  
ARCHITECTS / PLANNERS

9400 REEDS ROAD, SUITE 200  
OVERLAND PARK, KANSAS 66207  
(913) 322-2444  
FAX (913) 322-6277

**ARCHITECTURAL ELEVATIONS**  
2023038

**A-102**

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DATE: 12/28/23  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]