

RZ-2025-705

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Beginning at a point on the West line of Section 19, Township, 49, Range 29, Jackson County, Missouri, said point being 249 feet South of the Northwest corner thereof; thence East parallel to the North line of said Section, 305 feet; thence North parallel to the West line of said Section, 204 feet to a point on the South right of lay line of Pink Hill Road (45 feet from the center line thereof); thence East along said road right of way, parallel to the North line of said Section, 266 feet; thence South 5 feet; thence East along said road right of way, parallel to the North right of way line of said Section, 100 feet; thence North 15 feet; thence East along said road right of way, parallel to the North line of said Section, 590.25 feet to a point of the East line of the West half of the Northwest Quarter of said Section 19; thence South along the East line of said half Quarter Section, 727.24 feet; thence West parallel to the North line of said Section, 1260.13 feet to a point of the West line of said Section; thence North 513.24 feet to the point of beginning, except part in roads.

RZ-2025-705

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of November 20, 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

Plan Commission – November 20, 2025

Randy Diehl gave the staff report:

RE: RZ-2025-705

Mooremark, Inc. is the applicant. The location is 35811 East Pink Hill Road on 19.48 acres. This is a change of zoning from Agricultural to District RE Residential Estates. The purpose is to create four single family lots.

Zoning in the area is agricultural and residential. Land use is single family residences on similar size or larger tracks.

There are few properties that are legal non-conforming or grandfathered that are less than three acres of this size in the immediate area. Subdivision staff is under review by staff and this will include determining locations for driveways for the three new lots.

The existing house will be on this Lot 2. So we've got a new lot here, a new lot proposed here, and one right here. The zoning is consistent with the intent of the county plan.

Staff recommends approval of RZ 2025-705.

Mr. Antey: Are there any questions for Randy.

What's the size of the smallest lot there

Mr. Diehl: The lots sizes will be Lot 1, 7.00 acres, Lot 2, 4.00 acres, Lot 3, 3.14 acres, Lot 4, 4.31 acres.

There are two separate parcels that make up this property. When they are platted, those will be absorbed into those new lots. The red lines are the current parcel lines. The yellow lines are the outlines of the lots. Unless there's a mill levy line running through there, they'll be combined. They should be combined when they get into the mapping department with the Assessor's Office.

Mr. Antey: Is the applicant present today?

Bob Moore, 26105 East Bundschu Road, Independence.

Mr. Antey: Do you have anything to add to Randy's report?

Mr. Moore: I am requesting this rezoning is I'm a builder, kind of retired. My cousin wanted to move here, and he has a doctor friend. My cousin is from Moni, Iowa, and the doctor friend is from St. Louis. They want to live together, not together but adjacent to each other. The doctor wants me to build a house for him. I was willing to build a house for my cousin. He couldn't afford a new construction. So we found this, actually the doctor friend found that, and we have to subdivide it in order to be able to provide a home for my cousin. He couldn't afford that. So that's the purpose behind all of this. the doctor only wanted three acres and my cousin only wanted four so that's the reason for the request.

Mr. Antey: Does anyone have any questions for the applicant.

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

Is there anyone present that would like to speak, that is opposed to or has questions concerning this application?

Roy Weekly: 3604 S. Old Pink Hill Road. I've been there 15 years. First I'd like to point out that the inadequate notice violates due process. I received my letter as did several of my neighbors. I got mine on Tuesday, I think. At least one of my neighbors got his on Monday. So that certainly didn't give us enough time to prepare for this.

Mr. Diehl: Just to clarify, those letters go out of our office two weeks before the day of the meeting. So, two weeks ago Wednesday. We need to check in to see if there's some kind of a delay with the mail vendor not getting those out in the timely manner. Thank you for letting us know.

Mr. Weekly: So first, the Pink Hill area was intentionally zoned a rural to preserve the rural aesthetics. The current zoning pattern shows properties of four and a half to 18.4 acres throughout the area. This is spot rezoning that benefits one developer at the expense of the entire community. It sets a dangerous precedent for future stuff that's out there. The infrastructure cannot support this, the roads were designed for low density rule use not suburban development. Old pink hill road which will run along two of those properties is a chip seal, ditches on both sides no shoulders two cars can barely pass each other you have to slow way down to a creep to get past each other. If the roads will not support this kind of traffic. Emergency services response times are already challenging and in the environmental impact. Current five acre zoning allows for septic tank spacing this will not.

Mr. Antey: The minimum for Missouri for septic is three acres.

Me. Weekly: That's gonna be awfully close with stinky septic tanks.

Mr. Antey: That's what Missouri DNR allows.

Mr. Weekly: Smaller lots increase groundwater contamination removing the natural habitat the runoff is going to increase. There is a creek that runs right through that property and right through my property it floods several times a year. My neighbor behind me can attest to that. It floods several times a year and gets out. This will make it worse. It could, if it gets bad enough, get up into my lagoon system, and then I would have to bear the expense of moving that.

Mr. Antey: I will say that, and I don't know if they're planning on turf grass or anything like that, but if they do add turf grass, not only does that hold more water than row crops in barren fields, but it also slows the runoff as well.

Mr. Weekly: It's not row crops. It's native grass.

Mr. Antey: Okay. So, it's going to hold more than any turf grass.

Mr. Weekly: It's native grass that's installed most of them right now.

Mr. Antey: Turf grass will still hold more because it's thicker than the natives. I was just letting you know.

Mr. Weekly: The property value impact. My closing statement, I won't ramble. We're not opposed to reasonable development. We're opposed to changing the zoning rules to protect our rural community character. Most of us that are here today moved out in that area to have space. This changes all that. I mean, I just will live in a developed community. There's plenty of places where they can put houses without coming out and doing it out there. So that's all I have to say.

Paul Kohne. 3612 S. Old Pink Hill Road. My property is the flagpole property right there. And I just wanted to add to Roy's comments about flooding. There's at least two or three times a year, there is a significant amount of water coming from the east, from the west, from the north through that windy creek, and that water easily comes out 30, 40 feet on either side. It affects me greatly because it's right where my driveway is, so there are a few times a year I can't get out of my property because of the amount of water that is standing there. Just recently, two years ago, I had to rebuild my culvert, to try to help mitigate that amount of water. But the truth is that the creek that's supposed to handle this amount of water isn't big enough. And any houses that are going to be put there, they're really going to have a real challenge with dealing with flooding. I would hate to have a basement anywhere near that creek. And I've seen many times the proper, the portion right through here, it's like a lake when you get that much water. So, I wouldn't want to put a house there if I were building a house. This house is close to getting flooded because of it. So, if this is going to develop, that needs to be taken care of.

Mr. Crawford: Would you mind pointing out your property?

Mr. Kohne: Yes, my property is right here.

Mr. Crawford All right, you're on the flag lot. And the water flows off that property past your property?

Mr. Kohne: Yeah, it flows from here and through here and here. And you can see a windy creek that goes this way and turns and continues.

Mr. Crawford: It crosses your property basically where that transformer line is.

Mr. Kohne: Yes.

Ms. Ryerkerk: What's the size of your lot?

Mr. Kohne: Five acres. There was the other thing I wanted to address, thank you, was the Evergy easement for those transmission lines. They routinely come through and do work to make sure that the lines are clear. That also tears up that land pretty significantly because of the water that's down there. So, I would definitely say if this is going to be developed, those things need to be addressed. And then also, like Roy said, I really don't want three more houses, but I'm not opposed to development either, so it's not my property.

Mr. Farrar: I think it was Roy that mentioned the road. Does Pink Hill Road go into Blue Springs?

Mr. Diehl: Yes. It goes west to 7 Highway and then continues and turns into 39th Street.

Mr. Farrar: In your area, Pink Hill Road, is that a township or county?

Mr. Kohne: It's County.

Mr. Farrar: All right, so as far as the culvert, maybe if you had a few more residents out there, the tax revenue would increase, and maybe the squeaky wheel would get the culvert fixed. Is that a possibility?

Mr. Kohne: I do know my taxes went up quite significantly this year.

Mr. Crawford: So, everything flows towards the transmission line. Where's your culvert out that you've had problems with?

Mr. Kohne: Here's the driveway. My driveway, it's right here.

Mr. Crawford: So basically, it's not at the road.

Raymond Grubb, 35611 E. Pink Hill Road I've got some drag race cars, and I work right there by my house, and I've got a couple of old cars there. I'm the Ford guy. And if somebody builds a house right behind me and they don't like looking at my old cars, or sometimes when we get home from racing, we'll unload a race car at 2 or 3 o'clock in the morning. If somebody builds a house right behind me, if they complain about it, what's my recourse? Because I've been doing it for 20 years.

Mr. Antey: Well, I mean, it's the same thing as if they would complain to the East. You know, it's still the same.

Mr. Grubb: I just wanted you to let you know what's there before somebody builds a house and moves in there. Okay? I'm not going to do it intentionally to make noise, but I've got to unload my cars and put them away.

Mr. Antey: Is there anyone else that's present today that would like to speak on this application? Does anybody have any other questions for the applicant or anything that need to be recalled?

Mr. Horn: I just have a quick question. Have you talked to any of the neighbors at all when you've done this idea?

Mr. Moore: Yes, I have. The lady that lives on the corner where you see 3603, in that house. Oh, are you there? I haven't met you. You called me. And she's a sister. Her sister lives down the road, but in the area. And her daughter married my wife's nephew. So, we have contact with them, and she introduced herself, called me, and I explained what we were going to do. And then she wanted some work done at the corner because the weeds had grown up. I went down there to cut that so that anybody coming down Pink Hill would not have an obstruction on the road. And while there, the man who lived to her south came up and talked to me. I don't remember her name. Earlier this week, after the letter was made out, the lady who lives in the house, caddy corner to the north and east, A.G., her name is Lisa Nicholson. She's an officer of a bank in Peculiar. She happened to be my loan officer when I first started building, so we had a conversation about what I intended to do. She talked to me about her son and his plans to do

something on her property. So we go way back. I told her I'd help her advise her on that. and I met Tim across the street, 35808, and we didn't talk about the properties. Just a neighbor came over and was visiting. My cousin now lives in the house. His name is Joel, and they were visiting there, and that's the contact I've had with people there.

Mr. Smead: These gentlemen seem to be concerned, and I'm not questioning the riparian issues of the waterway. How are you going to address that?

Mr. Moore: Well, I haven't seen a topology map of the area. The fall, going west from the corner of Pink Hill and Old Pink Hill, that's a 10 to 20 feet drop, and that's just a guess. At that and then it comes back up that is a rather deeper area and it would have, that's a flow area. And the thing is there are power lines going on the East.

Mr. Diehl: There's a 150 foot easement for the power company that runs down this power line easement. So, it's about this wide. And just to add, usually on the plat, on those natural runoffs, we will buffer those as a no-build zone to help preserve them, so somebody doesn't build something that would impede the flow of the water and cause something to happen. We usually try to keep those natural flows open. And we will mark on the plat.

Mr. Moore: So as far as the western lot, it is unwise to build that near the power lines or into that ravine area. You've got to be behind the house of this gentleman here somewhere. If I were going to do that, I'd put it clear to the back of the property.

Well, if I were going to do something like that, I'd put it in this area here that gives you more remote area. Personally, because then you're buffering from your neighbor here, you're buffering from the road.

Mr. Crawford: You said two of the lots are spoken for. The one with the house. What was the other one?

Mr. Moore: The three acre tract here on the east. And he talked to me once he was here he wanted to go out and look for it at the house and what we would do. We never did that. I think he wants a diagonal up here to close kind of facing to the northeast so to be up there. It's fairly flat at that. He does want to walk out which we can the ground slopes so that's not a problem. And all that would be put in turf grass, not the three acres. But it's currently in pasture grass, and we might sow that with a short fescue, overseeing what's not disturbed. Okay.

Mr. Crawford: This L-shaped tract is going to be up for sale?

Mr. Moore: Yes, I would put that for sale.

Mr. Horn: Yes, sir. So I was just going to say the only reason why I asked about talking to your neighbors is even with small agenda items we get like this, they slide through a lot easier. They slide through a lot easier when you have either support or consensus from your neighbors, and that's just why I asked. Even if it's a bed and breakfast or anything, we've had agenda items where the neighbors have sent us letters of support, and that just slides through a lot easier. And we just have difficult decisions like this. That's why I asked.

Mr. Moore: I did not think to contact all the neighbors there. The ones that I saw and visited I visited with.

Mr. Weekly: I have a question for the commission. Has the applicant submitted the required traffic and environmental impact studies?

Mr. Antey: There is not one required. For a subdivision this small, there's not one required.

Mr. Diehl: I can't remember what the tipping point is but it's like close to 100 trips a day. For the major subdivision that we had up north that was over 200 lots, that would require any traffic.

Ms. Ryerkerk: Is there any particular assumption on how many trips a day per new lot that's used to determine the tipping point?

Mr. Diehl: That's an engineering question. I don't want to misquote anything but something like this isn't going to generate traffic that a 200 lot subdivision would.

Mr. Antey: You're talking three additional lots. Okay. Is there any new information on this?

Mr. Diehl: There was question regarding the driveways. These green blocks right here, that's where the driveway locations will be allowed based on site-distance. I went out with an engineering tech and we looked. We've got an existing driveway here. This corner lot, we want to pull it away from the intersection. So, we've got it mirrored up against this lot and then maybe down on Pink Hill, they could have it at that one. And then the one next to you, we pulled it over because there's a little bit of sight distance discrepancy there on the west side.

Mr. Antey: I would entertain a motion that we go under advisement.

Mr. Horn moved to take under advisement. Ms. Ryerkerk seconded.

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

We are under advisement. I'll just start down here at the end and see what comments.

Mr. Horn: None.

Ms. Ryerkerk: It's a small development. I can understand the concerns with some of that development.

Mr. Smead: Pretty much the same.

Mr. Farrar: I put down some notes, and we'll decide here in a few minutes.

Mr. Crawford: The thing I struggle with not approving this thing is there's so many lots around this area that have the same size, if not smaller than this one. If I find a basis to deny him, well, you should have been denied if you had a smaller lot to begin with yourself. You can't shut the gate if you're the last guy. I heard the complaint about the race cars. The only thing I can offer is you had a chance to buy that piece of property. And that's about all I've been to say.

Mr. Antey: I would entertain a motion.

Mr. Crawford moved to approve. Mr. Farrar seconded.

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

Motion Carried 7 – 1

Approved. This will be forwarded on to the Land Use Committee of the County Legislature.

Mr. Diehl: Mr. Chairman, since this is a four-lot subdivision, then the plat layout requires approval.

Voice vote for Preliminary Plat Mooremark Acres (submitted as Moore acres)

STAFF REPORT

PLAN COMMISSION November 20, 2025

RE: RZ-2025-705

Applicant: Mooremark, Inc

Location: 35811 E. Pink Hill Road

Area: 19.48 ± acres

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

Purpose: The purpose is to create four single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar size or larger tracts. There are a few properties that are legal-nonconforming (grandfathered) that are less than 3 acres in size in the immediate area.

The subdivision plat is under review by staff. This will also include determining the location of the driveway access for the three new lots.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

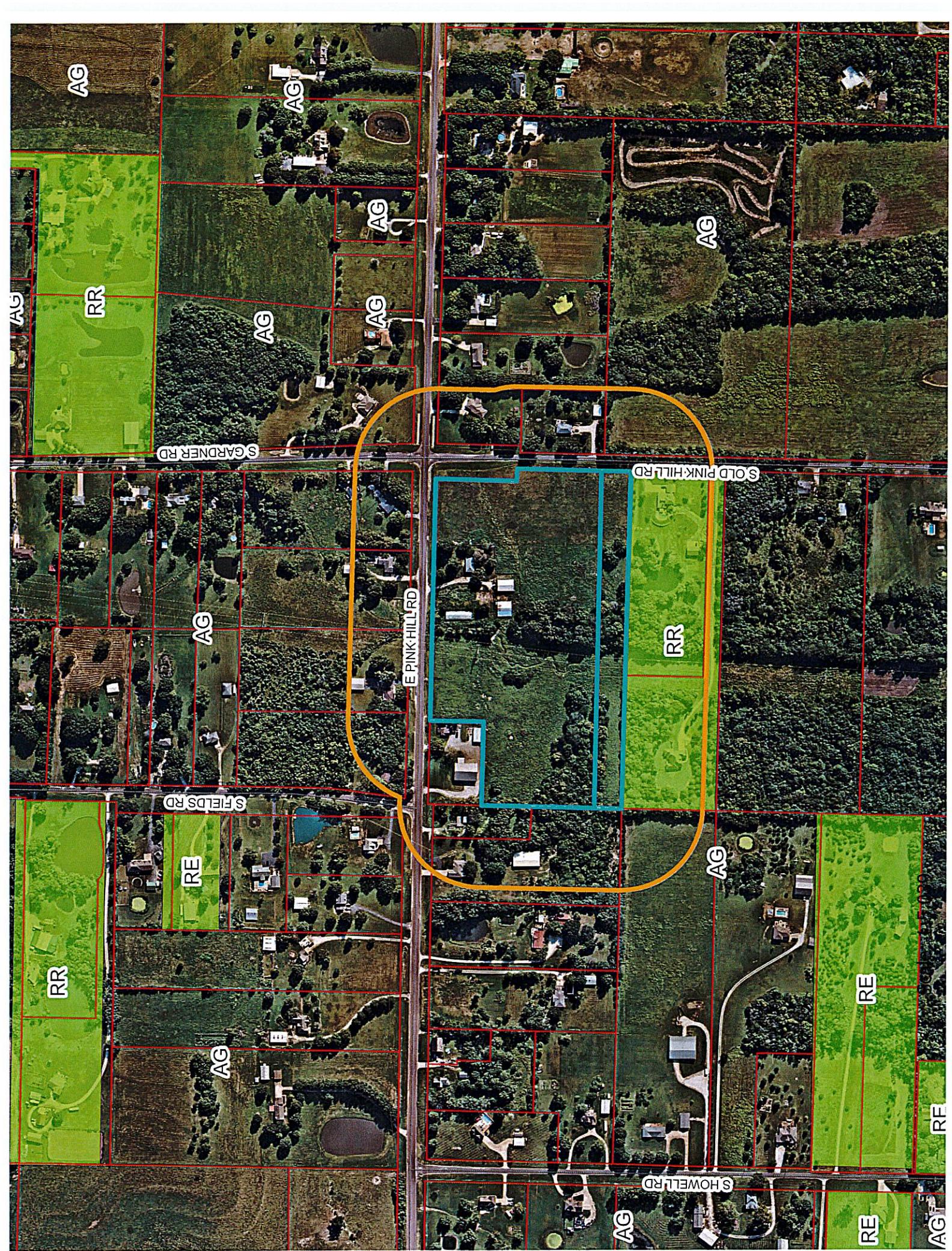
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-705.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



parcel	owner	address	city	state	zip
38-300-02-22-00-0-00-000	ANGEL TERRY L & KAREN L	3515 S OLD PINK HILL RD	OAK GROVE	MO	64075
37-100-01-22-00-0-00-000	SMITH WARREN E & MARTHA A	35505 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-47-01-0-00-000	NICHELSON MARVIN M JR & LISA TR	3411 S GARDNER RD	OAK GROVE	MO	64075
38-300-02-03-00-0-00-000	GRUBB RAYMOND L & LINDA K	35611 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-06-00-0-00-000	BUTLER WILLIAM M & KATHLEEN M	PO BOX 24	BLUE SPRINGS	MO	64013
37-100-01-13-01-0-00-000	PIKER HENRY F & SHIRLEY D	3611 S HOWELL RD	OAK GROVE	MO	64075
21-900-03-15-00-0-00-000	REISS ROBERT & STEPHANIE	35702 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-32-00-0-00-000	JIMENZ FRANCISO J & JIMENEZ VANESSA	35902 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-21-00-0-00-000	ARMER ROGER & LAURINDA	36003 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-30-00-0-00-000	MONRIAN TIMOTHY I & SARAH J	35808 E PINK HILL RD	OAK GROVE	MO	64075
21-900-03-14-00-0-00-000	RYAN THERESA A	35604 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-25-00-0-00-000	WEEKLEY ROY D & DARLA K	3604 S OLD PINK HILL RD	OAK GROVE	MO	64075
37-100-01-01-02-0-00-000	THOMAS MARVIN D & BARBARA LOUISE	35511 E PINK HILL RD	OAK GROVE	MO	64075
38-300-02-26-00-0-00-000	KOHNE PAUL H & SHARI K	3612 S OLD PINK HILL RD	OAK GROVE	MO	64075
38-300-02-19-00-0-00-000	MOOREMARK INC	26105 E BUNDSHU RD	INDEPENDENCE	MO	64056
38-300-02-02-00-0-00-000					



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

November 5, 2025

RE: Public Hearing: RZ-2025-705
Mooremark, Inc

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 Mooremark, Inc on a request for a change of zoning from District AG (Agricultural) on 19.48 ± acres to District RE (Residential Estates). The purpose is to create 4 single-family lots at 35811 E. Pink Hill 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, November 20, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

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

Jackson County Public Works
Development Division
Randy Diehl, Administrator

JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED

BEGIN APPLICATION HERE:

The **LEGAL OWNER(s)** of the property must be signatory to this application.

Applications will not be accepted to move forward without the proper signatories.

Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

1. Owner(s):

a. Legal Owner of Property: Moersmark, Inc.

Current Mailing Address: 2605 E. BUNZEL RD. TOWNE MO 64086

Phone: 816-650-4016 email: bob@moersmark.com

b. Applicant (If different from the legal owner)

Current Mailing Address: _____

Phone: _____

Email: _____

2. Location: 3501 E. Pine Hill Rd. Olathe, Mo

3. Present Zoning RG **Requested Zoning** RE

4. AREA (sq. ft. / acres) 19.48

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: Small Farm

7. Proposed Use of Property: Small business / Farmette

8. Proposed Time Schedule for Development: Sale on lots @ December

of subdivision

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

NONE / COMPATIBLE

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood

Boundary Map? NO

If so, will any improvements be made to the property which will increase or decrease the elevation? NO

11. Describe the source which provides the following services:

- Water Provider INDEPENDENCE WATER
- Sewage disposal: Onsite Waste Water Public Sewer _____ Septic Per. lot
- Electricity WEST CENTRAL ELECTRIC COOP
- Fire protection SNI VALLEY PROTECTION DISTRICT
- Police Protection JACKSON COUNTY SHERIFF

12. Describe existing road width and condition: NEW TOP ON ROAD. IT IS 22' 6" WIDE
NOT COUNTING SHOULDER OR PARKING WIDTHS

13. What effect will proposed development have on existing road and traffic conditions? ADD 3 NEW DRAWBARS

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

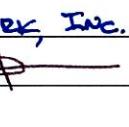
The **LEGAL OWNER(s)** of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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)

Mooremore, Inc.

by: 

President

Date

9/22/25

STATE OF Missouri

COUNTY OF Jackson

On this 22nd day of September, in the year of 2025, before me
the undersigned notary public, personally appeared Robert D. Moore, President
of Mooremore, Inc.

known to me to be the person(s) whose name(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

Pamela J. Morse

Commission Expires

11/05/2026

