

RZ-2025-707

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that portion of the South Half of the Southeast Quarter of Section 16, Township, 49, Range 29, lying South of Renick Road, subject to the road, Jackson County, Missouri.

RZ-2025-707

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

RE: RZ-2025-707

Randy Diehl gave the staff report:

Cody Dowell. This is on E. Renick Road on 70 acres. Change of zoning from District AG Agricultural to District RR Residential Ranchette. Purpose is to create 11 single family lots. Land use in the area are single family residences on similar size or larger tracks.

Pleasant Prairie Edition, consisting of five lots, was platted in 1975. Four of the lots were four and a half acres. The other lot, I believe, was platted at 10 acres.

Brad Dean Estates was platted in 1970. It is at the corner of Outer Belt and Pink Hill. These lots are under four acres.

Shenandoah Estates platted in 1995 are all under five acres.

Four of the lots will be flag lots. Since this is a Rural Development Tier and, on a road, classified as a Local Road, flag lots are allowed.

The subdivision plat is under review by staff, which will include driveway locations. I illustrated the floodplain in blue on this as well. Just to show that part of the property at the northeast corner is inundated a little bit and then part of this bigger lot down here has some floodplain issues as well. But those areas will be noted on the plat, those will be designated as No Build Zones. You can build within it, as long as FEMA guidelines are met. We don't recommend it if you want to. Somebody wants to have a basement in the floodplain, then there's a lot of things you got to do to make FEMA happy. So, this is in the Rural Development Tier. It's consistent with the intent and purpose of the county plan. Staff recommends approval of RZ 2025 707.

Mr. Antey: Any questions for Randy?

Mr. Crawford: We've got another transmission line.

Mr. Diehl: It will be buffered as well. Some of those easements that were taken decades ago were blanket easements, which means that they just ran a line through your property, and wherever the poles were is where the easement was. Most of the time, either the surveyor or whoever reaches out, and then we'll get something in writing and say, hey, bring that down to 150 or 50 feet. The subdivision plat does have the easement illustrated on it. So you can't build underneath those.

Mr. Crawford: The 150 feet wide?

Mr. Diehl: I'm not sure. It's at least 100 feet. No width, but they've got it drawn out to it. It looks like it's 100 or 150 feet wide. As you can see right there, it will be illustrated on the plat.

Mr. Horn: I have a question, too. It looks like each plat is about five acres. How much is the size of the neighboring lawns?

Mr. Antey: Those are around four acres. They're legal non-conforming is what they are.

Mr. Diehl: They were platted before 1995, so they're grandfathered in.

Mr. Horn: Okay.

Mr. Crawford: This lot is in the corner. I'm mixed up on my directions, but I think it's going to be the northeast corner. If there was a house there, that power line would not be able to go in there because there's no milligauss.

Mr. Diehl: I think that discussion came up before, and I think the counselor's office stated that's a Federal law through the FCC and cannot be considered at this level.

Mr. Antey: Right. I do remember that. The magnetic field of, you know, the energy.

Mr. Diehl: That would be no different from any of these houses that are existing. That one is new. And it goes through their property. That's Brad's place. And further up to the corner, there's a few houses that are close to those transmission lines.

Mr. Antey: And I remember when we had that discussion, the milligauss that your hair dryer throws out at you is about the same.

Mr. Farrar: Is that flat part be conducive to row crops? I can't tell if it's got forest or...

Mr. Diehl: Oh, right now I think it was row crops if I remember right. It is kind of flat out there. The creek runs right through here and then there's part of the floodplain. This is the actual floodway, the creek area, and then the fringe areas are the darker blue.

Mr. Antey: Is the applicant present? If you'd please state your name and address.

My name is Colby Dowell. I'm at 8702 Christie Road in Odessa, Missouri.

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

Mr. Dowell: Nothing. I think he covered it all. It'd be great if we could have kept everything symmetrical there. That lower lot in the bottom west corner, we made that one so large, so you still have plenty of buildable area outside of the floodplain and we used that transmission line that we're talking about as kind of the divider as much as we could. That top corner there still is enough room to build a house on either side of that transmission line. There's a West Central electric easement that runs through there as well down through the middle. We're going to try and get our driveway if it aligns with everybody else's plan, get that basically right on top of one another so we have a utility use going down the side of the drives. But beyond that, it's in row crops right now, or it was. It's harvested now, obviously, but we think it would be a great addition to the area.

Mr. Antey: Thank you. Does anybody 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 that is opposed to or has questions concerning this application?

My name is Alex Gordon. I live at 39704 E. Renick Road, top left over here. Got a handful of concerns. For one, I've talked to all these neighbors here. Some of them are here a lot of them

couldn't make it today. They got to work, but every single person we've talked to is completely against this completely opposed to it.

You know number one is just kind of our way of life. We have our privacy. We've got our space a lot of us raise livestock. For instance, a neighbor just moved down and here has multiple donkeys, cows, and chickens, you name. It smells like a farm. The whole neighborhood smells like a farm, which we don't mind, we're used to it. Most these new neighbors are not going to like that. Again, I'm right here, I look at all this every morning. Aside from the fact that I moved out there to have the privacy, the space, the quiet, and started my way to life like that. And then all of a sudden, we've already built, here is new, built in the last year. They're building right here. This is new within the last year. Already significantly increasing the traffic.

I raise chickens that I take to chicken shows down in Sedalia. You have 11 different houses with dogs and cats and everything else. They can come over and kill my whole flock of chickens. It's already happened with this neighbor and put up a little fence to try to deal with it.

This floodplain here, this is a lot more significant than it looks. So, when it rains real bad, everybody in here gets trapped in. This creek overflows, mud two feet thick over the bridge. Same down here. This one's even worse. This is a giant lake that's three feet deep three or four times a year. This is impassable. They just put the signs up in the road saying that you can't drive through here. You've got to drive all the way around. When you end up over here, it's doing the same thing. I've had to park here before and walk back to my house multiple times. Well, three times since I've lived there for six years.

So, and this is just a serious issue that suddenly now you add 11 houses here. This is a slope. This is not flat. There are row crops, but it all slopes down towards this. All these water lines here, when it rains, it all piles up here. And the road is just, again, it's two foot thick among three times a year. Can't drive through. We've tried to talk to the County to address it. Nothing's happened. The road itself is chip and seal. It's beat up all to hell. There are a million little cold patches stamped in the ground, hundreds of them everywhere. My wife's car has gotten three or four flat tires already from just hitting the potholes that never get repaired.

Both curves are blind curves. This hill right here is eight foot high, so as you come around this corner, people already zip around this corner. That's a 90 degree turn. There's been multiple wrecks right in front of my house right here.

Now all of a sudden you add 11 more houses. People zipping in and out of all these different driveways come around that curve and this whole road here you can't get two cars to pass. You have to have your tires into the ditch on both sides slowly creep past each other and all these spots in here. Then 11 houses that's not just 11 cars, that's three or four cars you know. Teenage kids, grandma come stay with you, whatever. That's a ton more traffic going through this that's already undrivable half the time because of the water, the potholes. This is extremely dangerous right here. That hasn't been fixed.

These power lines that go through here, they're not regular power lines like you see on the street. They're the giant, huge transmission lines. And this house up here next to me here is nowhere near it. It's way over here. That's a giant hay field right here. Nothing all through here. I don't know anything about what can happen from electric lines but I know that there are no houses under it anywhere.

Again you know just we like watching our deer. My wife loves watching birds. We like the nature of you like the ruralness of it and suddenly, let's just pop 11 houses in there with with no regard to the neighbors. As far as I know the applicant, who let the record show, is 20 minutes late to this meeting. Hasn't talked to any of us. Nobody came to talk to us and see what we thought about it. Introduce themselves for any reason. And it just going to destroy every single neighbor's way of life.

Mr. Antey: Okay.

Mr. Gordon: You mentioned the corner several times and stuff, so I want people to have a chance to talk.

Mr. Gordon: But these are people's livelihoods. Run through the meeting. You know, I'm looking at you guys. You're messing with people's livelihoods. It's not just development, more tax dollars. You're making everybody in this room. You're messing up the way of the life that they're used to.

Mr. Horn: We're all residents. A lot of us advocate for residents. I understand. We're not here to advocate for the County.

Mr. Gordon: I've seen these just go through the motions, yeah, we heard you get out of here.

Mr. Antey: People are passionate about where they live. I understand. I absolutely understand that.

Mr. Gordon: I want to make sure that's taken very seriously.

Mr. Antey: And it is, but I want to give everybody a chance to speak. Thank you.

Mr. Farrar: I think you said you moved out here six years ago.

Mr. Gordon: Around the pandemic, 2020. Okay.

Mr. Farrar: And how many acres did you buy?

Mr. Gordon: 13 acres.

Mr. Farrar: And how close is your nearest neighbor?

Mr. Gordon: This new one here was just built last year. Now, this guy's great. He's a real nice guy. But that already, you know, we were looking at a field there, and now there's a house there. So that's my closest.

Mr. Farrar: How many acres did he buy?

Mr. Gordon: 16 Acres.

15.6 or 15.7. Okay, thank you.

Mr. Antey: Others that are opposed to or have questions?

Mr. Gordon: On the road, it this passes and he starts building houses. What gets done with that road? Does the County now have to, you know, raise the floodplain? Yes, we talked about turf grass. Turf grass isn't going to work there. It's a giant lake. We just pass it through, start building these houses, and now, what, 50 more people are driving through two foot of mud three times a year? I mean, if it passes, what's the County going to do? Not to mention we already have terrible water pressure. Water barely gets out there. Now you split it with 11 more houses. Is there a guarantee to fix the water pressure? Is there a guarantee to make it so there's not two foot of mud three times a year trapping us in where I can't even get home that door? What's the County going to do if it passes?

Mr. Antey: If it doesn't pass, the county still needs to know your issues. So the squeaky wheel is going to get the grease. You've got to keep complaining.

Mr. Gordon: We've been complaining about our issues and nothing's been done.

Mr. Antey: You've got to keep complaining about the issues.

Mr. Gordon: We shouldn't have to, though. We've followed the right channels about the mud, about the water. We've followed all the blind curve that's dangerous. We've followed all the channels.

Mr. Antey: We've heard your concerns, so we're not going to rehash them. Ma'am, if you'd please come forward, state your name and address.

Barb Williams. I'm at 3008 Webb Road, which is around. It's not shown on this plat here. It's two properties up. I have 18 acres up there. And just to reiterate the concerns about the road, the water concerns, I will not even go down to Renick Road to leave.

Mr. Antey: And I appreciate wanting to reiterate, but as I stated at the beginning, I would like people to refrain from making comments already made by others.

Ms. Williams: I'm just saying, so the traffic will lead up to Truman Road to get out of this subdivision, which then impacts my home. And that road, so from Renick, it turns into Webb at this 90-degree turn on the east side of the map there. and Truman Road is up above. All that traffic then is going to be routed off of Renick, onto Webb, up to Truman. Webb also floods when rain and so forth, and there are signs that say that it's the only way out of this area. It doesn't flood as bad as Renick does. So, it is the only way to get out from this area. The road is horrible, barely passable with two vehicles, again, tires on grass to try to let vehicles by. Even when the new construction was taking place at the home next to this neighbor, when there was concrete trucks and lumber deliveries and so forth, if I did go down Renick, it was a nightmare trying to get through on this very narrow road. So, granted, this doesn't obstruct my view, but it will obstruct my way of life because now I've got to deal with all the traffic coming down my road when I moved out there for peace and quiet.

Mr. Antey: Okay. Anyone else that would like to speak, ma'am? Please come forward. State your name and address. I want you on the record.

Linda Wright, 3100 Webb Road. I'm just to the south of Barb. My husband bought 30 acres out here in 1972, I think. I don't know. It's been a long time. But anyway, that's been our property ever since I met him. He passed in 2021. His dad owned most of the corner there. He left it to grandchildren and children, all except accept my husband. But anyway, they have split it up and sold it off already, which my father-in-law's rolling in his grave. My husband sold our south 10 to a neighbor. I still have 20 acres on Webb Road. And like Barb said, the traffic has already increased and it's dangerous. People speed, getting between Renick and Truman. But my main concern is just that developers are destroying our rural countryside everywhere. We live in the country to live a country life. We live out there to have animals and peace and quiet and space. If we wanted to have neighbors this close, this many, we would be living in the suburbs. This way of life has been out here for hundreds of years, and it is slowly eroding. And this is happening all over the place. What's going to happen when all the farmland is gone? What's going to happen when we can't have locally sourced food, meat, eggs, milk? People are wanting to get out to the country to have a country life, not to have a new suburbia. We're getting city creep out this way already. We just want to maintain the quiet and the peace and not hear a neighborhood of suburbia blaring their stereos and revving their engines. And it will destroy what we have come out here to have. And it's just greedy, money-hungry contractors looking for land to eat up and make money off of. Do we really need this new housing? Or is this just a money grab? Because it's like they've always said, it's going to destroy our way of life.

Mr. Antey: Thank you. Anyone else present that would like to speak?

Charles George Granger, I'm on the corner there, 40306. I'm on the corner. This is very distraught. Former Staff Sergeant, U.S. Army, Combat Infantry, Purple Heart. Served nine years. Got a wife, three beautiful kids. And in nine years, we moved 13 times. This is the longest. Been married 17 years. This is the longest we've ever lived anywhere. When I got out, we did try. My wife is a city girl. We tried liberty. It lasted less than a year. Saw this beautiful lot. Did not know about the floodplain, did not know about the foundation, bought it, and I would not change it for anything. One of the things that sold me right away when I first looked at that house, I turned around. There's crops growing there. It's my sanctity.

Mr. Antey: How big is your lot?

Mr. Granger: It's five acres of dirt. God's not making any more of it. Nobody's making sceneries like this I invite everyone up here to my home. He never showed up. I'd smoke him some ribs, we'd talk about it. We'd sit on that front porch, and you'd see that view. Whether there's corn or dirt, you're not making that anymore. Nobody's making that you put houses, it's gone and for somebody that's not from Oak Grove to come to Oak Grove and say, hey, we want your dirt, and never talk to us, wildly disrespectful.

Robert Carpenter. I live at the 40102. My wife and I and our kids, we moved here about almost a year and a half ago. We lived in Independence. The hustle and bustle of everything going on, we wanted to get out to a small town, country field, and when we saw this, this was our dream home. This was our forever home. And whenever we seen the letter about that, my wife cried because she, we moved away because, like I say, she loves her sunsets. She loves her, loves the deer, loves seeing all that stuff, you know. And I agree with the other guys that's talked about, yeah, the road on certain areas is pretty bad. But everyone there, I've met quite a few of them, I haven't met you yet. Everyone's super nice. But, yeah, I think losing that would be horrible. I got a 4-year-old boy that loves watching the combines go up and down and up in the fields and everything. We like it where our kids can actually go ride a bike on a road and not have to worry about too hustle and bustle of everything flying down there. I just think it's a great area, and I just don't really want to lose what we have in front of us.

Mr. Farrar: Mr. Carpenter, when did you move here again, please?

Mr. Carpenter: A year and a half ago.

Mr. Farrar: And the size of your purchase?

Mr. Carpenter: I think it calculates like almost 4.67

Mr. Crawford: You have an existing house?

Mr. Carpenter: Funny part about it we actually had a joke about it, our very first night we spent the night in there that we had a real bad rainstorm, flooded the whole back area. So, we got the experience what these guys were talking about and everything. But I wouldn't change it. It's just the only thing I would say is that I want this to be our forever home, and my wife probably don't want to be here no more if we see of all the land go away in front of us.

Don Byrd, 40206. I'm the second house up from the corner down there. I've been there 40 years. Quick question. What's the septic? Are they going to have septic, sewers? How are they going to do that?

Mr. Antey: It will be an on-site wastewater system, and that will have to be approved with engineering tests and perk tests. No, each one will have its own.

Mr. Byrd: I thought the thing was 10 acres.

Mr. Antey: No, it's three acres with the Department of Natural Resources.

Mr. Diehl: The three acres is a state law. You may be getting the zoning requirements and the onsite rules intertwined.

Mr. Antey: If anything is subdivided under 10 acres, it must be rezoned. Because if it's if it's AG and it goes below 10 acres needs to be rezoned. Now some of these that were platted before the UDC was adopted what when Randy says they were grandfathered. It that means they were legal. But they're non-conforming to the current code, okay, so they're legal non-conforming which means

that they may still have an AG designation on their zoning. But they are under 10 acres and we don't do that anymore if anything's cut below 10 acres it has to be rezoned.

Mr. Byrd: The driveways? Is there gonna be one driveway or two driveways there. Is that what them double lines are?

Mr. Diehl: No, those are the lot lines. The driveway locations have not been looked at yet.

Mr. Byrd: So, we're going to have, could have one, two, three, six, seven driveways right onto that road?

Mr. Diehl: Potentially, yes. In situations like this, we'd like to double them up if we can. And a lot of that's based on the site distance.

Mr. Byrd: Have you guys come out and looked at our road? Has anybody come out?

Mr. Diehl: Well, that one needs to go out there. Yeah. That's road and bridge division.

Mr. Byrd: The answers I get is, yeah, maybe. You know, maybe you could schedule it. That road will not handle that kind of volume. Yeah. Period. We have trouble right now. It slopes back to the south. Some goes back to the east, northeast, a little bit. There's some flat. Most of it goes this way. When it rains, we haven't had it raining for the last

But then the creek behind my house, he was talking about floods. I mean, it's not hit my house, but it's close, okay? All that water comes down this way. CJ, he gets flooded. because he's on the corner down there. The road's right here on the corner down this side and that side. It's underwater. I've had to take a canoe in in my 40 years, a couple times. So more houses out there is going to increase that water flow just because it's there. So I don't know. But it's not designed for houses.

My name is Marsha Hopper. I live at 40002 E Renick Road. I'm right across the street from this thing. What I'd like to say is, first of all, I'm a retired RN. And whatever you do about the sewage, I'm going to talk about the icky stuff for a minute that probably doesn't actually come up to you guys. But I want you to think about it ahead of time. Because, you know, if we wind up with septic, that might be okay. The water runs off. Sets sometimes in yards and stuff. You've got to be careful about that, but they'll do all the perk tests and all that garbage. But if we wind up with 11 sewage lagoons, oh, they're supposed to be 95% pure, and you could go out and practically drink out of that. Oh, yeah, in the summertime when you drive around further over to Pink Hill Road where you see all those, and they algae over in the summer, and they're green and they're nasty, and they produce nothing but mosquitoes. You know, we're talking about all kinds of mosquito-borne diseases, you guys, and it's getting worse in the United States. So, we're not just talking about a subdivision here. We're talking about things that could be carrying diseases quite a distance. Mosquitoes can fly. They move, you know, and they transmit stuff. So, when we think about approving this, you know, you need to think down the road about what really is going to happen and what kind of an impact this could have on our communities. Oak Grove is not that far. We're like two miles from Oak Grove, and you're talking a whole town. And I'm kind of with the other people. I love watching the deer. In the summertime, I have hummingbirds like you wouldn't believe in my hummingbird feeders. I've got cardinals, all

kinds of stuff. But just this week, we had deer running across from the field that they're talking about. It'll be houses running across and jumping over our fence and heading down into what is part of our pasture and brush line. That's all going to go away. The green spaces that make part of this Midwest livable, you're talking about chopping it up into houses where you don't get that back once you turn it into the subdivision.

Harry Hopper, 40002 E Renick Road. I want to show you here on the map. I live right here, this neighbor here there's a hill right here and you cannot see if somebody's on that road you can't see them until they pop that hill. I've almost been hit several times and although the speed limit out there is 25, I can guarantee you even the school bus doesn't go that slow. Somebody's going to get hit there if you don't do something with this road. Beyond it being narrow and you've got these curves here and I have seen this down here at this road that bridge goes underwater. I have seen that thing in the 90s when we got all the flooding. It was underwater for a week. And this goes under. You've got this creek here over here and you've got the Sni Creek coming down. It gets all the stuff out of Grain Valley's concrete, asphalt, everything else comes down there and it floods down through there. These tributaries dump into Sni Creek down here. It backs all this water up on all of us as it is now. So now you're going to have more mosquitoes beyond the septic. Because that water, because you're going to put more water because this is going to drain down to the Sni. That's where it's going to go. And you're going to put all this water out here past us and we are going to be land locked if it floods. This little culvert that's down here, we will not be able to pass. I have had to pass through that in my truck when it was up to my tailpipes already. And you add all this more water, it's going to be a lot worse.

Barb Williams, 3078 Webb Road. So emergency services and -- bear witness. I have a traumatic brain injury that required ambulance and fire truck to come out to my house from seizures. You throw more homes out here, it's going to take even longer for them to arrive. Ambulance told me they had difficulty getting down Renick Road to get to me. When I was in the ambulance being transported, we went out Truman Road. And they said they could not go back the other way because of the difficulty of that road as it existed. We have elderly people in our community that require emergency services from time to time. This is not going to benefit any of us that are still out there. Am I allowed to ask the applicant a question?

Mr. Antey: You can ask it here and we can address it to the applicant.

Ms. Williams: I'd like to know if the applicant lives in the country and what his view is, if he looks at a subdivision or if he looks at open land.

Mr. Antey: Okay, we'll ask him, but that really has no bearing on our decision.

Ms. Williams: Just trying to make the point that you take things away from other people just for a monetary, a dollar bill that isn't even worth the money.

Mr. Antey: And I will say right now I look out over a cornfield or a bean field or whatever, and when I moved out where I am, the realtor told us, oh, yeah, no plans for development on it. It was already platted for development. But in my thing, and I love the view out there. Unfortunately, I can't afford

to buy that view and keep that land the way it is. And I know at some point I'm going to have houses behind me, and that's what I hear a lot of people speaking of this time. So, yeah, I understand that you love the views out there. And if I'm honest, I'd rather have the view of a field rather than a rooftop myself.

Ms. Williams: Correct. And sorry when I get upset.

Mr. Antey: You're fine. People get up here and they get nervous. I understand that.

Ms. Williams: But it is the emergency services that are huge. We're already at a disadvantage making the decision to live where we do. Right. So that needs to be considered as well.

Mr. Antey: Thank you. Is there anyone else that has new information? I'm going to grab the lady behind you because you've had quite a bit of time, so I'll give you 15, 20 seconds.

Linda Wright, 100th West Road. My question for this committee is why are we having a discussion this time when for 30 years of living out here, we can't get the County to maintain a road? But now we have the county's attention.

Mr. Antey: Well, what's the due process.

Ms. Wright: The road is barely there.

Mr. Antey: You've got to go to the road and bridge. We're not road and bridge.

Ms. Wright: We've been there.

Mr. Antey: Well, go again. I mean, that's all I can say is you've got to keep at it.

Mr. Gordon: I understand you can't make a decision on that the the facts, but you can make a decision on is that area the infrastructure cannot handle those houses that's what you're actually deciding the roads, the water, the water supply, the drainage cannot handle it.

Mr. Antey: Thank you. Is there any other new information? If the applicant would like to answer the question of his personal view that he's got, you're welcome to. If you don't want to, that's fine too.

Colby Dowell: I'm a third generation farmer. I live in Odessa, not too far. Just on the north side of I-70. I do look across my driveway. I live on the family farm. I live in an old rental house, an old farmhouse. But across the drive, our five acre lots just like this and just like the ones that many of you guys described. And I rent my house from my family because we haven't been able to find lots like this near us. You know, just like anybody else looking. Every one of your guys' stories I completely relate to. Everybody wants their slice of heaven. There are 11 more slices of heaven there for somebody to make their story just like you guys had. And that's the way I see it. It's not over dollars. I can promise you that. Some of you have developed for business. True. Trying to get somebody some for a while in some areas. But to answer your question directly, I do personally look by both sides. Basically, the same view you described. Exactly.

Gary Hopper. I just have a question. We went through this once before around South of Grain Valley. If you guys improve this the way he's got it all platted and done and everything, is there anything to keep him from coming back and saying instead of 11 houses, I want 100 houses?

Mr. Antey: He'd have to go through the process, and that wouldn't fly at all. Because it's in the wrong tier.

Mr. Diehl: You're going to have to have a public sewer, and that isn't going to happen because he's not going to extend it from the city trunk line out on Gillespie Road.

Mr. Hopper: I threw 100 out because I don't know how many you can put it.

Mr. Diehl: Three acres is the minimum you can build on. In this area, 5 acres is the lowest you can go.

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

Mr. Farrar moved to approve. Ms. Ryerkerk seconded.

Mr. Horn: Yeah, I have several comments. Just some kind of myths that I just, you know, there was comments about, you know, what comes with suburbia and the noises coming east. You know, I just, I didn't appreciate that. I think a lot of folks move eastward. I grew up in the country, and a lot of folks want to, like it was stated, come out and live in the country and have a slice of heaven. And as it's stated before, everyone wants to be the last person out. And even there was another person who testified that they moved here literally a year ago. And what's no difference from someone moving here a year later? Now they enjoy the area. And, you know, I also, you know, I have a background in economics. You know, the economy's slowing, and if we're in a housing crisis, if we're not building housing, you know, the economy's going to slow. And, you know, this last thing, you know, the bottom half and top half, you know, those are about similar acreages, and when you want to plan, you want to have density. And then this plan, you know, connects a lot of that. And I think that's what we need to do here. So I'm going to vote in favor of this. I think it's going to create housing. And that's just where my vote stands.

Ms. Ryerkerk: I think given the condition of the road and the drainage infrastructure, I'm not going to support this development as it's currently laid out. All other issues considered.

Mr. Horn: I do have one comment. I didn't go out and drive this. I do that with all of our agenda items. So I hear the concerns and I walked it. You know, I walked this area twice. And I get it, you know, but when there are more folks and community members out there, there's going to naturally be infrastructure updates. If there are two or three people in one area, the county and government's not going to invest area but if you got you know 30- 40 people they're going to invest in infrastructure street lighting roads so I just want to really you know state that for the record you know folks who care about infrastructure you know the community needs to follow.

Mr. Smead: There's been a lot of passion, and I appreciate that, like several of us when I built there was cows across the street and now there's a nice house. So, you know it's a part of the change that

comes on. And then to echo Justice's thought on the roads. Yeah, it's a chicken and egg thing between roads and development, but having the people there helps justify a better road. Even though roads aren't us, as we've touched on. So that's just kind of where my mind's at.

Mr. Antey: Right. And I've kind of stated earlier that, you know, if you like the view, you've got to buy the view. And we've had people that have been very passionate about where they live, which I appreciate. If you don't have a passion about where you live, things can go south in a hurry. But you also have a property owner that has rights to do with his property. I look around and, you know, just north of this, those four lots, you know, they were probably one track at one point. And everybody wants to, you know, as soon as I get there, then we'll close the gate, you know, so that nobody else can subdivide anything. And you've got several legal nonconforming that are sitting around four-ish acres. And I think the consistency, which I think was the thing about not really density, but consistent density within the character of the thing. I mean, I would love to have, you know, I think we a month or so ago stayed at our own little central park in the middle that we could all enjoy, but none of us have to, you know, own it kind of thing. So, I do empathize with folks that love being out there. I would pick the country over the city any day.

Mr. Farrar: Well, I'm similar to Robert and Larry. In 1998, I bought a retreat in a little town called Missouri River. It had this beautiful view of the river. And right next to me was a lot that I could have bought for \$500, and I didn't. And I'm suffering ever since. It bugs me, and I feel for you people. But that's one of the risks of buying land that somebody someday is going to buy right next door to you and destroy your vision. It happened to me. But I will have to vote for this.

Mr. Antey: Well, and we had one testimony that said that they started out with 30 acres and sold the 10. They sold 10 off. And that was, I mean, that's just kind of what happens when, you know, let me sell mine and cut that 30 down to 20. but I don't want anybody else to cut anything short and stuff. So I've got a little bit, you know, and then everybody zips up and down there, and speed is a problem on the roads, but then I hear that we like to let the kids ride their bikes out on the roads. So I'm hearing conflicting testimony from different people and stuff. So it's a tough decision.

Jack, do you have thoughts on it? I'm sure you do.

Mr. Crawford: Can I bring Randy into this discussion? By chance. Do you have any photos of the road?

Mr. Diehl: No.

Mr. Crawford: You've been out there?

Mr. Diehl: It's an older road. I think it was put in the late 1800s and it's a narrow road. I looked it up, it's a 30 foot right of way.

Mr. Crawford: I've looked at this and I can see where there could be some blind corners, but right now the clear the line of sight is on this property wants to be developed. And the thing is, there's 12 lots around this that have the same size, if not smaller, just within a picture that I've been provided. And the third thing that I've got to comment is, this applicant came in here and subdivided this into

seven lots, and nobody would have had anything to say about it, and it would have been a legal thing to do. And so basically, in my mind, we're having a conflict over four additional lots today. It's not, seven could have been done with, just walked in and done it. It wouldn't have really involved Randy if this had been a recording of a survey, if I understand it right.

So, this whole conversation is basically over four lots today in my mind. To everybody else, it's 11 lots, and I understand that because it's been subdivided. But like everybody said before, your lots were subdivided when you moved in, and people had the same passage you have today. And we granted you access. We didn't personally, but this board and County Legislature granted access for these subdivisions for you to be out there on what you have. And it's just, it's not fair for us not to approve this.

And if there was a cornfield there, that wouldn't really be a blind corner. But once he cuts back to the grass. He's going to enhance the safety on that. When you look down either side of the road, that side of the property is clear that wants to be developed, and everything else is pretty much brushy on what I'm saying.

Mr. Antey: Does anybody on the commission have any other comments to make?

Mr. Monaco moved to approve RZ-2025-707

Mr. Crawford seconded

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

Motion Carried 6 – 1

Mr. Antey: This will be forwarded on to the Land Use Committee of the County Legislature.

Voice vote for Preliminary Plat Wright Moore Estates

Approved

STAFF REPORT

PLAN COMMISSION November 20 2025

RE: RZ-2025-707

Applicant: Colbey Dowell

Location: E. Renick Road

Area: 70.00 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single-family residences on similar size and larger tracts.

Pleasant Prairie Addition, consisting of 5 lots, was platted in 1972. Four of the lots are 4.5 acres.

Brad-Dean Estates was platted in 1970. These lots are all under 4 acres. Shenandoah Estates platted in 1995 are all under 5 acres.

Four of the lots will be flag lots. Since this is in the Rural Development Tier and on a road classified as a "Local Road", flag lots are allowed.

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

County Plan:

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

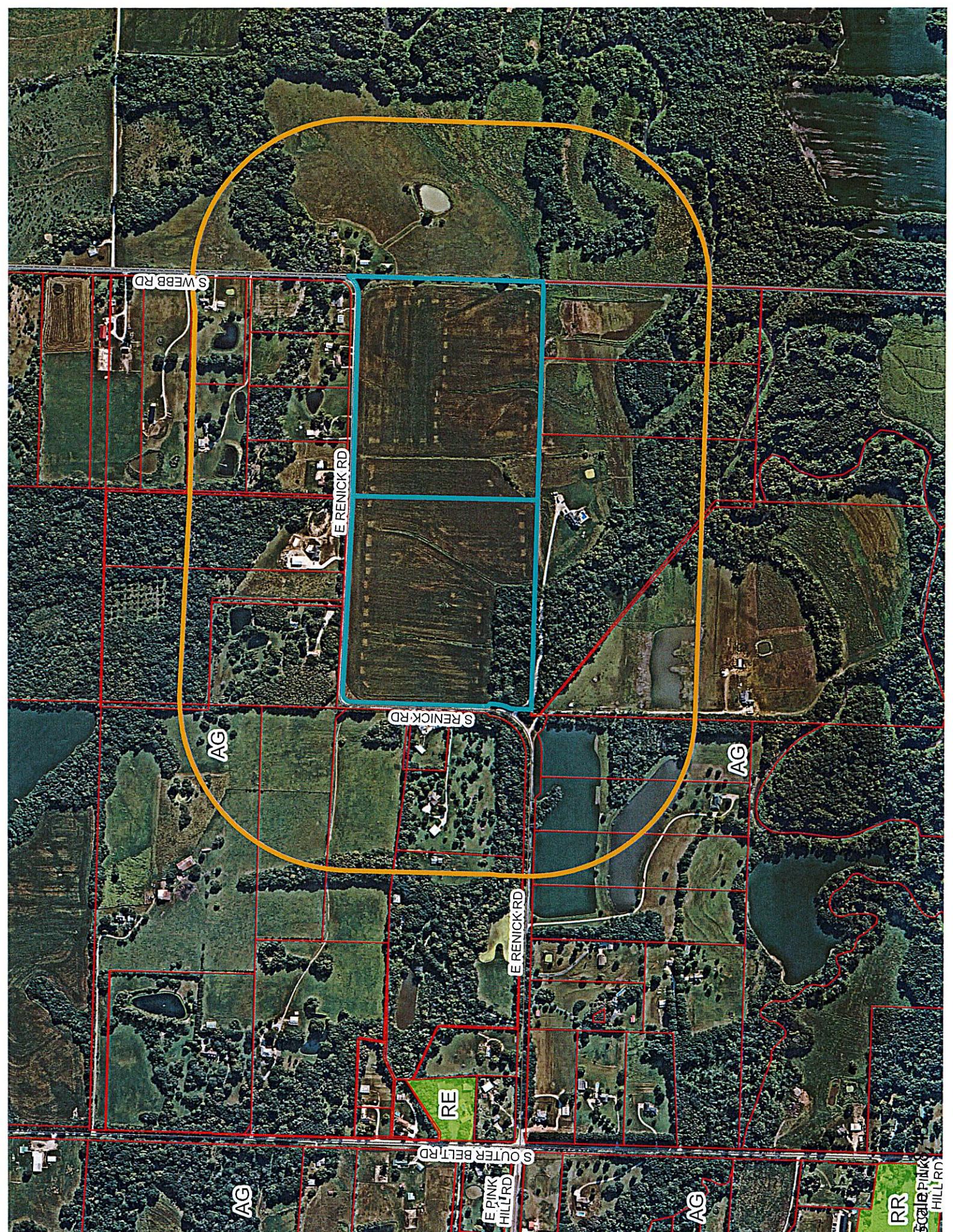
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-707.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



parcel	owner	address	city	state	zip
21-700-04-13-00-0-00-000	WILLIAMS GREG K & DEBBIE J	3206 S WEBB RD	OAK GROVE	MO	64075
21-700-03-10-01-0-00-000	WHITTINGTON DAVID L	3404 S RENICK RD	OAK GROVE	MO	64075
21-700-03-14-02-0-00-000	COOPER BENJAMIN W & JEANETTE I	3215 S OUTER BELT RD	OAK GROVE	MO	64075
38-100-01-08-00-0-00-000	HACKLEY JAMES & ERIN ELIZABETH	410 DICKERSON RD	INDEPENDENCE	MO	64050
21-700-04-15-00-0-00-000	GRANDALL ANGELA	39704 E RENICK RD	OAK GROVE	MO	64075
21-700-04-04-00-0-00-000	GRANGER CHARLES G JR & ABBY E	40306 E RENICK RD	OAK GROVE	MO	64075
21-700-03-14-01-0-00-000	DYER HOLLIS E & REBECCA A	300 E 17TH ST	OAK GROVE	MO	64075
21-700-03-09-02-4-00-000	DYER HOLLIS E & REBECCA A	300 E 17TH ST	OAK GROVE	MO	64075
21-700-04-07-00-0-00-000	HOPPER HARRY K & MARCIA J	40002 E RENICK RD	OAK GROVE	MO	64075
21-700-04-05-00-0-00-000	BIRD DONALD E & PEARL E	40206 E RENICK RD	OAK GROVE	MO	64075
21-700-04-06-00-0-00-000	CARPENTER ROBERT & TASSIE S	40102 E RENICK RD	OAK GROVE	MO	64075
21-700-03-16-00-0-00-000	STETTNISCH DONALD D & TERRIL	3410 S RENICK RD	OAK GROVE	MO	64075
21-700-03-17-00-0-00-000	CREDE TIMOTHY J & DEBORAH K	39202 E RENICK RD	OAK GROVE	MO	64075
38-100-01-09-00-0-00-000	SMALL CHAUNCEY & AMY	1409 NW EAGLE RIDGE DR	GRAIN VALLEY	MO	64029
38-100-01-10-00-0-00-000	SMALL CHAUNCEY & AMY	1409 NW EAGLE RIDGE DR	GRAIN VALLEY	MO	64029
38-100-01-11-00-0-00-000	LESLIE JEFFREY	6603 S STILLHOUSE RD	OAK GROVE	MO	64075
21-700-04-17-00-0-00-000	BURNEY DAYLEN & EMILY	2632 SEMINOLE DR	KANSAS CITY	MO	64116
21-700-04-16-00-0-00-000	SEITZ KELLY D & KENNETH K	PO BOX 213	NAPOLEON	MO	64074
38-100-02-15-00-0-00-000	PAUL NELSON BUILDER INC	PO BOX 382	OAK GROVE	MO	64075
38-100-02-14-00-0-00-000	NELSON PAUL A & THERESA A	PO BOX 382	OAK GROVE	MO	64075
38-100-02-13-00-0-00-000	NELSON PAULA & THERESA A	PO BOX 382	OAK GROVE	MO	64075
21-700-03-12-01-0-00-000	DYER BRADLEY E	3105 S OUTER BELT RD	OAK GROVE	MO	64075
21-700-04-12-00-0-00-000	HENDERSON RANDALL L & BECKY S	3122 S WEBB RD	OAK GROVE	MO	64075
21-700-03-17-00-0-00-000	CREDE TIMOTHY J & DEBORAH K	39202 E RENICK RD	OAK GROVE	MO	64075
	STEVEN R & LISA A BAILEY TRUST	309 N OAK ST	BATES CITY	MO	64011
	STEVEN R & LISA A BAILEY TRUST	309 N OAK ST	BATES CITY	MO	64011



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-2025-707
Colby Dowell

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a change of zoning from District AG (Agricultural) on 70 ± acres to District RR (Residential Ranchette). The purpose is to create 11 single-family residential lots on Renick 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 1000' 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: Steve and Lisa Bailey
Current Mailing Address: 309 N Oak st. Bates City MO, 64011
Phone: 816-690-4611 email : lbailey@katexcavation.com
b. Applicant (If different from the legal owner) Colby Dowell
Current Mailing Address: 309 N Oak st. Bates City MO, 64011
Phone: 816-956-3369
Email: cdowell@katexcavation.com

2. Location: On the southeast corner of East Renick rd. and South Renick rd.

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) 70 Acres

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

6. Present Use of Property: Tillable land for row crops

7. Proposed Use of Property: 5 Acre RE flag lots

8. Proposed Time Schedule for Development: December 2025 - March 2026

9. What effect will your proposed development have on the surrounding properties?
The proposed change will match the parcel sizes of the surrounding properties.

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Yes, very minimal in the Northeast and Southwest corners.
If so, will any improvements be made to the property which will increase or decrease the elevation? If the lot buyer and the builder deem necessary.

11. Describe the source which provides the following services:

- Water Provider PWSD 16
- Sewage disposal: Onsite Waste Water X Public Sewer _____
- Electricity West Central Electric
- Fire protection Sni Valley
- Police Protection Jackson County Sheriff's Office

12. Describe existing road width and condition: 20' wide asphalt road in decent shape.

13. What effect will proposed development have on existing road and traffic conditions? Being less than a mile east of F hwy I do not foresee much hinderance to the traffic conditions.

14. 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): N/A

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)

Shannon R. Bailey
Lisa Bailey

Date

10-16-25

STATE OF Missouri

COUNTY OF Jackson

On this 16th day of October, in the year of 2025, before me
the undersigned notary public, personally appeared Shannon R. Bailey + Lisa Bailey

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 Shelly Long

Commission Expires May 28, 2029

