



COUNTY LEGISLATURE JACKSON COUNTY, MISSOURI

MARY JO SPINO

CLERK OF THE COUNTY LEGISLATURE

415 East 12th Street
Kansas City, MO 64106

201 West Lexington, 2nd Floor
Independence, MO 64050

April 12, 2024 – April 18, 2024

4-12-2024 Friday		NO MEETINGS –
4-15-2024 Monday		NO ANTI-CRIME, BUDGET, DIVERSITY, EQUITY, & INCLUSION, HOUSING & HOMELESSNESS, INTER-GOVERNMENTAL AFFAIRS, LAND USE, PUBLIC WORKS, RULES, VETERANS, OR 911 OVERSIGHT COMMITTEE MEETINGS
	10:30 A.M.	Health & Environment Committee Meeting – Jackson County Courthouse, 415 East 12 th Street, 2 nd Floor, Kansas City Legislative Assembly Area The Health & Environment Committee will have a public hearing.
	2:35 P.M.	Finance & Audit Committee Meeting – Jackson County Courthouse, 415 East 12 th Street, 2 nd Floor, Kansas City Legislative Assembly Area
	2:40 P.M.	Justice & Law Enforcement Committee Meeting – Jackson County Courthouse, 415 East 12 th Street, 2 nd Floor, Kansas City Legislative Assembly Area
4-15-2024 Monday	3:00 P.M.	LEGISLATIVE MEETING – Jackson County Courthouse, 415 East 12 th Street, 2 nd Floor, Kansas City Legislative Assembly Area
4-16-2024 Tuesday		NO MEETINGS -
4-17-2024 Wednesday	12:30 P.M. – 2:30 P.M.	AFLAC Representative’s Meeting – Jackson County Courthouse, 415 East 12 th Street, 2 nd Floor, Kansas City Legislative Assembly Area CANCELED

4-18-2024 Thursday

NO MEETINGS –

Persons with disabilities wishing to participate in the above meetings and who require reasonable accommodation may call the County Clerk's Office at 881-3242 or 1-800-735-2466 (Missouri Relay). Forty-eight (48) hours' notice is required. To put information on the Activity Calendar, please contact the County Clerk's Office by NOON Wednesday of each week.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE renewing a conditional use permit (CUP) in District AG (Agricultural) for a period of fifteen years to operate a 126-foot monopole of wireless communications, subject to specified conditions, as to a 585 square foot tract.

ORDINANCE NO. 5843, April 15, 2024

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit is hereby renewed for a period of fifteen years to operate a 126-foot monopole of wireless communications, as to a 585 square foot tract, commonly known as 11010 Milton Thompson Road, and legally described as follows:

Description: 13 foot by 45 foot Lease Area, situated in Lot 1A, Replat of Lot 1, Langsford Road, a subdivision in Jackson County, Missouri, described as follows:
Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 1, Township 47, Range 31, Jackson County, Missouri; thence North 02 degrees 11 minutes 58 seconds East along the East line of said Southwest Quarter Northwest Quarter, a distance of 208.33 feet, to an existing 1/2 inch iron bar; thence North 78 degrees 51 minutes 20 seconds West, a distance of 127.67 feet to the Point of Beginning of said 13 foot by 45 foot Lease Area; thence North 87 degrees 41 minutes 23 seconds West, a distance of 45.00 feet; thence South 02 degrees 18 minutes 37 seconds west, a distance of 13.00 feet; thence South 87 degrees 41 minutes 23 seconds East, a distance of 45.00 feet; thence North 02 degrees 18 minutes 37 seconds East, a distance of 13.00 to the Point of Beginning.

Section 2. The conditional use permit granted by this Ordinance is subject to the following conditions:

1. The commercial communication lattice tower shall not exceed a height of 126 feet as measured from ground level.
2. The lattice tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.

3. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.

4. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Section 3. The Legislature, pursuant to the application of SBA Monarch Tower 1, LLC, (CU-2024-249), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 5 to 0 to recommend APPROVAL of this application in a public hearing on March 21, 2024, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

Bryan Covinsky
Bryan Covinsky (Apr 10, 2024 11:02 CDT)
County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5843 introduced on April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

This Ordinance is hereby transmitted to the County Executive for his signature.

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5843.

Date

Frank White, Jr., County Executive



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: _____ SPONSOR: _____

To be completed by the County Counselor's Office:

NUMBER: 5843

ASSIGNED MEETING DATE: 04/15/2024

STAFF CONTACT: Randy Diehl PHONE: 816-881-4577

EMAIL: rdiehl@jacksongov.org

DEPARTMENT: Public Works

TITLE: CU-2024-249 – SBA Monarch Tower I, LLC

SUMMARY:

Requesting the renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications in District AG (Agriculture) at 11010 S. Milton Thompson 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 March 21, 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.

FINANCIAL IMPACT: NO

YES

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: ZONING (UDC)

ATTACHMENT(S):

CU-2024-249

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A 13 foot by 45 foot Lease Area, situated in Lot 1A, Replat of Lot 1, Langsford Road, a subdivision in Jackson County, Missouri, described as follows:

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CU-2024-249

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 21, 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

Site Plan

Langsford Yard, Replat

CU-2024-249

ATTACHMENT 3: LIST OF CONDITIONS

Condition Use Permit subject to the following Conditions:

1. The commercial communication lattice tower shall not exceed a height of 126 feet as measured from ground level.
2. The lattice tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
3. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
4. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Randy Diehl gave the staff report:

RE: CU-2024-249

Applicant: SBA Monarch Tower I, LLC

Location: 11010 S. Milton Thompson Road

Area: 585 Square Feet

Request: Renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications.

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning on the parent tract is Agricultural. Use of the property is the Southern Jackson County Fire Protection District Station 1.

Comments: This is a renewal of CU-2006-193 (Ordinance 3887) adopted by the Jackson County Legislature, April 30, 2007. The permit was for a period of 15 years subject to 9 conditions.

Five of those conditions from the original permit have been removed. Two of the conditions were related to the actual construction of the tower. The other three have been eliminated due to changes to the State Statutes in 2016 limiting certain provisions by jurisdictional authorities.

Requiring screening
Providing space to local authorities
Limiting the duration of the permit

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

Staff recommends APPROVAL of CU-2024-249 subject to the following conditions:

Conditions:

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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: So, this is basically the same thing except for the changes in the State Statutes limiting restrictions.

Mr. Diehl: Yes

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

There were none.

Mr. Antey: Is the applicant here?

Roland Hooker: I work for SBA.

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

Mr. Hooker: No, It's just as he said.

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

Discussion under advisement

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

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

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: CU-2024-249

Applicant: SBA Monarch Tower I, LLC

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Recommendation:

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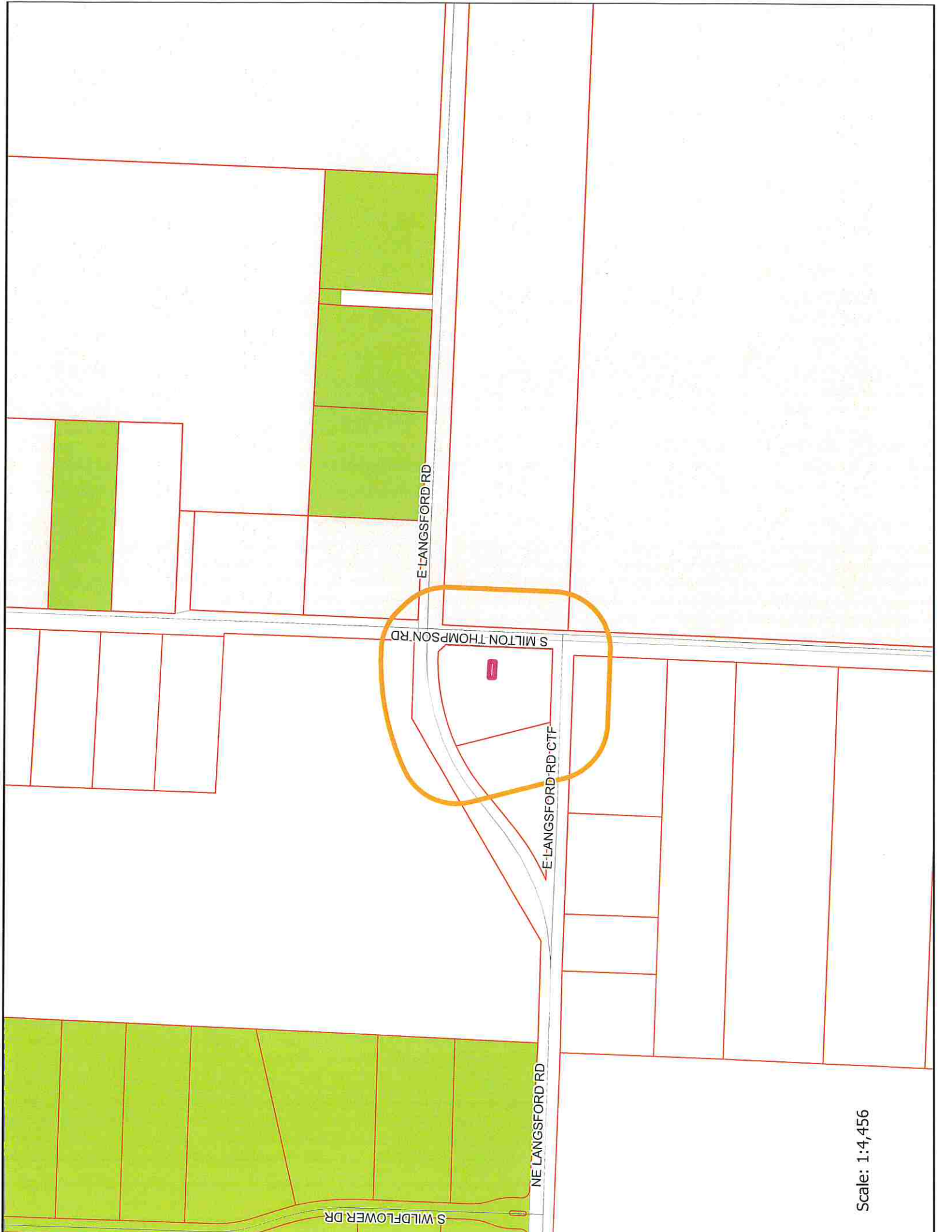
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



E LANGSFORD RD

S MILTON THOMPSON RD

E LANGSFORD RD CTF

NE LANGSFORD RD

S WILDFLOWER DR

Scale: 1:4,456

CU-2024-249

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
60-100-01-07-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-04-02-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-02-42-00-0-00-000	JACKSON COUNTY, MO	415 E 12th St	KANSAS CITY	MO	64106
60-100-02-31-00-0-00-000	KIRSE JOHN F JR & JANET S	10919 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
60-100-03-12-00-0-00-000	HOLLAND STEVE J & MARY V-TR	24609 E LANGSFORD RD	LEES SUMMIT	MO	64086
60-100-02-19-01-0-00-000	MILTON THOMPSON ACRES LLC	24800 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
60-100-02-41-00-0-00-000	SOUTHERN JACKSON CO FIRE DISTRICT	101 LOTAWANA DR	LAKE LOTAWANA	MO	64086
	SBA MONARCH TOWERS I LLC	8051 CONGRESS AVE	BOCA RATON	FL	33487



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

March 6, 2024

RE: Public Hearing: CU-2024-249
SBA Monarch Tower I, LLC

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 SBA Monarch Tower I, LLC, requesting the renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications in District AG (Agriculture) at 11010 S. Milton Thompson 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 21, 2024 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

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County 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 -249
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: SBA Monarch Towers I, LLC
Address: 8051 Congress Avenue, ATTN: Ashley Masuda
Boca Raton, FL 33487
Phone: 561-322-7817
 - b. Owner(s) Name: Southern Jackson County Fire Protection District
Address: 101 Lotawana Dr., Lake Lotawana, MO 64086 (2nd Location Headquarter)
Phone: 816-525-4200
 - c. Agent(s) Name: Not applicable

Address: Not Applicable

Phone: Not applicable

d. Applicant's interest in Property: Leasehold

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: the continued use of the existing unmanned wireless telecommunications facility for a period of Perpetual years; property described as follows: a tract of land 2.29 ~~square feet~~ acres in size located at 11010 Milton Thompson Road. Present Zoning District AG

3. Legal Description of Property: (Write Below or Attached)
See attached site survey.

4. Present Use of Property: Southern Jackson County Fire District Station, and two telecommunications facilities.

5. Proposed Use of Property: The continued use and operation of the wireless telecommunications facility located on the south side of the building.

6. Estimated Time Schedule for Development: 0 hours; no development or alterations are proposed.
Application is for the continued use of an existing unmanned wireless telecommunications facility

7. What effect will your proposed development have on the surrounding properties?
None; continuation of use of existing unmanned tower facility.
8. 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? Not applicable
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water None; continuation of use of existing unmanned tower facility.
 - b. Sewage disposal None; continuation of use of existing unmanned tower facility.
 - c. Electricity None; continuation of existing use without changes.
 - d. Heating None; continuation of use of existing unmanned tower facility.
 - e. Fire and Police protection None; continuation of existing use without changes.
10. Describe existing road width and condition: See attached site survey; no changes
are proposed.
11. What effect will proposed development have on existing road and traffic conditions? None; continuation of use of existing unmanned tower facility.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None; continuation of use of existing unmanned tower facility.
 If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): Not applicable

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) not applicable _____

Applicant(s): SBA Monarch Towers I, LLC 01/26/2024
By *Ashley Masuda* _____
Ashley Masuda, Director Planning & Zoning

Contract Purchaser(s): Not applicable _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 26th day of January, in the year of 2024, before me
the undersigned notary public, personally appeared Ashley Masuda

_____ 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 *Rita Drinkwater* Commission Expires 09/10/2025
RITA Drinkwater



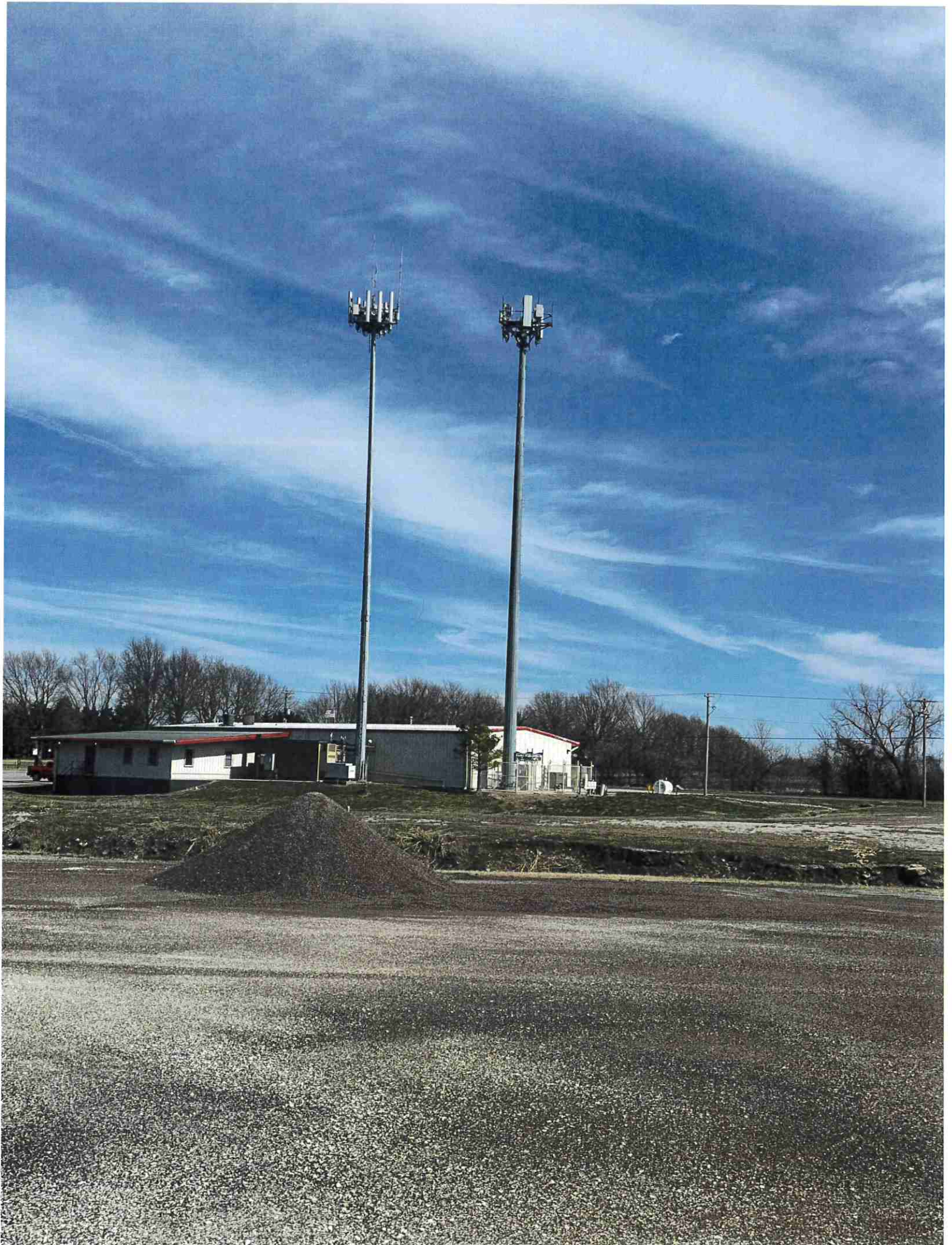


E LANGSFORD RD

S MILTON THOMPSON RD

e: 1:748

Copyright nearmap 2015



REPLAT OF LANGSFORD YARD, LOT 1

REPLAT OF LANGSFORD YARD, LOT 1 AND 2

A Subdivision in Jackson County, Missouri.

TO NW COR NW 1/4 SEC. 1-17N-83W

TO NE COR NW 1/4 NW 1/4 SEC. 1-17N-83W

2017E004385

2017E004385

LEGAL DESCRIPTION:
Part of the SW 1/4 of Section 1, Township 47 North, Range 18 West, Meridian 11 West, Jackson County, Missouri, containing 7.200 acres, more or less, including that part in existing plat of Langsford Yard, Lot 1, which plat and said subdivision shall hereinafter be taken as.

STREETS: The roads and streets shown on this plat and hereby dedicated to public use as thoroughfares are hereby dedicated.

UTILITIES: It is intended to locate, construct, install, maintain, and use of poles, wires, conduits and/or conduits, telephone, cable TV, or any other necessary public utility or service, any or all of them, upon over or under (or both) any area within the right of way dedicated to public use on this plat.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be erected or placed thereon in violation of the building lines.

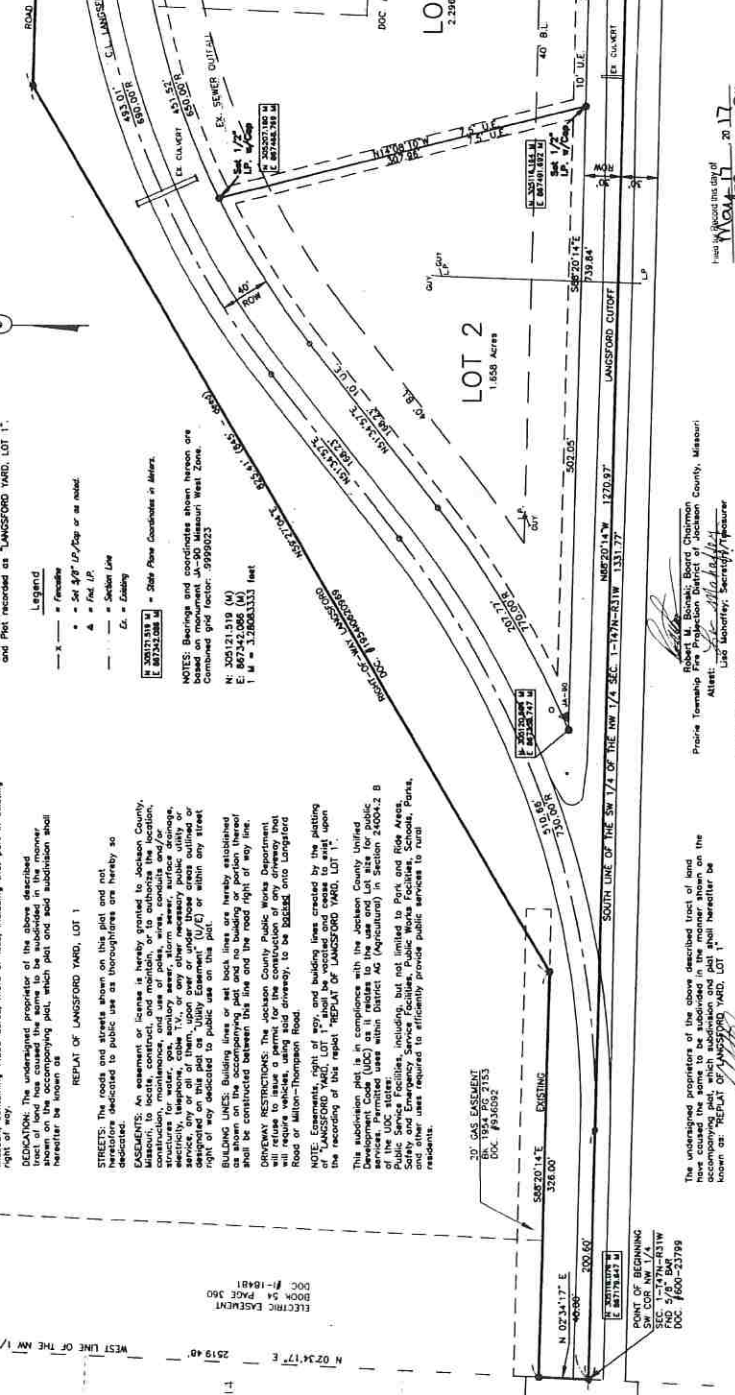
OPENING RESTRICTIONS: The Jackson County Public Safety Department will refuse to issue a permit for the construction of any driveway that will require vehicles, using said driveway, to be 20000 feet or more in length or more than 10 feet wide.

PLAT OF LANGSFORD YARD, LOT 1: This subdivision is in compliance with the Jackson County Unified Development Code (UDC) as it relates to the use and lot size for public use within District AD (Agriculture) in Section 24004.2 B of the UDC. Public Service Facilities, including, but not limited to, Park and Ride Areas, Public Buildings, Public Storage, Public Office Buildings, Public Parks, and other uses required to efficiently provide public services to rural residents.

NOTES:
1- Set 5/8" iron pin with plastic cap at all corners of lots and at all other points as shown on this plat.
2- Bearings on all State Plane - West Zone.
3- This property is in Zone X according to FEMA Community/Zone 200402.
4- This parcel, used for this property is from the plat of Langsford Yard, Lot 1, and Plat recorded as LANGSFORD YARD, LOT 1.

Legend
- - - - - Existing
- - - - - Set 3/4" LP/Day or as noted
- - - - - Set 1/4" LP
- - - - - Section Line
- - - - - Easement
- - - - - State Plane Coordinate in meters

NOTES: Bearings and distances shown herein are based on the datum of NAD 83. Combined grid factor: 99999223
N: 325121.919 (4)
E: 86742.086 (4)
1 M = 3,280.83333 feet



STATE OF MISSOURI
COUNTY OF JACKSON
I, MAQUIN, 2017, before me appears Robert M. Boinak, Prairie Township Fire District, Board Chairman, to me known to be the person designated in and executed the foregoing instrument and acknowledged that he executed the same for the purpose and intent herein stated.

Witness Thereof: I have hereto set my hand and official seal at my office this day and year first within above.

My Commission Expires: 05-03-2019

Robert M. Boinak
Robert M. Boinak, Board Chairman
Prairie Township Fire District, Jackson County, Missouri
Attest: Lisa M. Boinak, Secretary/Treasurer

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SUMMIT SURVEY COMPANY
LEE S. SUMMIT, MISSOURI E-04063
TEL 816-347-9820
FAX 816-347-9291

LARRY D. MOSEY
LEE S. SUMMIT, MISSOURI E-04063
TEL 816-347-9820
FAX 816-347-9291
SUMMIT SURVEY COMPANY
A Missouri Partnership
Land Surveyor - PLS # 001785

REPLAT OF LANGSFORD YARD, LOT 1
A Subdivision in Jackson County, Missouri.
LOTS 1A AND 2
1130 South Milton Thompson Road
Lee's Summit, Missouri 64086

SEAL
LARRY D. MOSEY
Missouri
Date: May 10, 2017
Sheet 1 of 1

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Witness Thereof: I have hereto set my hand and official seal at my office this day and year first within above.

My Commission Expires: 05-03-2019

Robert M. Boinak
Robert M. Boinak, Board Chairman
Prairie Township Fire District, Jackson County, Missouri
Attest: Lisa M. Boinak, Secretary/Treasurer

STATE OF MISSOURI
COUNTY OF JACKSON
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COUNTY OF JACKSON
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My Commission Expires: 05-03-2019

Robert M. Boinak
Robert M. Boinak, Board Chairman
Prairie Township Fire District, Jackson County, Missouri
Attest: Lisa M. Boinak, Secretary/Treasurer

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 3.51± acre tract from District AG (Agricultural) to District RE (Residential Estates).

ORDINANCE NO. 5844, April 15, 2024

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RE" (Residential Estates) Districts, so that there will be transferred from District AG to District RE 3.51± tract of land located at 25711 E. 99th Street in Jackson County, MO, legally described as follows:

Description: Lot 40, Timber Meadows, (5th Plat), a subdivision in Jackson County, Missouri.

Section 2. The Legislature, pursuant to the application of Wayne and Denise Edwards, (RZ-2024-671), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 5 to 0 to recommend APPROVAL of this application after a public hearing on March 21, 2024, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

Bryan Covinsky

Bryan Covinsky (Apr 10, 2024 11:02 CDT)

County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5844 introduced on April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

This Ordinance is hereby transmitted to the County Executive for his signature.

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5844.

Date

Frank White, Jr., County Executive



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: _____ SPONSOR: _____

To be completed by the County Counselor's Office:

NUMBER: 5844

ASSIGNED MEETING DATE: 04/15/2024

STAFF CONTACT: Randy Diehl PHONE: 816-881-4577

EMAIL: rdiehl@jacksongov.org

DEPARTMENT: Public Works

TITLE: RZ-2024-671 – Wayne & Denise Edwards

SUMMARY:

Requesting a change of zoning from District AG (Agricultural) on 3.51 ± acres to District RE (Residential Estates). The purpose is to decrease the building setback requirements at 25711 E. 99th Street.

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 March 21, 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.

FINANCIAL IMPACT: NO

YES

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: ZONING (UDC)

ATTACHMENT(S):

RZ-2024-671

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 40, Timber Meadows, (5th Plat), a subdivision in Jackson County, Missouri

RZ-2024-671

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 21, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Timber Meadows 5th Plat

Aerial of location

Randy Diehl gave the staff report:

RE: RZ-2024-671

Applicant: Wayne & Denise Edwards

Location: 25711 E. 99th Street

Area: 3.51 ± acres

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

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. Timber Meadows 5th Plat was created in 1981, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 30 feet. The front setback is platted at 75 feet and will remain the same.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2024-671.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Richard McWhirt, 2405 NE Lake Bluff Court, Lee's Summit. I'm am here the the Edwards.

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

Mr. McWhirt: No, I don't.

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. Crawford moved to approve. Mr. Lake seconded.

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

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: RZ-2024-671

Applicant: Wayne & Denise Edwards

Location: 25711 E. 99th Street

Area: 3.51 ± acres

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

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. Timber Meadows 5th Plat was created in 1981, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 30 feet. The front setback is platted at 75 feet and will remain the same.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

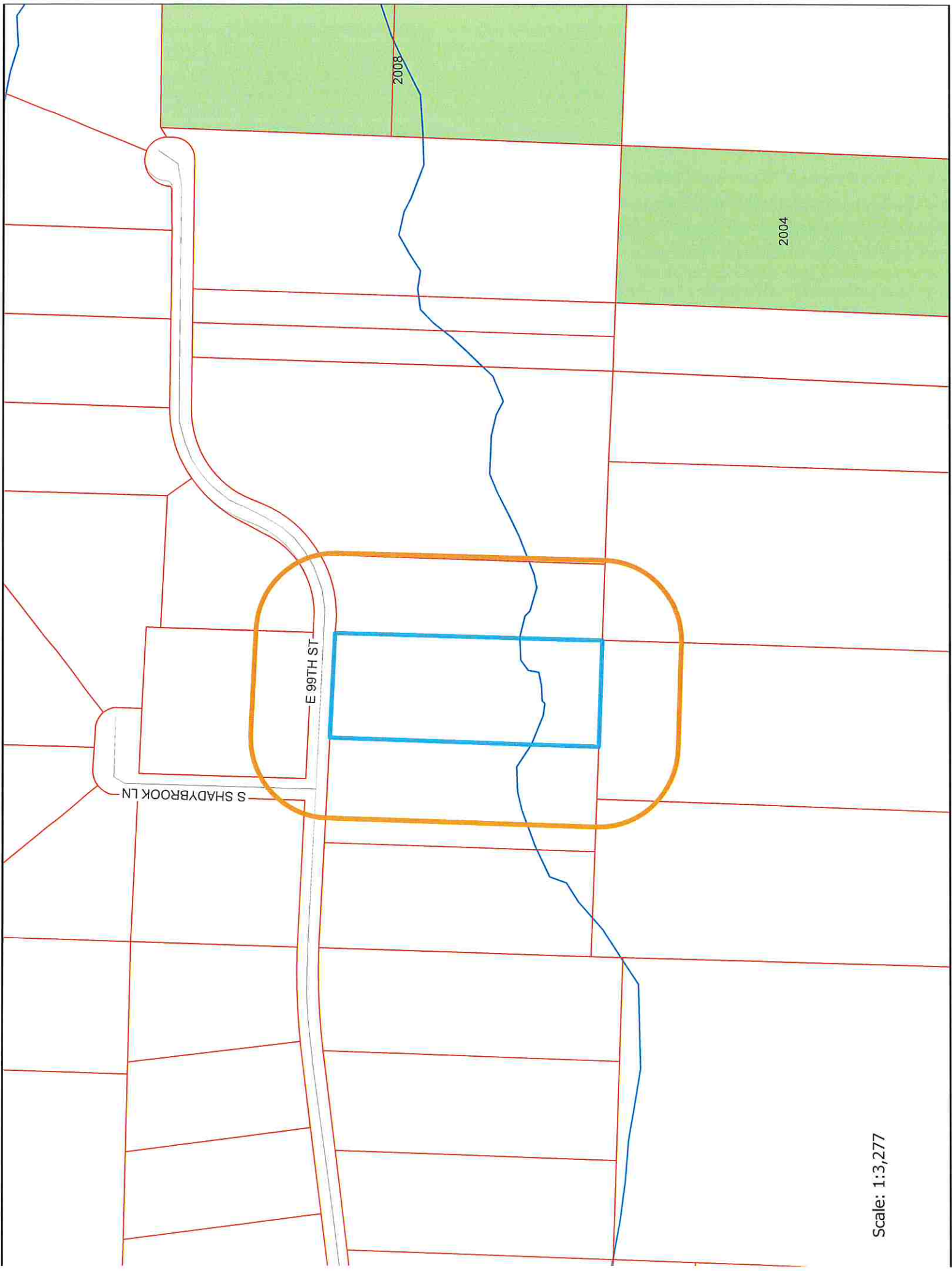
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-671.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:3,277

RZ-2024-671

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
53-700-01-53-00-0-00-000	JACOBS MEGAN & KYLE	25701 E 99TH ST	LEES SUMMIT	MO	64086
53-700-01-64-00-0-00-000	HART DALE G & MARY LOU-TRUSTEES	25810 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
53-700-01-18-01-0-00-000	GOURLEY ELIZABETH M & ROBERT J-TR	25701 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
53-700-01-62-00-0-00-000	BOYD JOHN B & LINDA S	25911 E 99TH ST	LEES SUMMIT	MO	64086
53-700-01-50-00-0-00-000	RIEGEL THEODORE T & KIM K	25606 E 99TH ST	LEES SUMMIT	MO	64086
53-700-01-51-00-0-00-000	BLESSEN GREGORY & CYNTHIA KERLEY-TR	25710 E 99TH ST	LEES SUMMIT	MO	64086
53-700-01-18-02-0-00-000	GOURLEY ELIZABETH M-TRUSTEE	25701 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
53-700-01-58-00-0-00-000	COATS ROBERT D & TERESA A	25804 E 99TH ST	LEES SUMMIT	MO	64086
53-700-01-61-00-0-00-000	CHU PAUL R & BETH M	25807 99TH ST	LEES SUMMIT	MO	64086
53-700-01-52-00-0-00-000	EDWARDS V WAYNE & DENISE E-TR	25711 E 99TH ST	LEES SUMMIT	MO	64086



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

March 6, 2024

RE: Public Hearing: RZ-2024-671
Wayne & Denise Edwards

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 Wayne & Denise Edwards for a change in zoning from District AG (Agricultural) to District RE (Residential Estates) on 3.51 ± acres. The purpose to decrease the the building setback requirements at 25711 E. 99th Street.

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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 21, 2024 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 816-881-4577 or rdiehl@jacksongov.org

Sincerely,

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

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024- 671

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: Wayne and Denise Edwards
Address: 25711 E. 99TH ST.
Lee's Summit, Mo 64086
Phone: 816-210-6790
 - b. Owner(s) Name: Wayne and Denise Edwards
Address: 25711 E 99TH ST.
Phone: 816-210-6790
 - c. Agent(s) Name: Rick McWhirt

Address: 2405 NE Lake Bluff Ct, L.S. MO 64086

Phone: 816-215-0481

d. Applicant's interest in Property: Owner

2. General location (Road Name) 25711 E. 99th Street
Lee's Summit, Mo 64086

3. Present Zoning Agriculture Requested Zoning Residential Estate

4. AREA (sq. ft. / acres) 153,158 sq. ft / 3.52 acres

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

Timber Meadows 5th Plat, Lot 40

6. Present Use of Property: SF Residence

7. Proposed Use of Property: SF Residence

8. Proposed Time Schedule for Development: Build Detached garage
in 2024.

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

None

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? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water None

b. Sewage disposal None

c. Electricity Add service

d. Fire and Police protection None

12. Describe existing road width and condition: Excellent road and curbs

13. What effect will proposed development have on existing road and traffic conditions? None

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None

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)	<u>Wayne Edwards</u> <u>Denise E Edwards</u>	<u>1-18-2024</u> <u>1-18-2024</u>	
Applicant(s):	<u>Wayne Edwards</u> <u>Denise E Edwards</u>	<u>1-18-2024</u> <u>1-18-2024</u>	
Contract Purchaser(s):	_____	_____	_____

STATE OF Missouri
COUNTY OF Jackson

On this 18th day of January, in the year of 2024, before me the undersigned notary public, personally appeared Wayne Edwards and Denise E. Edwards

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 Alana Hill Commission Expires 6/10/26

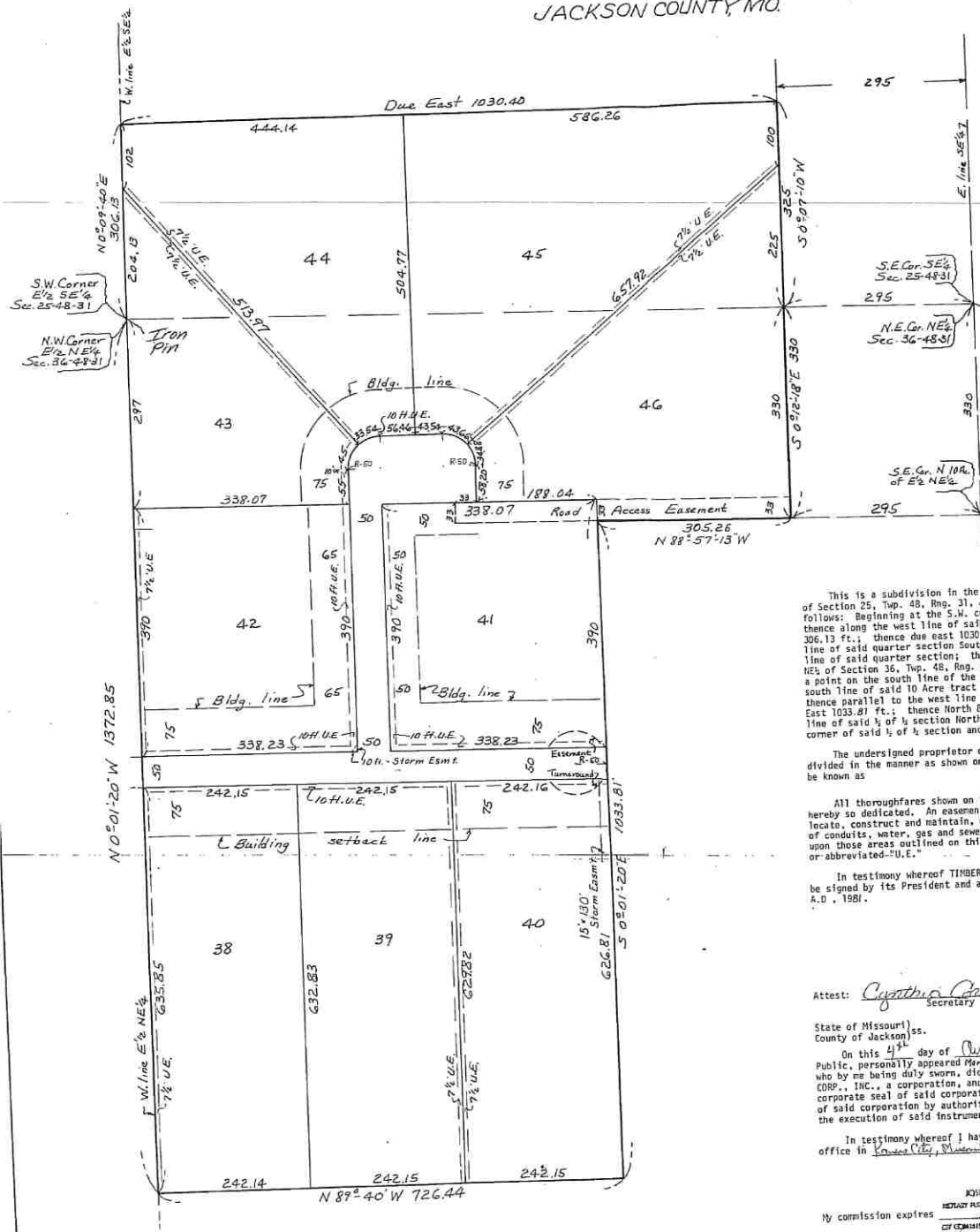


I 467989

TIMBER MEADOWS

FIFTH PLAT
LOTS 38 thru 46
JACKSON COUNTY, MO.

RECORDED
JACKSON COUNTY, MO.
RECORDED
SEP 25 AM 11 30 0
39
58



This is a subdivision in the Ely of NE1/4 of Section 36, Twp. 48, Rng. 31 and in Ely of SE1/4 of Section 25, Twp. 48, Rng. 31, Jackson County, Missouri, more particularly described as follows: Beginning at the S.W. corner of the Ely of SE1/4 of Section 25, Twp. 48, Rng. 31; thence along the west line of said 1/4 of section North 0 degrees 09 minutes 40 seconds East 306.13 ft.; thence due east 1030.40 ft.; thence parallel to and 295 ft. west of the east line of said quarter section South 0 degrees 07 minutes 10 seconds West 325 ft. to the south line of said quarter section; thence parallel to and 295 ft. west of the east line of the NE1/4 of Section 36, Twp. 48, Rng. 31, South 0 degrees 12 minutes 18 seconds East 330 ft. to NE1/4 of Section 36, Twp. 48, Rng. 31, South 0 degrees 01 minute 13 seconds West 305.26 ft.; south line of said 10 Acre tract North 88 degrees 57 minutes 13 seconds East 330 ft.; thence parallel to the west line of said 1/4 of section South 0 degrees 01 minute 20 seconds thence parallel to the west line of said 1/4 of section South 0 degrees 01 minute 20 seconds East 1033.81 ft.; thence North 89 degrees 40 minutes West 726.44 ft.; thence along the west line of said 1/4 of section North 0 degrees 01 minute 20 seconds West 1372.85 ft. to the N.W. corner of said 1/4 of section and the point of beginning.

The undersigned proprietor of the above described tract has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "TIMBER MEADOWS"

All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. An easement or license is hereby granted to Jackson County, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas outlined on this plat and designated by the words "Utilities Easement", or abbreviated "U.E."

In testimony whereof TIMBER MEADOWS DEVELOPMENT CORP., INC. has caused these presents to be signed by its President and attested by its Secretary this 4th day of August, A.D., 1981.

TIMBER MEADOWS DEVELOPMENT CORP., INC.

By *Mark A. Cella*
President

Attest: *Cynthia R. Corden*
Secretary

State of Missouri
County of Jackson ss.

On this 4th day of August, A.D., 1981 before me, the undersigned Notary Public, personally appeared *Mark A. Cella*, to me known to be the person described in and who by me being duly sworn, did say that he is the President of TIMBER MEADOWS DEVELOPMENT CORP., INC., a corporation, and that the seal affixed to the foregoing instrument is in behalf of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and Jack H. Corden acknowledged the execution of said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in *Kansas City, Missouri* the day and year last above written.

Joseph R. Braxler
Notary Public in and for Jackson County, Missouri
My commission expires _____
JACKSON COUNTY
OFFICE OF COMMISSION EXPIRES FEB. 24, 1982
ISSUED UNDER MISSOURI NOTARY ASSOC.

Approved as to Street Locations and Widths
By *James R. Hill*
Director, Public Works Dept.
Jackson County, Missouri
Date: *9/21/81*

Approved as to Zoning & Planning
By *William M. [Signature]*
Director, Zoning & Planning
Jackson County, Missouri
Date: *9/21/81*

Approved:
By *Mark A. Cella*
Assessor's Office

SURVEYED AND PLATTED BY
HARVEY A. JONES ENGINEERING CO., INC.
By *Harvey A. Jones*
Land Surveyor
May 16, 1978.



E 99TH ST

S SHADYBROOK LN

Copyright © 2015

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 10.41± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

ORDINANCE NO. 5845, April 15, 2024

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RR" (Residential Ranchette) Districts, so that there will be transferred from District AG to District RR 10.41± tract of land located at 38301 E. Cline Road in Jackson County, MO, legally described as follows:

Description: Part of the West Half of the fractional Northeast Quarter of Section 5, Township 47, Range 29 of Jackson County, Missouri, more particularly described as follows: commencing at the North quarter corner of said Section 5, thence south 88 degrees 00 minutes 20 seconds East, along the North line of said Section 5, a distance of 672.48 feet to the Point of Beginning; thence South 88 degrees 00 minutes 20 seconds East, continuing along the North line of said Section 5, a distance of 647.62 feet; thence South 2 degrees 45 minutes 59 seconds West, a distance of 697.65 feet; thence North 88 degrees 00 minutes 20 seconds West, a distance of 653.62 feet; thence North 3 degrees 15 minutes 32 seconds East, a distance of 697.76 feet to the Point of Beginning. Also known as Tract B as shown on Certificate of Survey filed November 14, 2023, as document 2023E0082416 in Book 58, Page 56.

Section 2. The Legislature, pursuant to the application of Reign Real Estate LLC, (RZ-2024-672), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 5 to 0 to recommend APPROVAL of this application after a public hearing on March 21, 2024, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

Bryan Covinsky
Bryan Covinsky (Apr 10, 2024 11:02 CDT)

County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5845 introduced on April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____ Nays _____
Abstaining _____ Absent _____

This Ordinance is hereby transmitted to the County Executive for his signature.

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5845.

Date

Frank White, Jr., County Executive



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: _____ **SPONSOR:** _____

To be completed by the County Counselor's Office:

NUMBER: 5845 **ASSIGNED MEETING DATE:** 04/15/2024

STAFF CONTACT: Randy Diehl **PHONE:** 816-881-4577

EMAIL: rdiehl@jacksongov.org

DEPARTMENT: Public Works

TITLE: RZ-2024-672 – Reign Real Estate LLC

SUMMARY:

Requesting a change of zoning from District AG (Agricultural) on 10.41 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots at 38301 E. Cline 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 March 21, 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.

FINANCIAL IMPACT: NO

YES

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: ZONING (UDC)

ATTACHMENT(S):

RZ-2024-672

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Part of the West Half of the fractional Northeast Quarter of Section 5, Township 47, Range 29 of Jackson County, Missouri, more particularly described as follows: commencing at the North quarter corner of said Section 5, thence south 88 degrees 00 minutes 20 seconds East, along the North line of said Section 5, a distance of 672.48 feet to the Point of Beginning; thence South 88 degrees 00 minutes 20 seconds East, continuing along the North line of said Section 5, a distance of 647.62 feet; thence South 2 degrees 45 minutes 59 seconds West, a distance of 697.65 feet; thence North 88 degrees 00 minutes 20 seconds West, a distance of 653.62 feet; thence North 3 degrees 15 minutes 32 seconds East, a distance of 697.76 feet to the Point of Beginning. Also known as Tract B as shown on Certificate of Survey filed November 14, 2023, as document 2023E0082416 in Book 58, Page 56.

RZ-2024-672

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 21, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Reign Estates

Randy Diehl gave the staff report:

RE: RZ-2024-672

Applicant: Reign Real Estate LLC

Location: 38301 E. Cline Road

Area: 10.41 ± acres

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

Purpose: The purpose is to create a residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences.

The property is Tract B of a Certificate of Survey recorded November of 2023. The applicant wishes to further subdivide the property into two buildable 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-2024-672.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

(The applicant contacted staff during the meeting that they were running late due a family matter.)

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?

Scott Westbrook: 3409 SW Windemere, Lee's Summit: I just wanted to know what Ranchette meant.

Mr. Diehl: That is the zoning designation based upon minimum acreage and minimum lot width. In this case the minimum acreage is 5 acres and the minimum width is 250 feet.

Mr. Westbrook: I heard houses.

Mr. Diehl: There can only be one dwelling on each lot.

Motion to take under advisement.

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

Discussion under advisement

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

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

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: RZ-2024-672

Applicant: Reign Real Estate LLC

Location: 38301 E. Cline Road

Area: 10.41 ± acres

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

Purpose: The purpose is to create a residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences.

The property is Tract B of a Certificate of Survey recorded November of 2023. The applicant wishes to further subdivide the property into two buildable lots.

County Plan:

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

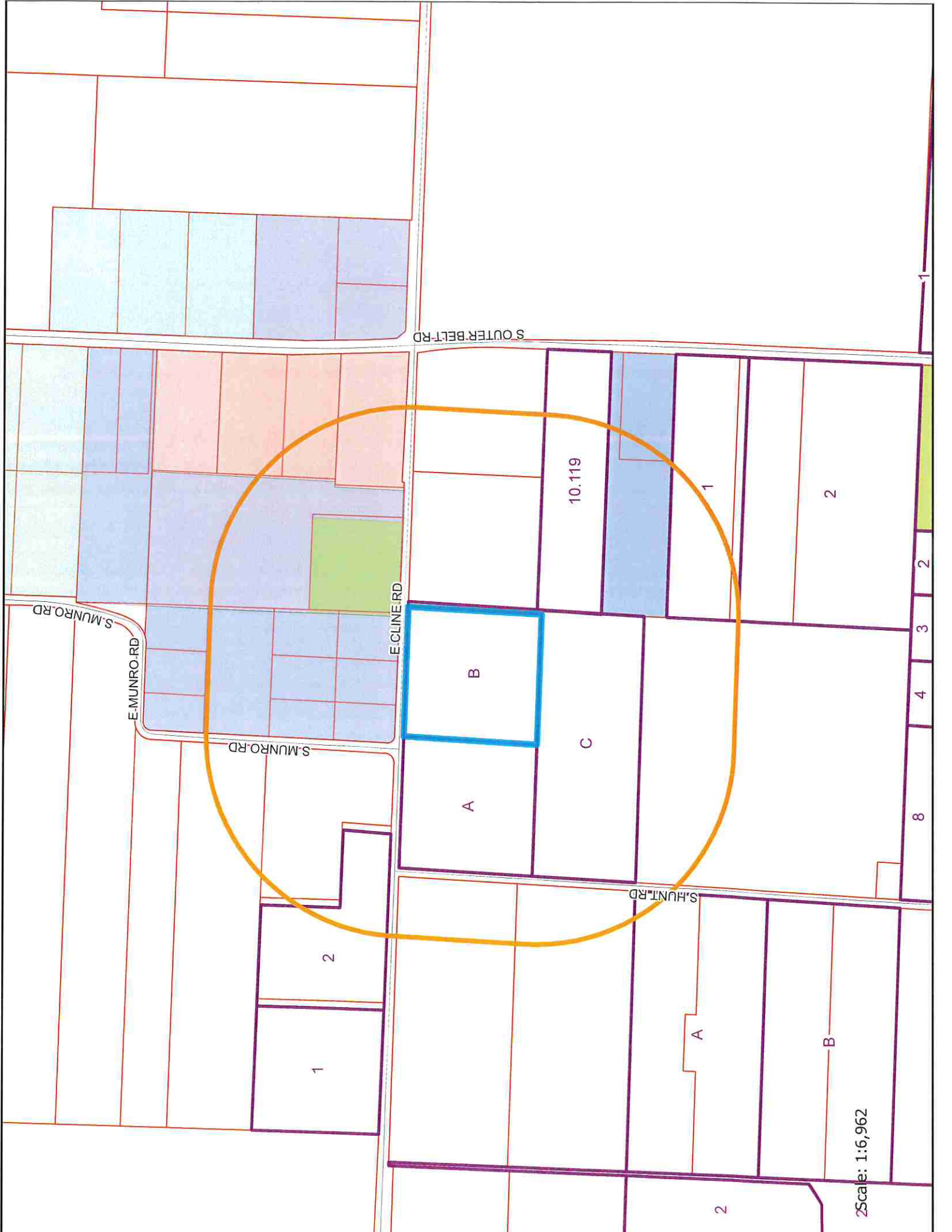
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-672.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



S. OUTER BELT RD

E. CLINE RD

S. MUNRO RD

E. MUNRO RD

S. MUNRO RD

S. HUNT RD

B

A

C

10.119

1

2

2

3

4

8

1

2

A

B

2

1

Scale: 1:6,962

RZ-2024-672

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
57-200-02-05-02-0-00-000	WHITE ROBERT E & CATHY	10908 S HUNT RD	LONE JACK	MO	64070
56-800-04-39-00-0-00-000	HOPKINS CRAIG R & SHERRY L	38604 E CLINE RD	LONE JACK	MO	64070
56-800-04-31-04-0-00-000	ROMANCHUK JOHN GARY	10520 S MUNRO RD	LONE JACK	MO	64070
57-200-04-01-00-0-00-000	MONTGOMERY CODI & SARAH	40103 E COLBERN RD EXT	OAK GROVE	MO	64075
56-800-04-49-00-0-00-000	GREENSTREET MATTHEW R	38108 E CLINE RD	LONE JACK	MO	64070
56-800-04-26-00-0-00-000	BOTTEMULLER MICAH & CHLOE	38308 E CLINE R	LONE JACK	MO	64070
56-800-04-28-00-0-00-000	CLARK PATRICIA A	38204 E CLINE RD	LONE JACK	MO	64070
56-800-04-29-00-0-00-000	OLIVER DAVID MICHAEL & MARCELLA ANN	38300 E CLINE RD	LONE JACK	MO	64070
56-800-04-25-00-0-00-000	ROUSH MARK P & HELEN A	10609 S MUNRO RD	LONE JACK	MO	64070
57-200-01-08-00-0-00-000	LEON TONI R	10908 S OUTER BELT RD	LONE JACK	MO	64070
57-200-03-10-01-0-00-000	WHITE ROBERT E & CATHY S	10908 S HUNT RD	LONE JACK	MO	64070
57-200-01-10-00-0-00-000	HULL DAVID A & JANIS	10802 S F HIGHWAY	LONE JACK	MO	64070
57-200-02-05-01-0-00-000	WHITE ROBERT E & CATHY S	10908 S HUNT RD	LONE JACK	MO	64070
56-800-03-37-01-0-00-000	CUMBERFORD RONALD A & ANGIE L	37604 E CLINE RD	LONE JACK	MO	64070
57-200-04-02-00-0-00-000	KACEE LAMB TRUST	11716 S OUTER BELT RD	LONE JACK	MO	64070
56-800-04-36-00-0-00-000	SMITH CHRISTINE L	38410 E CLINE RD	LONE JACK	MO	64070
56-800-04-48-00-0-00-000	STREET LARRY E & SHARON L	10602 S OUTER BELT RD	OAK GROVE	MO	64075
56-800-04-27-00-0-00-000	OLIVER DAVID MICHAEL & MARCELLA ANN	38300 E CLINE RD	LONE JACK	MO	64070
56-800-04-30-00-0-00-000	BOTTEMULLER MICAH & CHLOE	38308 E CLINE RD	LONE JACK	MO	64070
57-200-01-11-00-0-00-000	CHASTAIN DONALD K & MICHELLE J	38405 E CLINE RD	LONE JACK	MO	64070
56-800-04-47-00-0-00-000	REISER COREY LEE	10518 S OUTER BELT RD	OAK GROVE	MO	64075
56-800-04-23-00-0-00-000	TITUS CALEB A	10521 S MUNRO RD	LONE JACK	MO	64070
57-200-01-04-00-0-00-000	DRECKTRAH BRAD R & SHELLY	10816 S OUTER BELT RD	LONE JACK	MO	64070
56-800-04-51-00-0-00-000	SMITH CHRISTINE L	38410 E CLINE RD	LONE JACK	MO	64070
56-800-04-50-00-0-00-000	SMITH CHRISTINE L	38410 E CLINE RD	LONE JACK	MO	64070
56-800-04-53-00-0-00-000	CEDAR CREEK RANCH LLC	38000 E CLINE RD	LONE JACK	MO	64070
57-200-01-02-00-0-00-000	AMERICAN MIDWEST CONSTR SERVICES LLC	10810 S CAVE RD	LONE JACK	MO	64070
	WESTBROOK SCOTT A & ANGIE	3409 SW WINDEMERE DR	LEE'S SUMMIT	MO	64082
	REIGN REAL ESTATE LLC	P O BOX 2996	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

March 6, 2024

RE: Public Hearing: RZ-2024-672
Reign Real Estate LLC

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 Reign Real Estate LLC Requesting a change of zoning from District AG (Agricultural) on 10.41 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots at 38301 E. Cline 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, March 21, 2024 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,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024- 672

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: REIGN REAL ESTATE LLC
Current Mailing Address: PO BOX 2996 GRAIN VALLEY, MO 64029
Phone: 816-309-7604 email: PATELGROUP@KW.COM
- b. Legal Owner of Property: REIGN REAL ESTATE LLC
Current Mailing Address: PO BOX 2996 GRAIN VALLEY, MO 64029
Phone: 816-309-7604 email: PATELGROUP@KW.COM
- b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email: _____

2. General location (Road Name) CLINE ROAD
3. Present Zoning AG Requested Zoning RR
4. AREA (sq. ft. / acres) 10.41 ACRES
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
see attached
6. Present Use of Property: PASTURE
7. Proposed Use of Property: RESIDENTIAL - 5 ACRE LOTS (2)
8. Proposed Time Schedule for Development: 3-6 MONTHS TO LOT SPLIT AND SELL. HOME CONSTRUCTION DEPENDENT ON BUYER.
9. What effect will your proposed development have on the surrounding properties?
LITTLE EFFECT. SIMILAR TO DEVELOPMENT ACROSS THE STREET
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/method which provides the following services, and what effect the development will have on same:
- Water Provider PWSD #1 - NO EFFECT
 - Sewage disposal: Onsite Waste Water Public Sewer
 - Electricity WEST CENTRAL ELECTRIC - NO EFFECT
 - Fire and Police protection LONE JACK FPD - NO EFFECT
12. Describe existing road width and condition: 20 FOOT WIDE ASPHALT ROAD IN GOOD CONDITION
13. What effect will proposed development have on existing road and traffic conditions? VERY LITTLE EFFECT SINCE ONLY ADDING ONE MORE POSSIBLE HOUSE.

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. If the owner is also the applicant then only the Property Owner portion needs to be filled out. 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

U PA

Date

2/6/24

Property Owner(s)

STATE OF Missouri
COUNTY OF Jackson

On this 6th day of February, in the year of 2024, before me the undersigned notary public, personally appeared N.lesh Patel

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.

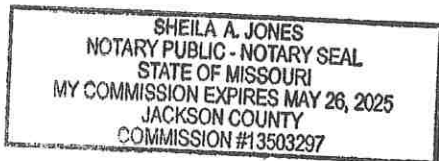
In witness whereof, I hereunto set my hand and official seal.

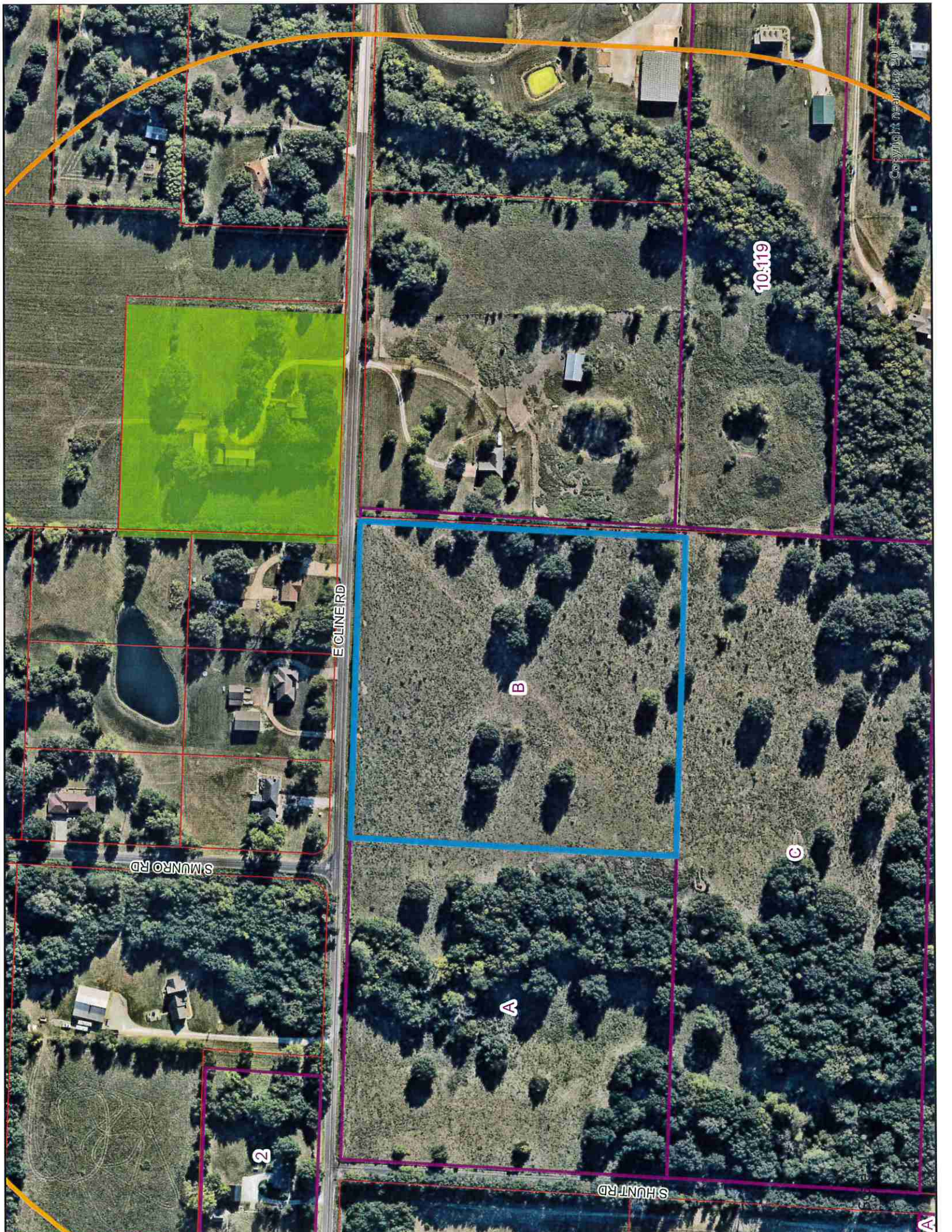
Notary Public

Sheila Jones

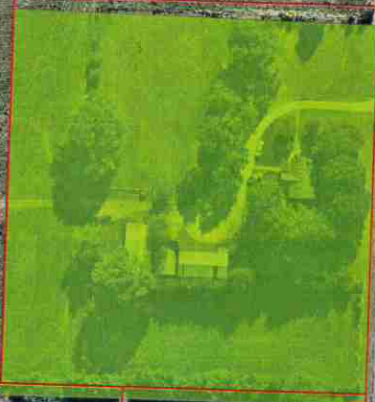
Commission Expires

05-26-2025





Copyright 2015



ECLINE RD

S MUNRO RD

SHUNT RD

10.119

B

A

C

2

A

THE PRELIMINARY PLAT OF REIGN ESTATES

PART OF THE W 1/2 OF THE FRACTIONAL NE 1/4 SEC.5-T47-R29

A SUBDIVISION IN JACKSON COUNTY, MISSOURI

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "REIGN ESTATES".

PLAT DESCRIPTION:

PART OF THE WEST 1/2 OF THE FRACTIONAL NORTHEAST 1/4, OF SECTION 5, TOWNSHIP 47, RANGE 29 OF JACKSON COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, THENCE SOUTH 88°00'20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 672.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°00'20" EAST CONTINUING ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 647.62 FEET; THENCE SOUTH 2°45'59" WEST, A DISTANCE OF 697.65 FEET; THENCE NORTH 88°00'20" WEST, A DISTANCE OF 653.62 FEET; THENCE NORTH 3°15'32" EAST, A DISTANCE OF 697.76 FEET TO THE POINT OF BEGINNING.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E".
ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH (A) THE PROPER SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, (B) THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE SHOWN HEREON.

IN TESTIMONY THEREOF:

THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

NILESH PATEL
MANAGING MEMBER, REIGN REAL ESTATE LLC

STATE OF MISSOURI))
COUNTY OF))

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED NILESH PATEL, MANAGING MEMBER, REIGN REAL ESTATE LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSON AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY JACKSON COUNTY, MISSOURI:

PUBLIC WORKS DEPARTMENT _____ DATE _____

JACKSON COUNTY ASSESSMENT _____ DATE _____

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83.
 - THE SUBJECT PROPERTY ADDRESS IS: UNASSIGNED.
 - PARENT TRACT INFORMATION IS BASED ON DOCUMENT NO. 2024E0010689, TRACT B OF SURVEY 2023E0082416.
 - NO TITLE INFORMATION WAS PROVIDED AT THE TIME OF THIS SURVEY.
 - FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCLOSED UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
 - SAID PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 290095004676, EFFECTIVE DATE OF JANUARY 20, 2017. THIS ZONE X HAS BEEN DETERMINED TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS CERTIFICATE OF SURVEY WAS PREPARED FOR REIGN REAL ESTATE LLC AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

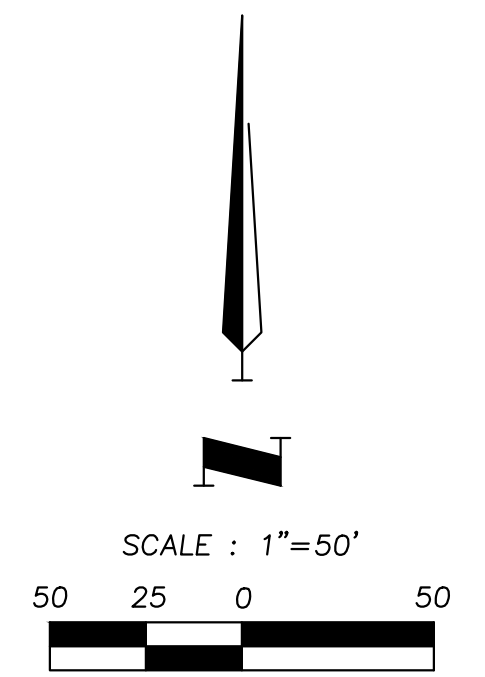
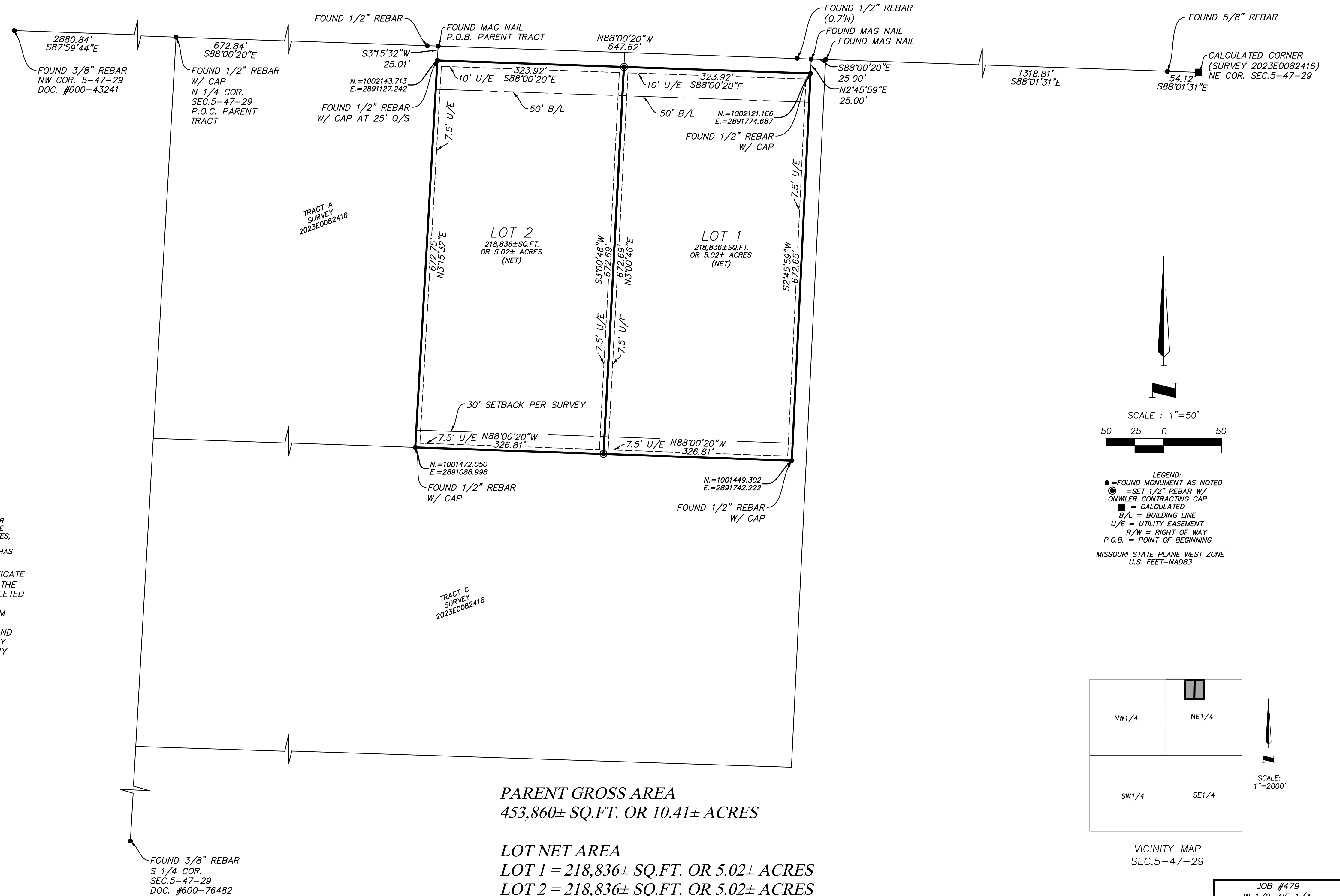
THE FIELD WORK WAS COMPLETED ON MARCH 8, 2024.

PRELIMINARY

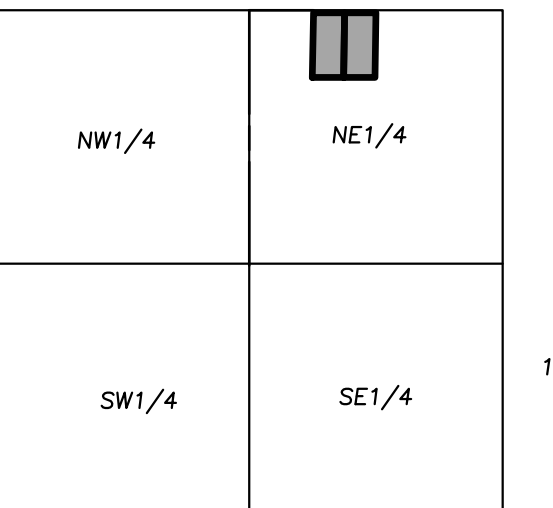
CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD., GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com

PROJECT NO. 479 DATE 3/8/2024 BY CJM



- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = SET 1/2" REBAR W/ ONWILER CONTRACTING CAP
 - = CALCULATED
 - B/L = BUILDING LINE
 - U/E = UTILITY EASEMENT
 - R/W = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING
- MISSOURI STATE PLANE, WEST ZONE
U.S. FEET - NAD83



VICINITY MAP
SEC.5-47-29

PARENT GROSS AREA
453,860± SQ.FT. OR 10.41± ACRES

LOT NET AREA
LOT 1 = 218,836± SQ.FT. OR 5.02± ACRES
LOT 2 = 218,836± SQ.FT. OR 5.02± ACRES

JOB #479
W 1/2, NE 1/4,
SEC.5-T47-R29
JACKSON COUNTY, MO
TRACT B CLINE RD.DWG

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 1.75± acre tract from District AG (Agricultural) to District RS (Residential Suburban).

ORDINANCE NO. 5846, April 15, 2024

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RS" (Residential Suburban) Districts, so that there will be transferred from District AG to District RS 1.75± tract of land located at 9919 S. Howard Road in Jackson County, MO, legally described as follows:

Description: Lot 22A, Timber Meadows Resurvey of Lot 22 and the West 40 feet of Lot 23, a subdivision in Jackson County, Missouri

Section 2. The Legislature, pursuant to the application of Shawn and Laura Copeland, (RZ-2024-673), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 4 to 1 to recommend APPROVAL of this application after a public hearing on March 21, 2024, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

Bryan Covinsky
Bryan Covinsky (Apr 10, 2024 11:02 CDT)
County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5846 introduced on April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____ Nays _____
Abstaining _____ Absent _____

This Ordinance is hereby transmitted to the County Executive for his signature.

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5846.

Date

Frank White, Jr., County Executive



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: _____ **SPONSOR:** _____

To be completed by the County Counselor's Office:

NUMBER: 5846

ASSIGNED MEETING DATE: 04/15/2024

STAFF CONTACT: Randy Diehl **PHONE:** 816-881-4577

EMAIL: rdiehl@jacksongov.org

DEPARTMENT: Public Works

TITLE: RZ-2024-673 – Shawn C & Lauren M Copeland

SUMMARY:

Requesting a change of zoning from District AG (Agricultural) on 1.75 ± acres to District RS (Residential Suburban). The purpose is to decrease the building setback requirements at 9919 S. Howard 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 March 21, 2024, and accepted testimony pertaining to the rezoning request. There were one person in opposition to the request.

The Plan Commission voted 4 to 1 to recommend APPROVAL to the County Legislature.

FINANCIAL IMPACT: NO

YES

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: ZONING (UDC)

ATTACHMENT(S):

RZ-2024-673

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 22A, Timber Meadows Resurvey of Lot 22 and the West 40 feet of Lot 23, a subdivision in Jackson County, Missouri

RZ-2024-673

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 21, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Pictures provided by neighbor

Randy Diehl gave the staff report:

RE: RZ-2024-673

Applicant: Shawn & Lauren Copeland

Location: 9919 S. Howard Road

Area: 1.75 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Timber Meadows 4th Plat was created in 1979, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

In 1985 Lot 22 and part of Lot 23 were replatted to create two separate lots.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 20 feet. The front setback is platted at 65 feet and will remain the same.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2024-673.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: We have another legal non-conforming being brought into compliance with the development code.

Mr. Diehl: That is correct. It's the same type of request has the first case we heard today.

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

There were none.

Mr. Antey: *Is the applicant here?*

Shawn Copeland: 9919 S Howard Road.

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

Mr. Copeland: No, I don't.

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?*

Phillip Owensby: 1200 NE Todd George Road. I own the property to the north. I brought some pictures. I have two problems with this: I don't know what he's building. Right now, he's putting in a pad and he's built up the ground about three feet about 10 feet from the property line.

Mr. Antey: We're talking about the side, correct?

Mr. Owensby: Yes. He's built it up along the white fence.

Mr. Antey: At this point what we are looking at today is whether to bring this lot into compliance with the development code. What that is doing is allowing the setbacks to diminish from the Agricultural zoning to the Residential zoning. The building would need to comply with the 15 foot setback.

Randy Wilson: 9822 S Howard: I'm here help Phillip and to represent the owner of the property across the street as well. The elevation of (the Copeland) property is higher than Phillips. All the drainage will come right into his property.

We don't know what's being built, don't know about the runoff. Where's the property line, how tall is the building going to be.

Mr. Antey: There is a restriction on how tall the roof can be.

Mr. Wilson: It's 35 feet.

Mr. Antey: That's something that we don't have control of.

Mr. Wilson: Something too tall will restrict the sun and he will have a swamp there.

Mr. Antey: Even if it was moved back to 30 feet at that height, it still wouldn't matter.

Mr. Wilson: The pictures show that change in elevation.

Mr. Owensby: We've had this problem before. I had to dig a trench. This is going to throw all that water onto me.

Mr. Crawford: Do you have a homeowner's association?

Mr. Wilson: I believe these are two different developments.

Mr. Crawford: We are charged today with bringing the lot into compliance and that also reduces the setbacks.

Mr. Wilson: It appears the gravel is directly south of the house and there is plenty of room to move it.

Mr. Owensby: What is the requirement for the building from the property line?

Mr. Antey: On the side, the proposal is changing from 30 feet to 15 feet.

Mr. Wilson: The foundation or the overhang?

Mr. Owensby: He's 10 feet from the back fence.

Mr. Diehl: The structure itself, not the pad site, is subject to setbacks.

Mr. Monaco: If this had been zoned originally, would the (side) setbacks have been 15 feet?

Mr. Diehl: Yes. If this was created after 1995, we would not be here today.

Mr. Wilson: Is there any way to make surety bond?

Mr. Diehl: When he makes an application for the building permit, all that will be reviewed before the permit is issued.

Mr. Owensby: He's already started.

Mr. Diehl: You have the same rights to level off your ground prior to permitting. Groundwork does not require a permit.

Mr. Antey: Would the applicant like to respond?

Mr. Copeland: There will not be any change in the amount of water, with or without a building.

Mr. Antey: When you took the trees out, what's there?

Mr. Copeland: Right now, it's just dirt, but will be grass afterward. My gutters are piped into the ditch. My runoff runs underground into the ditch in front of my house. The gutters for the building will be the same way.

Mr. Crawford: How big of a building are you proposing?

Mr. Copeland: 40 by 60. It will have gutters as well.

Mr. Lake: Why did you pick that location?

Mr. Copeland: My septic tank and field are in the back. And I want it to line up with the driveway. I can't put it on top of my lateral lines.

Motion to take under advisement.

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

Discussion under advisement

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

Mr. Lake	Deny
Mr. Monaco	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 4 – 1

STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: RZ-2024-673

Applicant: Shawn & Lauren Copeland

Location: 9919 S. Howard Road

Area: 1.75 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Timber Meadows 4th Plat was created in 1979, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

In 1985 Lot 22 and part of Lot 23 were replatted to create two separate lots.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 20 feet. The front setback is platted at 65 feet and will remain the same.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

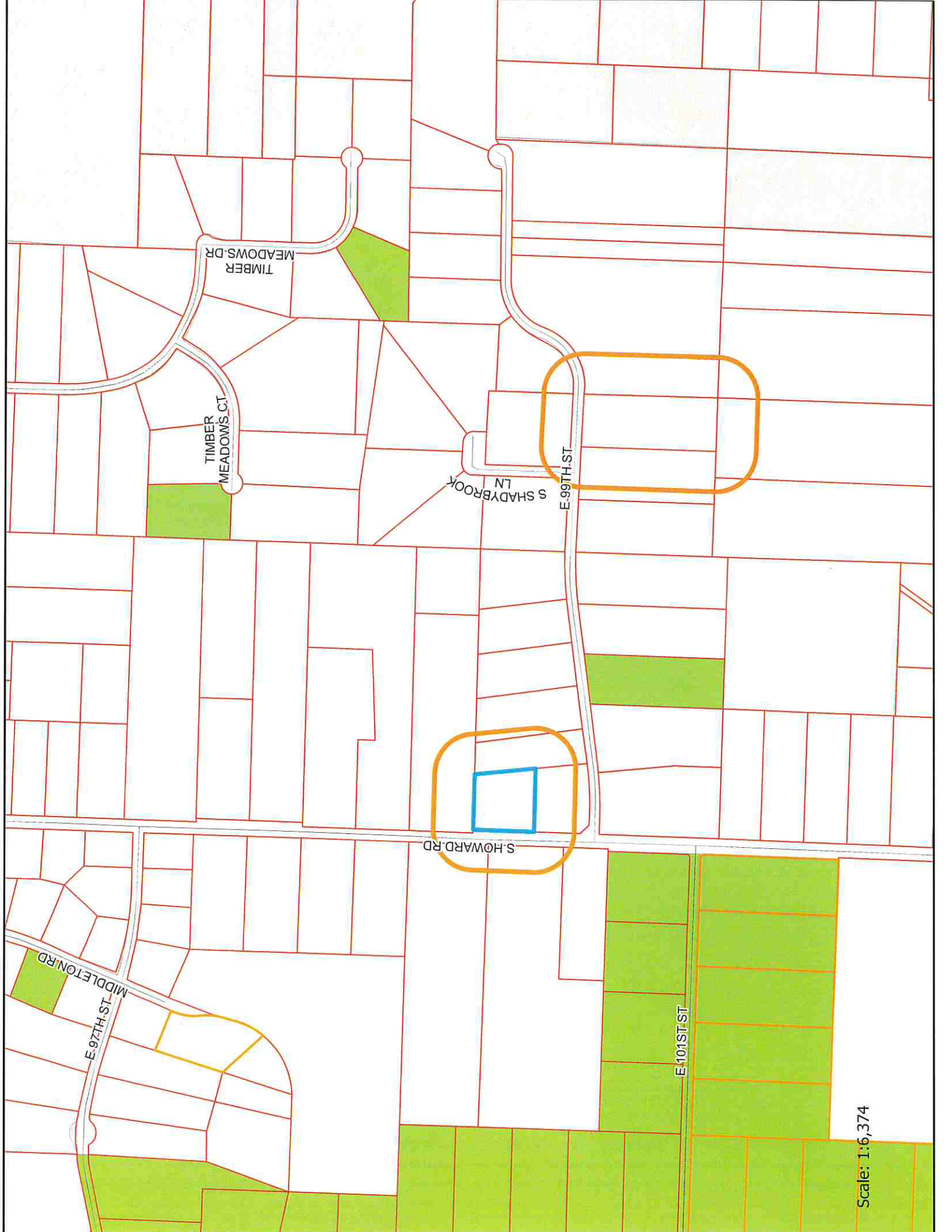
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-673.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



TIMBER MEADOWS DR

TIMBER MEADOWS CT

S SHADYBROOK LN

E 99TH ST

S HOWARD RD

E 101ST ST

E 97TH ST

MIDDLETON RD

Scale: 1:6,374

RZ-2024-673

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
53-700-01-09-00-0-00-000	OWENSBY PHILLIP & NADINE	1200 NE TODD GEORGE RD	LEES SUMMIT	MO	64086
53-700-01-31-01-0-00-000	MILLER HAROLD M JR & JANET K	25304 E 99TH ST	LEES SUMMIT	MO	64086
53-700-01-32-02-0-00-000	WALDEN MANOR LLC	PO BOX 191	LEES SUMMIT	MO	64063
53-700-02-01-00-0-00-000	NULLINER OTIS J & MILDRED ELAINE	9912 S HOWARD RD	LEES SUMMIT	MO	64086
53-700-02-03-00-0-00-000	NOLAND MICHAEL T & JUDITH R	10008 S HOWARD RD	LEES SUMMIT	MO	64086
53-700-02-04-00-0-00-000	NOLAND MICHAEL T & JUDITH R	10008 S HOWARD RD	LEES SUMMIT	MO	64086
53-700-01-32-01-0-00-000	COPELAND SHAWN C & LAUREN M	9919 HOWARD R	LEES SUMMIT	MO	64086



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

March 6, 2024

RE: Public Hearing: RZ-2024-673
Shawn & Lauren Copeland

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 Shawn & Lauren Copeland for a change of zoning from District AG (Agricultural) on 1.75 ± acres to District RS (Residential Suburban). The purpose is to decrease the building setback requirements at 9919 S. Howard 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 21, 2024, 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**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance) -
\$350.00 – Change of Zoning to Residential ≠
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024- 673

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. Legal Owner of Property: Shawn C Copeland and Lauren M Copeland
Current Mailing Address: 9919 Howard Rd Lee's Summit Mo 64086
Phone: 816-885-2164 email: scopeland@mccraylumber.com
- b. Applicant (If different from the legal owner) _____
Current Mailing Address: _____
Phone: _____ email: _____

2. Location: 9919 Howard Rd Lee's Summit MO 64086

3. Present Zoning AG Requested Zoning R

4. AREA (sq. ft. / acres) 1.87 Acres

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

6. Present Use of Property: Building a Pole Barn

7. Proposed Use of Property: Personal use - store 4 wheelers / toys / wood shop

8. Proposed Time Schedule for Development: Summer July or so

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

NONE everybody already has Pole Barns

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? _____

11. Describe the source which provides the following services:

a. Water Provider Public Water Supply district # 13 of Jackson County

b. Sewage disposal: Onsite Waste Water Public Sewer _____

c. Electricity every

d. Fire protection Lee's Summit

e. Police Protection Lee's Summit / Jackson County Sheriff

12. Describe existing road width and condition: Black top Road is good

13. What effect will proposed development have on existing road and traffic conditions? NONE no extra vehicles coming here

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	Date
Property Owner(s) <u>Shawn C Copeland</u>	<u>2-28-24</u>
<u>Lauren M Copeland</u>	<u>2-28-24</u>

STATE OF Missouri
COUNTY OF Jackson

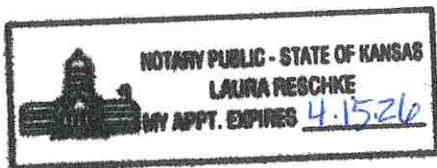
On this 28th day of February, in the year of 2024, before me the undersigned notary public, personally appeared Laura Reschke

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 

Commission Expires 4/15/26





S HOWARD RD

Scale: 1:684

STATE OF MISSOURI
COUNTY OF JACKSON
1985 OCT -7 11 10:58.0
RECORDED BY
CATHERINE L. COCHRAN
DIRECTOR OF RECORDS

found $\frac{3}{8}$ " iron pin
M.W. corner NE $\frac{1}{4}$
Section 36-48-31

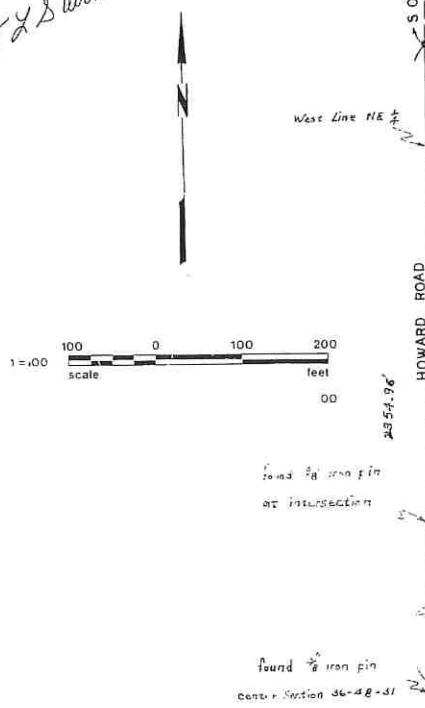
J651397

TIMBER MEADOWS

RESURVEY OF

LOT 22 & THE WEST 40 FEET OF LOT 23

3.00
25.00
28.00
S. Swanson



Legal Description:

08-4231

All of Lot 22 and the westerly 40 feet of Lot 23 of Timber Meadows, more particularly described as: Commencing at the NW corner of the NE 1/4 of Section 36, Township 48, Range 31 in Jackson County, Mo.; thence S 9°-08'-23" W along the West line of said NE 1/4 a distance of 297.0 feet thence N 89°-35'-35" E a distance of 40.0 feet to the NW corner of the original Lot 22 of Timber Meadows, Fourth Plat, a subdivision of record in Jackson County, Mo., said NW corner being the true point of beginning of the following described tract: thence N 89°-35'-35" E along the North line of said 4th Plat a distance of 253.89 feet; thence S 7°-19'-20" E (deed), S 7°-15'-50" E actual a distance of 519.67 feet to the North right-of-way line of 99th Street; thence Southwesterly along a bearing of S 81°-07'-02" W an arc distance of 147.5 feet with an initial tangent bearing of S 81°-07'-02" W an arc distance of 228.83 feet; thence continuing along said North right-of-way West a distance of 91.75 feet to the East right-of-way of Howard Road; thence N 0°-08'-23" E along said East right-of-way a distance of 531.31 feet to the point of beginning.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereinafter be known as, "TIMBER MEADOWS, RESURVEY OF LOT 22 AND THE WEST 40 FEET OF LOT 23."

EASEMENTS: An easement or license is hereby granted to Jackson County, Missouri to locate, construct and maintain, or authorize location, construction and maintenance of conduits, gas, water and sewer lines, poles, wires and anchors and all or any of them over, under or along the strip designated as "Utility Easement" or the abbreviation, "U.E."

STREETS: Street right-of-ways shown on this plat not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

DRIVEWAY RESTRICTIONS: No driveway may be constructed in this subdivision in such a manner as to require vehicles using said driveway to be backed into Howard Road. The construction of a driveway for Lot 22-A is limited to the North 10 feet of said lot. The Jackson County Public Works Department will refuse permits for the construction of any driveway not conforming with this restriction.

Approved as to Planning and Zoning:

By Dennis R. Taylor Date 10-1-85
Director of Planning and Zoning
Jackson County, Missouri

Approved as to Street Locations and Widths:

By David J. Smith Date 9-26-85
Director, Public Works
Jackson County, Missouri

Approved Elva L. Beltz Date 10-1-85
Jackson County Assessor

In testimony whereof, Gary L. & Brenda Lea Adams, the husband and wife of each, have caused these presents to be signed and sealed this 25th day of September, 1985.
Gary L. Adams
Brenda Lea Adams

State of Missouri
County of Jackson) SS

On this 25th day of September, 1985 before me appeared Gary L. and Brenda Lea Adams and Larry Lyon and Kenneth Lyon, all of whom I know to be personally known, and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Barbara A. Adams
Notary Public for Jackson County, Missouri
My Commission Expires 9-28-86

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the within plat of Timber Meadows, Resurvey of Lot 22 & West 40 feet of Lot 23 is based on an actual survey made by me or by my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology or Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on deed line of NE 1/4 = N 0°-08'-23" E, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corner and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County statutes, ordinances and regulations governing the practice of surveying and the platting of such divisions to the best of my professional knowledge and belief.

Signed Sept 25, 1985 Date
 Signed Walter Roy Spang
 State of Missouri
 Surveyor

I 382589

08-4238

STATE OF MISSOURI
RECORDS DEPT 1 11
RECORDS DIVISION

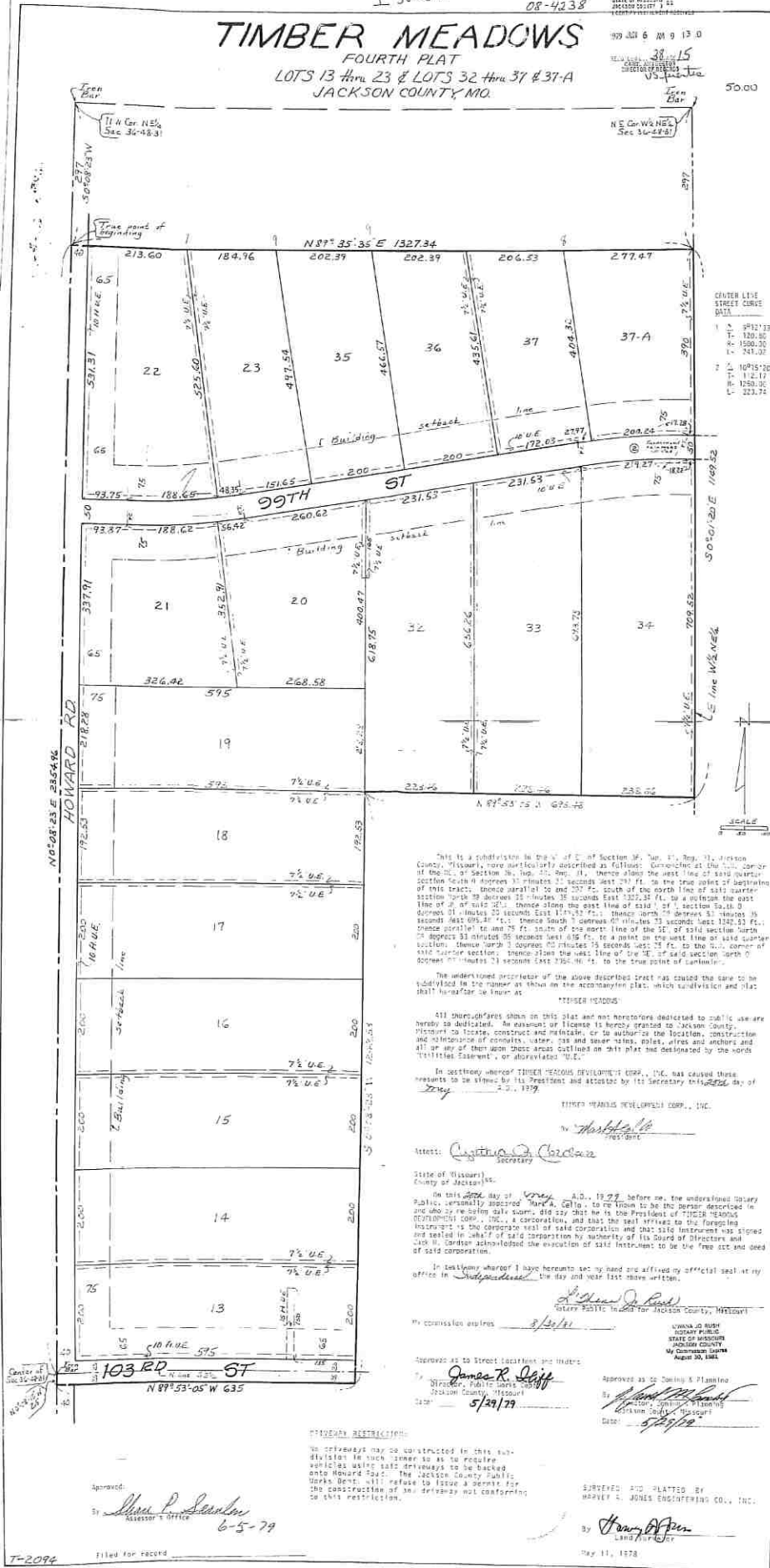
199 JUN 6 AM 9 13 D

TIMBER MEADOWS

FOURTH PLAT

LOTS 13 thru 23 & LOTS 32 thru 37 & 37-A

JACKSON COUNTY, MO.



This is a subdivision in the W 1/2 of E 1/2 of Section 36, Twp. 31, Rng. 11, Jackson County, Missouri, more particularly described as follows: Commencing at the true point of beginning of Section 36, Twp. 31, Rng. 11, thence along the west line of said quarter section 36 N 89° 53' 05" E 635.45 ft. to the true point of beginning of this tract; thence parallel to and 33 ft. south of the north line of said quarter section 36 N 89° 53' 05" E 635.45 ft.; thence along the east line of said 1/2 of said section 36 N 89° 53' 05" E 635.45 ft.; thence north 83° 15' 00" E 110.00 ft. to the east line of 1/2 of said section 36 N 89° 53' 05" E 635.45 ft.; thence south 83° 15' 00" E 110.00 ft. to the east line of 1/2 of said section 36 N 89° 53' 05" E 635.45 ft.; thence north 83° 15' 00" E 110.00 ft. to the east line of 1/2 of said section 36 N 89° 53' 05" E 635.45 ft.; thence north 83° 15' 00" E 110.00 ft. to the east line of 1/2 of said section 36 N 89° 53' 05" E 635.45 ft.; thence north 83° 15' 00" E 110.00 ft. to the east line of 1/2 of said section 36 N 89° 53' 05" E 635.45 ft.; thence north 83° 15' 00" E 110.00 ft. to the east line of 1/2 of said section 36 N 89° 53' 05" E 635.45 ft. to the true point of beginning.

The undersigned proprietor of the above described tract has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

TIMBER MEADOWS

All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. An easement or license is hereby granted to Jackson County, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, water, gas and sewer lines, poles, wires and anchors and all or any of them upon these lands outlined on this plat and designated by the words "Utilities Easement", or abbreviated "U.E."

In testimony whereof TIMBER MEADOWS DEVELOPMENT CORP., INC. has caused these presents to be signed by its President and attested by its Secretary this 28th day of May, 1979.

TIMBER MEADOWS DEVELOPMENT CORP., INC.

By Harold H. Hoff
President

Attest: Clayton O. Carlson
Secretary

State of Missouri) County of Jackson)
On this 28th day of May, A.D. 1979 before me, the undersigned Notary Public, personally appeared Harold H. Hoff, a citizen of the State of Missouri, who by reciting said oath, did say that he is the President of TIMBER MEADOWS DEVELOPMENT CORP., INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that Clayton O. Carlson acknowledged the execution of said instrument to be the free act and deed of said corporation.

I, Harold H. Hoff, hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office in Jackson, Mo. on this day and year last above written.

By Harold H. Hoff
Notary Public in and for Jackson County, Missouri

My commission expires 3/20/81

VERNON J. RUSH
Notary Public
STATE OF MISSOURI
My Commission Expires
August 30, 1981

Approved as to Street Location and Index:

By James R. Jeff
Street & Public Works Dept.
Jackson County, Missouri
Date 5/29/79

Approved as to Zoning & Planning
By James R. Jeff
Director, Zoning & Planning
Jackson County, Missouri
Date 5/29/79

UTILITY RESTRICTION:

No driveway may be constructed in this subdivision in such manner as to require service wires, gas, telephone, or other utility lines to be strung over the roadway. The Jackson County Public Works Dept. will refuse to issue a permit for the construction of any driveway not conforming to this restriction.

Approved: Miss P. Seaman
Assistant's Office
6-5-79

SURVEYED AND PLATTED BY
HARVEY L. JONES ENGINEERING CO., INC.

By Harvey L. Jones
Land Surveyor
May 11, 1978

T-2094

Filed for Record





IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION congratulating Carson Ross on the occasion of his retirement after 16 years of service as the Mayor of Blue Springs, Missouri.

RESOLUTION NO. 21600, April 15, 2024

INTRODUCED BY Jeanie Lauer, Megan L. Marshall, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee, and Sean E. Smith, County Legislators

WHEREAS, Carson Ross, a Blue Springs resident for nearly 50 years, has a long history of public service, and is retiring after 16 years as Blue Springs Mayor, the first African American to serve in that role; and,

WHEREAS, Mayor Ross was born in Warren, Arkansas, is a 1964 graduate of Bradley County High School, and a 1977 graduate of Rockhurst University with a Bachelor of Science in Business Administration; and,

WHEREAS, Mayor Ross is a United States Army Vietnam Combat Infantry Veteran and the recipient of several meritorious citations including two Valorous Unit Awards; and,

WHEREAS, in 1988, Mayor Ross was elected to the Missouri House of Representatives where he served for 14 years, including a term as Republican Whip; and,

WHEREAS, Mayor Ross is widely recognized for his many contributions to the betterment of Eastern Jackson County through his service as Chair of the Mid-America Regional Council (MARC) Board of Directors, Co-Chair of the MARC Total Transportation Policy Committee, President of the Eastern Jackson County Betterment Council, and Chairman

of the Mayor's Advisory Board for the Little Blue Valley Sewer District; and,

WHEREAS, Mayor Ross has a long history of public service, including his tenure as Chairman of the Blue Springs Personnel Board, Chairman of the Board of Trustees of Blue Ridge Church of Christ, and has demonstrated his dedication to healthcare and community development by serving on the Board of Trustees for Centerpoint Medical Center, and President of St. Mary's Medical Center Board of Associates; and,

WHEREAS, outside of Mayor Ross's public service roles, he worked for 39 years for Hallmark Cards and is the President of Graves & Ross Investment Co., dba Smoking Hill Bar-B-Que at the Lake of the Ozarks; and,

WHEREAS, Mayor Ross has been the recipient of numerous awards and recognitions for his dedicated service, including the 2017 Martin Luther King, Jr. Legacy Award, the Distinguished Service Award from the Missouri Municipal League, Senior Service Award from Missouri Lt. Governor Peter Kinder, and the 2015 KC Globe Lifetime Award of the Most Influential African Americans in the Greater Kansas City Area; and,

WHEREAS, Mayor Ross was married to his late wife, First Lady Eloise, for 49 years before her passing on August 28, 2019, and together they have three daughters, Rechele, Carla, and Diana, six granddaughters, one grandson who is deceased, three great-grandsons, and one great-granddaughter; and,

WHEREAS, Mayor Ross married First Lady Ola Truelove-Ross in Maui, Hawaii on March

23, 2023, and in retirement they look forward to many years of travel and spending time with family; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature hereby extends its sincerest congratulations and heartfelt gratitude to Mayor Carson Ross for his outstanding service and leadership to the City of Blue Springs and surrounding regions; and,

BE IT FURTHER RESOLVED that the Legislature wishes Mayor Ross a joyful and fulfilling retirement, filled with well-deserved rest, relaxation, and continued success in all his future endeavors.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Bryan Covinsky
Bryan Covinsky (Apr 10, 2024 11:02 CDT)

County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21600 of April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION recognizing the City of Oak Grove upon the election of its first all-female Board of Aldermen.

RESOLUTION NO. 21601, April 15, 2024

INTRODUCED BY Jeanie Lauer, Megan L. Marshall, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee, and Sean E. Smith, County Legislators

WHEREAS, on April 23, 2024, the City of Oak Grove, Missouri, a Fourth-Class City nestled within Jackson and Lafayette Counties, will host an Oath of Office Ceremony to swear-in its first all-female Board of Alderman; and,

WHEREAS, Oak Grove was established as a municipal corporation in 1881, and has a long-standing tradition of civic engagement and community leadership; and,

WHEREAS, Oak Grove encompasses approximately five square miles, and is home to a diverse and vibrant population, with an estimated population of 8,157 by the U.S. Census Bureau; and,

WHEREAS, Oak Grove has a Mayor/City Administrator/Board of Alderman form of government, and witnessed significant milestones in its history, including the 1978 election of its first female Alderwoman, Charlene Owings, and the 1992 election of its first female Mayor, Audrey Griffin, paving the way for subsequent generations of women leaders in municipal governance; and,

WHEREAS, the City of Oak Grove proudly boasts its current and only female Mayor in

Jackson County, Dana R. Webb, who has served the community with distinction since her appointment and subsequent election as Ward III Alderwoman for Oak Grove from 2017 to 2020, when she was first elected Mayor; and,

WHEREAS, Mayor Webb continued her trailblazing achievements with her subsequent re-election as Mayor in 2022 and 2024, embodying the spirit of dedicated public service; and,

WHEREAS, on April 2, 2024, the City of Oak Grove again made history by electing its first all-female Board of Aldermen, comprising of Mayor Webb and Ward I Alderwoman Rachel Kilmer, Ward I Alderwoman Cierra McMichael, Ward II Alderwoman Kelly Nadeau, Ward II Alderwoman Pam Pope, Ward III Alderwoman Tracey Newcomer, and Ward III Alderwoman Jamie Ballowe Ratliff, each bringing unique perspectives, experiences, and dedication to the service of their community; and,

WHEREAS, this historic milestone reflects the City of Oak Grove's commitment to inclusivity, diversity, and gender equality in governance, setting a precedent for equitable representation and fostering a more inclusive democracy for all residents; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature hereby extends its sincerest congratulations and commendations to Mayor Dana R. Webb and the entire all-female Board of Aldermen for their historic achievement and invaluable contributions to the City of Oak Grove, Missouri.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Bryan Covinsky
[Bryan Covinsky \(Apr 10, 2024 11:02 CDT\)](#)
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21601 of April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION congratulating the Kansas City Public Library on the occasion of its 150th Anniversary.

RESOLUTION NO. 21602, April 15, 2024

INTRODUCED BY Donna Peyton, Venessa Huskey, Jeanie Lauer, Megan L. Marshall, Jalen Anderson, Manuel Abarca IV, Charlie Franklin, DaRon McGee, and Sean E. Smith, County Legislators

WHEREAS, the Kansas City Public Library has served as a beacon of knowledge, inspiration, and empowerment for the citizens of Kansas City for 150 years; and,

WHEREAS, since its establishment in 1873, the Kansas City Public Library has remained steadfast in its commitment to inform, inspire, enrich, and empower the community it serves; and,

WHEREAS, throughout its rich history, the Kansas City Public Library has evolved its resources and services to meet the changing needs of its patrons, reflecting the advancements of technology and the dynamic landscape of information dissemination; and,

WHEREAS, the Kansas City Public Library's sesquicentennial celebration, themed "150 Years of Discovery," commemorates not only its longevity but also its enduring dedication to fostering discovery, learning, and civic engagement among individuals of all backgrounds; and,

WHEREAS, the Kansas City Public Library's yearlong celebration includes a diverse array of events, exhibits, and activities designed to honor its past, celebrate its present, and envision its future as a vital institution in the fabric of Kansas City; and,

WHEREAS, the Kansas City Public Library's anniversary keynote featuring esteemed speakers such as Tommi Laitio and renowned author Eve Ewing, among others, exemplifies its commitment to providing enriching and thought-provoking programming to its patrons; and,

WHEREAS, the Kansas City Public Library's emphasis on inclusivity and diversity, as demonstrated through exhibits featuring the works of Kansas City artists Harold Smith and Chico Sierra, Indigenous artists curated from the collection of Travois, and a recontextualization of historic art from the library's Missouri Valley Special Collections, reflects its dedication to serving as a cultural hub for all members of the community; and,

WHEREAS, the Kansas City Public Library's iconic Central Library, celebrating its 20th anniversary, stands as a testament to the library's commitment to preserving history while embracing innovation and adaptive reuse in the heart of downtown Kansas City; and,

WHEREAS, the Kansas City Public Library's new logo, symbolizing the interconnectedness of knowledge and community, embodies its role as a catalyst for curiosity, discovery, and lifelong learning for generations to come; and,

WHEREAS, the Kansas City Public Library's unwavering dedication to its core mission of empowering the community through access to information, education, and cultural enrichment remains as relevant today as it was in 1873; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Legislature hereby extends its heartfelt congratulations to the Kansas City Public Library on its 150th anniversary and commends its invaluable contributions to the intellectual, cultural, and social fabric of Kansas City.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Bryan Covinsky
Bryan Covinsky (Apr 10, 2024 11:02 CDT)
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21602 of April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION recognizing public safety communications workers during National Public Safety Telecommunicators Week, April 14 through 20, 2024.

RESOLUTION NO. 21603, April 15, 2024

INTRODUCED BY Sean E. Smith, Jeanie Lauer, Megan L. Marshall, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, and DaRon McGee, County Legislators

WHEREAS, the Association of Public-Safety Communications Officials (APCO) annually celebrates and honors the thousands of men and women who respond to emergency calls, dispatch emergency professionals and equipment, and render life-saving assistance to citizens of our communities; and,

WHEREAS, emergencies that require police, fire, or emergency medical services can occur at any time; and,

WHEREAS, when an emergency occurs the prompt response of deputies, police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and,

WHEREAS, the safety of our deputies, local police officers, firefighters, and paramedics is dependent upon the quality and accuracy of information obtained from citizens who contact the area emergency communications centers; and,

WHEREAS, Public Safety Telecommunicators are the first and most critical contact the residents of Jackson County have with emergency services; and,

WHEREAS, Public Safety Telecommunicators are the single vital link for our emergency first responders by monitoring their activities by radio, providing them information and ensuring their safety; and,

WHEREAS, Public Safety Telecommunicators in Jackson County have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature hereby declares the week of April 14 through 20, 2024, to be National Public Safety Telecommunicators Week in Jackson County, in honor of the men and women whose diligence and professionalism keep our county and citizens safe.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Bryan Covinsky
Bryan Covinsky (Apr 10, 2024 11:02 CDT)

County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21603 of April 15, 2024, was duly passed on _____, 2024 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature