

REQUEST FOR LEGISLATIVE ACTION

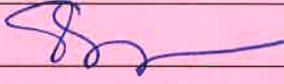
Completed by County Counselor's Office:

~~Res~~/Ord No.: 4626

Sponsor(s): None

Date: June 9, 2014

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Conditional Use Permit (Owens School Road, LLC) Case No. CU-2014-215</u></p>													
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="316 520 1190 835"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> </tr> <tr> <td></td> <td>TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p>		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT		TO ACCT
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	TO ACCT													
PRIOR LEGISLATION	<p>Prior ordinances and (date): _____</p> <p>Prior resolutions and (date): _____</p>													
CONTACT INFORMATION	<p>RLA drafted by Randy Diehl, Planning and Zoning Coordinator, 881-4577</p>													
REQUEST SUMMARY	<p>Requesting a Conditional Use Permit in District AG (Agricultural) for a period of 25 years for the continued use of a horse boarding facility on a 40.00 ± acre tract. (Limited to 14 horses) The applicant's original permit was for a 5 year period and they are now requesting a renewal for 25 years. This is a well run and maintained facility and there have been no complaints regarding them as well. The 40 ± acres are generally located a quarter of a mile south of Missouri Route FF (Truman Road) on the east side of Owens School Road lying in the northwest quarter of Section 8, Township 49, Range 30 in Jackson County, Missouri aka 2117 S. Owens School Road and specifically described on Attachment to RLA-1.</p> <p>The Jackson County Plan Commission May 15, 2014 held a public hearing and accepted testimony pertaining to the Conditional Use Permit. There was no opposition to the request for the Conditional Use Permit. This request conforms to the general intent and purpose of the Unified Development Code.</p> <p>Therefore, the Plan Commission voted 8 to 0 to recommend <u>APPROVAL</u> for a 25 year period provided the following conditions are met (see attachment RLA-2)</p>													
CLEARANCE	<p><input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)</p>													
ATTACHMENTS	<p>See Attachment to RLA-3</p>													
REVIEW	<p>Department Director: Earl Newill, Acting Director</p>	<p>Date:</p>												

Finance (Budget Approval): <i>If applicable</i>	Date:
Division Manager: 	Date: 6/4/14
County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

CU-2014-215

ATTACHMENT TO RLA 1:

Description:

Tract I: The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 49, Range 30, except that part lying Southwesterly of Owens School Road, in Jackson County, Missouri.

Tract II: That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ Section 8, Township 49, Range 30, lying Southwesterly of Owens School Road, in Jackson County, Missouri

ATTACHMENT TO RLA-2

Condition Use Permit for a period of 25 (twenty-five) years with the following Conditions:

1. The number of horses cared for and boarded shall be limited to no more than fourteen (14).
2. No commercial horse show or events, commercial concession stands, or tack store shall be permitted on the premises.
3. All lighting for the outdoor riding areas shall be turned off no later than 10:00 p.m. each night.
4. The facility shall have one on-premise sign free-standing sign with a face no larger than 32 square feet. The sign must be obtrusive and unilluminated displaying only the name of the business and facility information such as address and telephone number.
5. Manure shall be handled in a manner that does not create an odor or pest nuisance of a threat to the natural watershed.

ATTACHMENT TO RLA-3:

Attachments

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Letter dated February 28, 2014 from Robert Shockley, DVM

Letter dated March 1, 2014 from Raymond Cox

Letter dated March 10, 2014 from Catheryn M. Brooks

Letter dated February 2, 2014 from Jackie Hathorn

Letter dated March 1, 2014 from Billy R. Cox

Letter from Myrna Griffin

Photos of property from applicant

Photos taken by staff

Jackson County Plan Commission

Summary of Public Hearing

Date: May 15, 2014

Place: Independence City Hall
111 E. Maple, Independence, MO

Attendance: Chairman Antey
Mr. Gibler
Mr. Pointer
Mr. Haley
Mr. Crawford
Mrs. Mershon
Mr. Tarpley
Mr. Akins

Staff: Randy Diehl
Travis Willingham
Joan Dickey
Kristen Geary

Call to Order/Roll Call

At 8:30 am Chairman Antey called to order the May 15, 2014 meeting of the Plan Commission and asked that the roll call be taken. Mrs. Querry was absent.

Approval of Record

Chairman Antey asked for a motion to approve the record of March 20, 2014. Mr. Pointer made a motion to approve. Mr. Crawford seconded the motion. Voice vote.

Minutes of the March 20, 2014 Plan Commission meeting approved, 8-0.

Public Hearings

Chairman Antey swore in all persons present who would like to give testimony at the public hearings.

RE: CU-2014-215

Applicant/Property Owners: Owens School Road, LLC

Location: Approximately $\frac{1}{4}$ ± mile south of Missouri Route FF (Truman Road) on the east side of Owens School Road aka 2117 S. Owens School Road.

Area: 40 ± acres

Request: A conditional use permit for a period of 25 years for the continued use to operate a horse boarding stable. boar

Current Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning in the surrounding area is agricultural. The land use in the area is residential tracts and agricultural related.

Jackson County's William Landahl Park Reserve is east of this tract. The Parks + Rec Department were notified of this request. They had no objections to the renewal request.

Comments:

As stated, this is a renewal of an existing Conditional Use Permit. The applicant was granted a Conditional Use Permit by the Jackson County Legislature on January 13, 2009 for a period of 5 years. (Ordinance 4073)

The facility has a stall barn, riding stable and a storage barn. It also includes parking for both patrons and horse trailers.

The applicant constructed a pond to handle water run-off on the property as well as surrounding properties. They also proposed a management plan for manure. These items are in place and are the conditions are being met.

The applicant has provided a letter dated February 28, 2014 (Ex. 9) from Robert A. Shockley, D.V.M. Dr. Shockley states that he currently cares for the applicant's horses and will provide both routine and emergency veterinary care for any / all horses boarded at the proposed facility.

The applicant also provided a letter dated March 1, 2014 (Ex. 10) from Raymond Cox. Mr. Cox provides hay for the applicants and endorses their request.

Letter of support from Catheryn M. Brooks (Ex. 11), dated March 10, 2014, who has been boarding her horses at the facility since its opening. Her letter describes the condition of the property and buildings and especially the attention given to the horses within their care.

Jackie Hathhorn, letter dated March 2, 2014, (Ex. 12) who also boards her two horse at the facility, commenting on the excellent facility and the daily maintenance of the animals and the dedication of the knowledge regarding caring for the animals.

Letter dated March 1, 2014 from Billy R. Cox (Ex. 13), the owner of the property across the street. He endorses and does not oppose their request.

Myrna Griffin provided a letter (Ex. 14) who boards her horse with the Cricks and comments on the high degree of responsibility and trustworthy and straight forward approach demonstrated in their business.

Exhibit 15 is photos provided by the applicant. Staff visited the facility on April 30 (Photos Ex. 16).

Recommendation:

Staff recommends APPROVAL of CU-2014-215 for a period of twenty-five (25) years subject to the following conditions:

- 1) The number of horses cared for and boarded shall be limited to no more than fourteen (14).
- 2) No commercial horse shows or events, commercial concession stands or tack store shall be permitted on the premises.
- 3) All lighting for outdoor riding areas or arena shall be turned off no later than 10:00 p.m. each night.
- 4) The facility shall have one on-premise free-standing sign with a sign face no larger than 32 square feet. The sign must be unobtrusive and un-illuminated displaying only the name of the business and facility information such as address and telephone number.
- 5) Manure shall be handled in a manner that does not create an odor or pest nuisance or a threat to the natural watershed.

Mr. Pointer: What is that water shed that goes down there?

Randy Diehl: That is runoff. (*points to map*) This is the stream and this is the pond that they constructed to catch the water.

Chairman Antey: Are there any other questions for staff?

Mr. Pointer: How many stalls are there?

Randy Diehl: 8.

Mr. Akins: I think that limiting them to 14 horses is too small.

Randy Diehl; That was their request. They want to keep it a small operation.

Mr. Pointer: With 40 acres and 8 stalls they have the ability to take care of a lot more than 14 horses.

Mr. Akins: In here it says 20 horses.

Randy Diehl: They changed that and it is reflected in the staff report.

Mr. Pointer: Is it 20 or 14?

Randy Diehl: 14.

Chairman Antey: Are there any other questions for staff? *(there were none)* Will the applicant please come forward? Please state your name and address for the record.

Bev Crick: Beverly Crick, 3215 S Fallbrook Ct., Blue Springs, MO 64015

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

Bev Crick: No.

Chairman Antey: Are there any questions for the applicant?

Mr. Tarpley: I have one comment. It's nice to have all these neighbors support you. That is in your favor.

Bev Crick: They are good neighbors.

Mrs. Mershon: So you don't live on the premises then?

Bev Crick: No, there is no home on it.

Mr. Pointer: Any you only want 14 horses?

Bev Crick: Yes, it's small.

Chairman Antey: Any other questions for the applicant?

Mr. Crawford: Do you ever intend to build out there?

Bev Crick: I say no, but my husband says yes.

Chairman Antey: Thank you. Is there anyone else present who wants to speak in favor of this application? *(there were none)* Is there anyone present who would like to speak that is opposed to or has questions concerning this application? See none I would entertain a motion to take this under advisement.

Mr. Tarpley motioned to take this under advisement. Mr. Akins seconded.
Motion Carried 8 – 0.

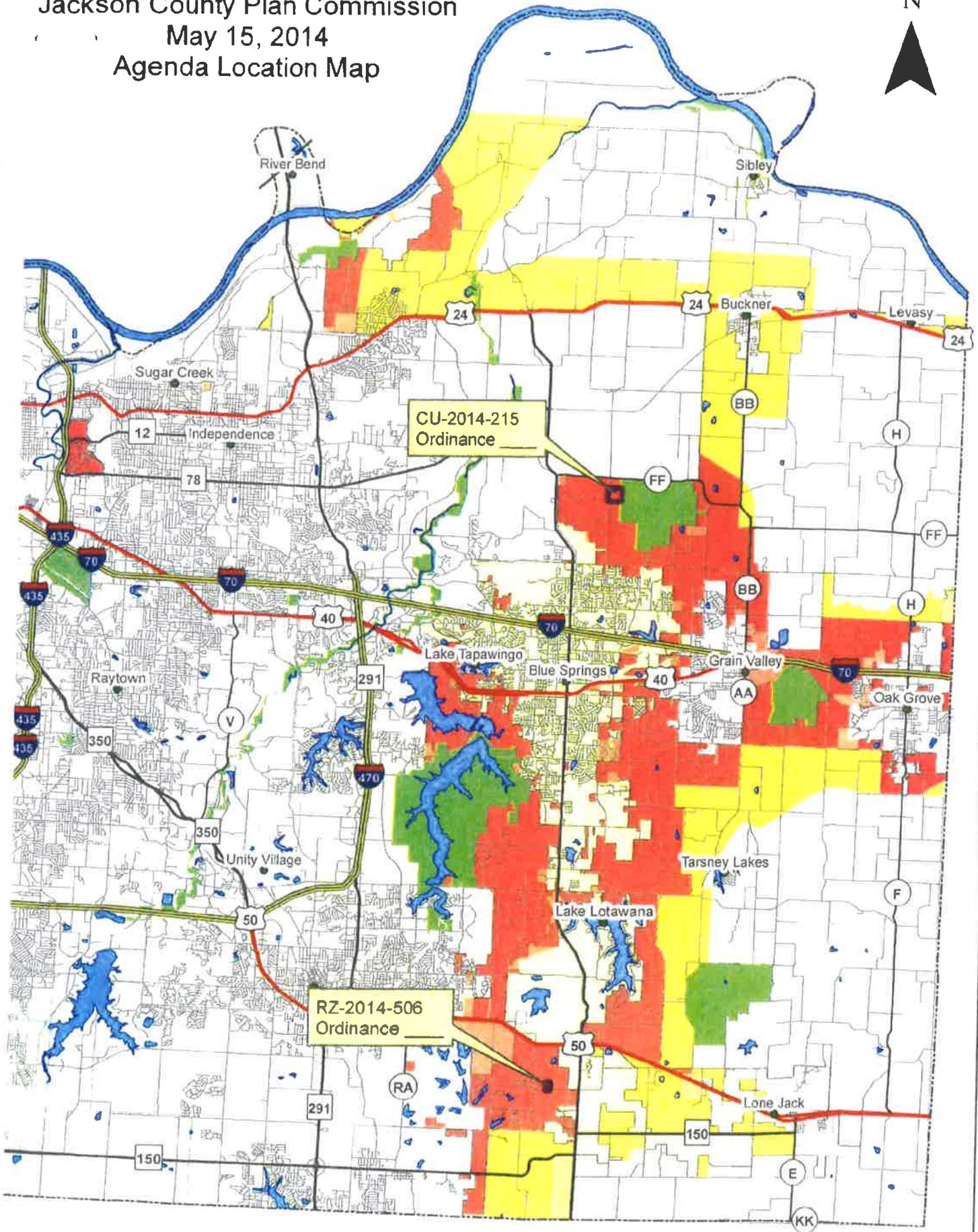
Mr. Pointer: It's pretty straight forward.

Mr. Tarpley: My only comment is that we do take the staffs recommendations for the 25 year conditional use.

Mr. Haley: It looks very well maintained.

Mr. Haley motioned to approve CU-2014-215. Mr. Akins seconded.
Motion Carried 8 – 0.

Jackson County Plan Commission May 15, 2014 Agenda Location Map



STAFF REPORT

**PLAN COMMISSION
May 15, 2014**

RE: CU-2014-215

Applicant/Property Owners: Owens School Road, LLC

Location: Approximately ¼ ± mile south of Missouri Route FF (Truman Road) on the east side of Owens School Road aka 2117 S. Owens School Road.

Area: 40 ± acres

Request: A conditional use permit for a period of 25 years for the continued use to operate a horse boarding stable.

Current Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning in the surrounding area is agricultural. The land use in the area is residential tracts and agricultural related.

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The facility has a stall barn, riding stable and a storage barn. It also includes parking for both patrons and horse trailers. The applicant constructed a pond to handle water run-off on the property as well as surrounding properties. They also proposed a management plan for manure. These items are in place and are the conditions are being met.

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Recommendation:

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- 5) Manure shall be handled in a manner that does not create an odor or pest nuisance or a threat to the natural watershed.

Respectfully submitted,

Jackson County Public Works
Planning and Environmental Health
Scott George, Assistant Director
Randy Diehl, Subdivision and Zoning Coordinator

**Plan Commission
May 15, 2014
CU-2014-215**

Applicants / Property Owners:

**Owens School Road LLC
Steve and Beverly Crick
3215 Fallbrook Ct
Blue Springs, MO 64015**

23-500-02-03
23-500-02-05

Certified Mail – Return Receipt
Property Owners within 185 feet

23-500-03-02-01-1
Gabriel Lance R & Valerie F
P O Box 454
Grain Valley, MO 64029

23-500-03-03
Davis Alan D & Martha A
2324 S. Owens School Road
Independence, MO 64057

23-400-04-11
Davis Leon A & La Veme
27403 E. Flynn Road
Independence, MO 64057

23-400-01-05
Cox Billy R
2016 S. Owens School Road
Independence, MO 64057

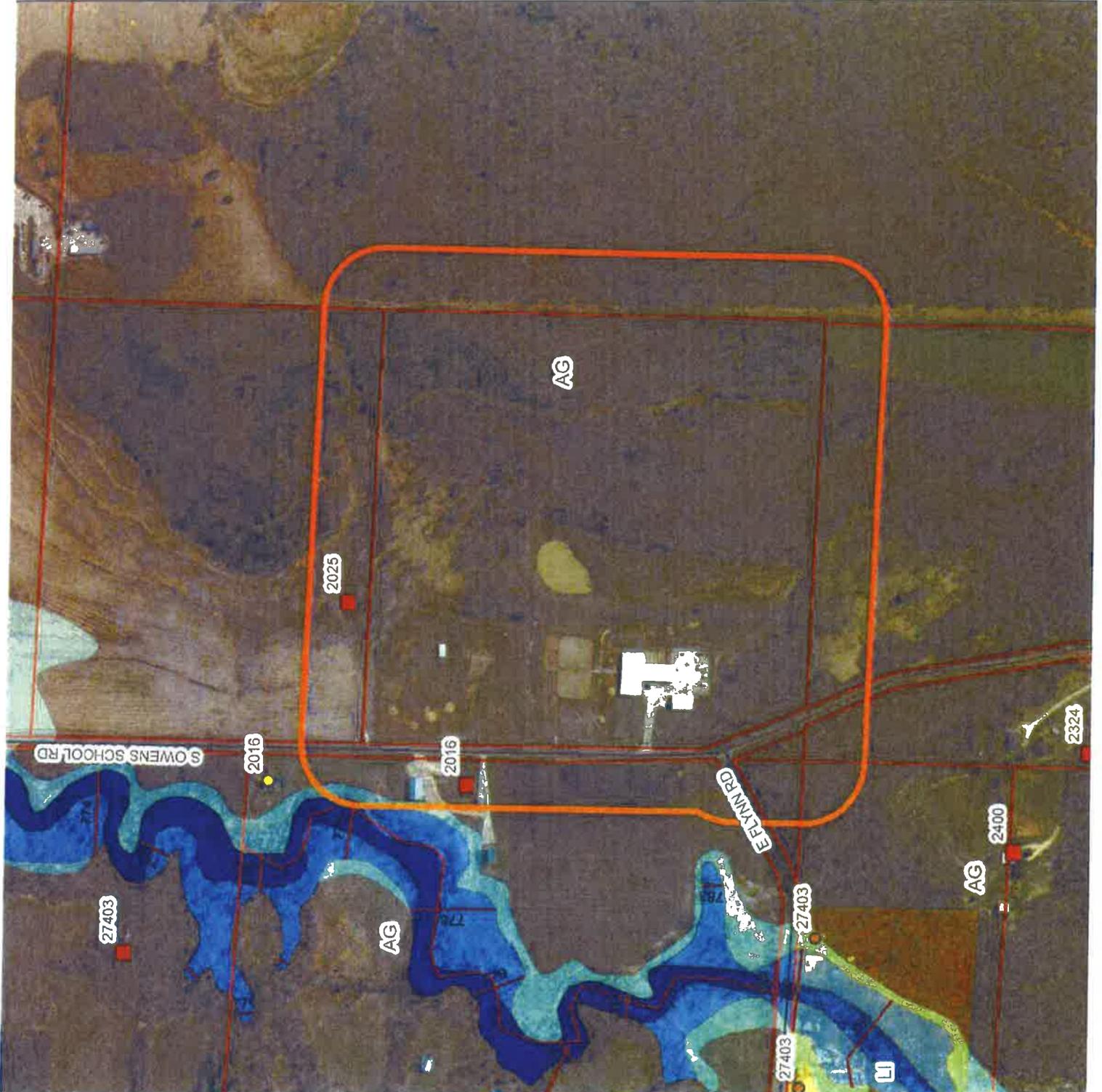
23-500-02-02
Hodges Properties LP
30605 Easy Street
Grain Valley, MO 64029

23-500-01-04-02
Jackson County, MO



Jackson County Zoning Map

- Legend**
- 185' Notification Area
 - Pending Rezoning**
 - Zoning**
 - Residential Estates
 - Streets
 - Rezoning**
 - Zoning**
 - RR-Residential Ranchette
 - RRp-Residential Ranchette-Plan
 - RE-Residential Estates
 - RS-Residential Suburban
 - RU-Residential Urban
 - A(r)-Single-Family
 - B(r)-Two-Family
 - C(r)-Multi-Family
 - A1-Mobile Homes District
 - ROp-Residential Office-Planned
 - LB-Local Business
 - LBP-Local Business-Planned
 - GB-General Business
 - GBp-General Business-Planned
 - LI-Light Industrial
 - LIp-Light Industrial-Planned
 - HI-Heavy Industrial



EX. 5

Ord. 4626
 CU-2014-215
 Ord

1 inch = 400 feet

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2014-215
 Date filed 3-17-14 Date of hearing 5-15-14
 Date advertised 4-30-14 Date property owners notified 4-30-14
 Date signs posted 4-30-14
 Hearings: Heard by PC Date 5-15-14 Decision _____
 Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: Owens School Road, LLC
 Address: 3215 Fallbrook Ct,
Blue Springs, MO 64015
 Phone: 816-220-7377
 - b. Owner(s) Name: Same
 Address: _____
 Phone: _____
 - c. Agent(s) Name: Steven E. Crick, Beverly J. Crick

Address: 3215 Fallbrook Ct., Blue Springs, MO 64015

Phone: 816-220-7377, Steve Crick cell: 816-804-9631;
Bev Crick cell: 816-223-6692

d. Applicant's interest in Property: Owner

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: equine riding, boarding facility for up to 20 horses for a period of 360 ~~90~~ years; property described as follows: a tract of land 40 square feet/ acres in size located at 2117 S. Owens School Rd Road.

Present Zoning District agriculture, conditional use permit awarded 2009.

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

Tract 1. The Southwest 1/4 of the Northwest 1/4 of Section 8, Township 49, Range 30, except that part lying Southwesterly of Owens School Road, in Jackson County, Missouri,

Tract 2. That part of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 49, Range 30, lying Southwesterly of Owens School Road, in Jackson County, MO.

4. Present Use of Property: equine riding and boarding facility. It has operated through Trace Hollow Stables, LLC since 2009.

5. Proposed Use of Property: Continued operation of existing stable.

6. Estimated Time Schedule for Development: already in existence.

7. What effect will your proposed development have on the surrounding properties?
A stable has been in business since 2009. Beautiful stable, indoor riding arena, haybarn have been built. A nice fence surrounds the pastures. Berms have been constructed to divert water to a pond which remedied past water problems.
8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Not to my knowledge
 If so, will any improvements be made to the property which will increase or decrease the elevation? improvements have already been made
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water PWSD 16
 - b. Sewage disposal septic **
 - c. Electricity KCPL
 - d. Heating electric
 - e. Fire and Police protection CJFD, Jackson County, Missouri
10. Describe existing road width and condition: normal two lane road, recently recovered
11. What effect will proposed development have on existing road and traffic conditions? no change from last five years. Minimal
12. 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): Before the stable opened, Owners worked with USDA in design and construction of a pond and berms. All were designed by USDA and built according to its specifications.

** Horse manure is collected and retained in a compost pile. It is stored for a least three weeks until it is usable as compost. It is then spread on pasture and other grass areas as fertilizer.

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) Owens School RD. LLC 2-28-14
Steven E. Crick 2-28-2014
Beverly J. Crick

Applicant(s): Steven E. Crick 2-28-14
Beverly J. Crick 2-28-2014

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 28th day of February, in the year of 2014, before me
the undersigned notary public, personally appeared Steven Crick, Beverly Crick

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 Christina Rose Commission Expires 10/27/2017

CHRISTINA I. CUNNINGHAM-ROSE
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
Commission # 13506341
My Commission Expires Oct. 27, 2017

TO THE JACKSON COUNTY PLANNING COMMISSION
AND JACKSON COUNTY LEGISLATURE

Date: 2-28-2014

Re: 2117 S. Owens School Road
Horse stable

Dear Sir or Madam:

I provide veterinary services for the personal horses of Steven and Beverly Crick and for several other horse owners who board at the Trace Hollow Stables at 2117 S. Owens School Road. I will continue to provide veterinary services for any/all horses boarding at the stable located at 2117 S. Owens School Rd.

I endorse and do not oppose their request.



Robert Snockley, DVM
13822 S Hwy. 13
Higginsville, MO 64037
816-263-1605

TO THE JACKSON COUNTY PLANNING COMMISSION
AND JACKSON COUNTY LEGISLATURE

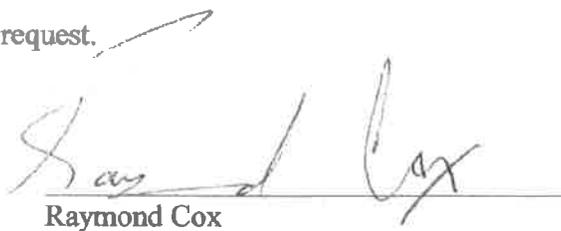
Date: 3-1-14

Re: 2117 S. Owens School Road
Horse stable

Dear Sir or Madam:

I provide hay for the horse stable at 2117 S. Owens School Road. I will continue to provide hay for the horses boarding at the stable.

I endorse and do not oppose their request.

A handwritten signature in cursive script, appearing to read "Raymond Cox", is written over a horizontal line. The signature is fluid and somewhat stylized.

Raymond Cox

Law Office of Catheryn M. Brooks

*21200 E. 37th Terrace Court South
Independence, MO 64057-3388*

Tel. (816) 229-3111
Fax. (816) 229-3472

E-mail: cathybrooks@msn.com

March 10, 2014

To the Jackson County Planning Commission and Legislature:

Re: Conditional Use Permit Application for 2117 S. Owens School Road
(Owners Steve and Bev Crick)

It is with great pleasure that I write this letter in support of Steve and Bev Crick in the Application for Extension of Special Use Permit of the above-mentioned property.

I first wrote you in October, 2008 in support of their initial Application for Special Use permit. These several years have gone by and I have witnessed first-hand their admirable use of this property for equestrian purposes, specifically the boarding of tenants' horses.

I have been a tenant of theirs since the very first day they opened their stable. The Crick's have physically taken very good care of both the barn and their acreage. Everything associated with this property is kept in excellent shape from the barn to the fencing to the outbuildings to the heavy equipment needed for this project. But most particularly important to me is the care that is given to all the horses on this property, which is excellent. They have taken care of the premises to make sure all frontage grasses are trimmed. To my knowledge they have been good neighbors in the area to be careful and considerate of the neighboring properties to make sure that the boarders are respectful of the boundaries and do not take their horses on other people's property.

In summary, the maintenance and running of this equestrian facility by the Cricks is an asset to Jackson County and is a very good use of the acreage in question. As such, I would highly recommend that their Conditional Use permit be extended for as long as possible in the future.

Very truly yours,


Catheryn M. Brooks

March 2, 2014

Jackson County Planning Commission
Jackson County Legislature

Re: Beverly Crick, Horse Facility

Dear Sir or Madam:

I have owned and boarded horses at barns for over twenty-five years. I currently own and board two horses at Beverly Crick's facility at 2117 S. Owens School Road in Independence.

Bev and I have been acquainted for the last eight years through our mutual interest in horses. Bev's barn is an excellent facility for boarding horses. She is extremely responsible in maintaining the premises and the animals under her care always receive excellent daily attention. Bev is very dedicated and exceptionally knowledgeable regarding caring for the equines at her facility. I am fortunate to be able to keep my horses at her barn and sincerely support her continued operation.



Jackie Hathhorn
3508 S. Mize Ridge Ct.
Independence MO
(816)985-4035

TO THE JACKSON COUNTY PLANNING COMMISSION
AND JACKSON COUNTY LEGISLATURE

Date: 3-1-14

Re: 2117 S. Owens School Road
horse stable

Dear Sir or Madam:

I am familiar with the request of Steven Crick and Beverly Crick and their company, Owens School, LLC to put a commercial horse stable on their property at 2117 S. Owens School Rd. I own property located near that site at ¹⁶2025 S. Owens School Road.

I endorse and do not oppose their request.



Billy R. Cox

TO: JACKSON CO PLANNING COMMISSION
AND JACKSON CO LEGISLATURE

I'm writing on behalf of BEVERLY
CRICK who has built and owns
THE HORSE BARN AT 2117 S. OWENS
SCHOOL RD.

I've known BEV for SEVEN YEARS —
FIVE OF WHICH I HAVE boarded
my horse at her stable. I know
BEV to be trust worthy and straight-
forward in her approach to her
business and she demonstrates
A high degree of responsibility.

Margaret Griffin
1202 E. HAWKWOOD AVE
Tulsa, MO - 64052
816-392-5667

EX 15









