

Planning Commission

Regular Meeting Minutes

Wednesday September 3, 2025 6:00 PM

City Hall

I. **CALL TO ORDER**

The Planning Commission of the City of Grandview, Missouri, met on September 3, 2025. Chairman Green called the meeting to order at 6:01 PM.

II. **ROLL CALL TO DETERMINE QUORUM**

Members Present:

Michele Green

Joe Kump

Kristi Darby

Shawn Nelson

Rosalyn Sykes

Irene Kendrick, BOA Liaison

Members Absent:

Jim Crain

Ron Pearson

Staff Present:

Emily Spittler, Planner

Randy Dunn, Director of Community Development

Staff announced that there is a quorum for the meeting.

III. **ACCEPTANCE OF AGENDA**

Chairman Green stated the agenda is before the Commission for consideration. Board Liaison Kendrick made a motion to accept the agenda as presented. Commissioner Kump seconded the motion. The agenda was approved.

In Favor:

Green

Kump

Darby

Nelson

Sykes

Opposed:

Abstained:

Absent:

Crain

Pearson

IV. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

Chairman Green stated the minutes from the July 2, 2025 regular meeting is before the Commission for consideration. Commissioner Kump made a motion to accept the meeting minutes as written. Board Liaison Kendrick seconded the motion. The meeting minutes were approved.

<u>In Favor:</u>	<u>Opposed:</u>	<u>Abstained:</u>	<u>Absent:</u>
Green			
Kump			Crain
Darby			
Nelson			Pearson
		Sykes	

V. **PUBLIC DISCUSSION**

None.

VI. **PUBLIC HEARINGS**

PC25-05: 500 – 1401 Goode, a Preliminary Plat. A public hearing on a Development Services Application filed by Eric Strack (Applicant) for a preliminary plat to divide the property known as 1401 Goode into sixty (60) individual lots and open spaces for the creation of sixty (60) townhome units.

Chairman Green opened the hearing by reading the hearing script.

Staff provided a brief background of the Preliminary Plat.

The applicant was not in attendance.

Public Comments:

Joe Runions – noted that the developer has not made significant progress on the site.
 Carolyn Hall – asked if the units will be for sale and a timeline of the project's construction.

Staff: Yes, they will be sold. 12-18 months is the total timeline.

Dan Hartman – asked if the project will be built all at once or in phases and what delays had occurred.

Staff: All at once is the plan, delays were caused by changes in partnership.

Annette Turnbaugh – offered clarification on current developer.

What is the intention of the developer? SN

To construct 60 townhome units, as dictated by the approved Conceptual Development Plan. Staff

Does staff investigate the financial viability of developers? SN

No, that is not the purview of the Community Development Department. Staff

Does this developer want incentives from the City? SN

There are ongoing conversations; nothing has been approved yet regarding incentives. Staff

Have there been any past or current violations on this property? SN

Yes, there have been tall grass cases. It has been abated and no issues are currently active. Staff

Will there be sidewalks? IK

Yes. Staff

How many times can this PP be renewed? KD

There is not a limit. Staff

What happens if the PP is denied? SN

Staff explained the platting process and that the project, if it went forward, could only be rented and not sell individual units if the property was not platted.

Can the PC put a condition on the approval that the developer must have the funds to complete the project? SN

A condition would not be appropriate. Staff

Staff and the Commission discussed the preliminary platting and final platting process.

What changed between 2021 and the current PP? MG

There were a few single family units in the 2021 version. Staff

What will they look like? RS

The Conceptual Development Plan shows the renderings. Staff

Chairman Green asked staff to provide a recommendation on the case.

Staff recommended approval of case PC25-05, a Preliminary Plat.

Chairman Green closed the public hearing and asked for a motion.

Board Liaison Kendrick moved to approve case PC25-05 as recommended by staff.
Commissioner Nelson seconded the motion.

In Favor:

Green

Kump

Darby

Nelson

Sykes

Opposed:

Abstained:

Absent:

Crain

Pearson

The Planning Commission voted to approve the Preliminary Plat by a vote of 5-0.

PC25-06: Falcon Trails, a Preliminary Plat. A public hearing on a Development Services Application filed by Anthony Boyd (Applicant) for for a preliminary plat to divide the property off Blue Ridge Extension into twenty (20) individual lots and open spaces for the creation of twenty (20) duplexed for forty (40) total units.

Chairman Green opened the hearing by reading the hearing script.

Staff provided a brief background about the Preliminary Plat.

The Applicant supplied additional details – the final plat is ready, we had construction delays, bonds are in place, financing is in place.

Will the units be for sale? IK

Yes. Applicant

Public Comments:

Ronald Rose – lives next door, trees have been pushed onto his property.

Applicant – we ended up keeping more trees than originally planned.

This is an issue for the two parties to resolve independently of the Commission. MG

Have there been violations here? SN

No. Staff

Board Liaison Kendrick noted that she has seen the progress made on the site.

Chairman Green asked staff to provide a recommendation on the case.

Staff recommended approval of case PC25-06, a Preliminary Plat.

Chairman Green closed the public hearing and asked for a motion.

Commissioner Nelson moved to approve case PC25-06 as recommended by staff.

Commissioner Pearson seconded the motion.

In Favor:

Green

Kump

Darby

Nelson

Sykes

Opposed:

Abstained:

Absent:

Crain

Pearson

The Planning Commission voted to approve the Preliminary Plat by a vote of 5-0.

VII. OLD BUSINESS/HEARINGS CONTIUNED FROM PREVIOUS MEETING

None

VIII. REGULAR BUSINESS FROM STAFF, PUBLIC AND PLATS

None

IX. REPORTS FROM SPECIAL COMMITTEES

None

X. RESOLUTIONS/RECOMMENDATIONS BY THE COMMISSION

None

XI. GENERAL DISCUSSION

None

XII. ADJOURNMENT

Chairman Green asked for a motion to adjourn the Planning Commission Regular Meeting. Commissioner Kump motioned to adjourn. Board Liaison Kendrick seconded the motion. The Commission voted unanimously to adjourn the meeting at 6:38PM.

In Favor:

Green

Kump

Darby

Nelson

Sykes

Opposed:

Abstained:

Absent:

Crain

Pearson

Chair

Executive Secretary (Vice Chairman)

Recording Secretary

Approved