



Cass County Planning Board Meeting Minutes
2nd Floor Historic Courtroom Room,
Historic Cass County Court House
102 E. Wall Street, Harrisonville, MO 64701

Meeting Agenda

March 24, 2026
6:00 p.m.

Type of Meeting: Planning and Zoning Board Meeting

Meeting Facilitator: Chairman of the Board

- I. Call to order
- II. Approval of Minutes from last meeting dated February 24, 2025.
- III. Old Business
 1. Application # 3173 - Subdivision (Preliminary) to be known as “Prairie Ridge Acres” a parent tract of 40 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into seven (7) lots consisting of five (5) 5.2 +/- acre tracts and two (2) 6.8 +/- acre tracts all to obtain Residential Rural (RR) zoning designation. Submitted by Ben Bruton, on behalf of Bruton Revocable Trust, who are requesting the zoning actions described above located on a tract of land located in part of the SE $\frac{1}{4}$ of Section 35, Township 46, Range 32, Cass County, Missouri and generally located on the North side of E 203rd St and $\frac{1}{4}$ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078.
- IV. New Business
 1. Application # 3180 - Lot Split and Rezoning of a parent tract of 30.21 +/- acres with the Zoning Designation of Agriculture (AG) into a 13 +/- acre tract obtain Residential Rural (RR) Zoning Designation and a 27.21 +/- acre tract to retain Agriculture (AG) Zoning Designation. Submitted by Derek Maring, on behalf of Himself and Amber Maring, who are requesting the zoning actions described above on a tract of land located in part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 43, Range 30, Cass County, Missouri and commonly known as 34721 S Austin Rd, Archie, MO 64725.
 2. Application # 3181 - Special Use Permit submitted by Doyle Yoder, on behalf of Clear Creek Ministries, who is requesting a Special Use Permit for a camp and recreational vehicle park on a 42 +/- acre tract of land zoned Agriculture (AG) located in part of the SE $\frac{1}{4}$ of Section 1 and part of the NE $\frac{1}{4}$ of Section 12, both on Township 44, Range 32, Cass County, Missouri and commonly known as 26718 S Little Rd, Garden City, MO 64747.

Adjournment



Cass County Planning Board Meeting Minutes
2nd Floor Court Room,
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102 E. Wall Street, Harrisonville, MO 64701

February 24, 2026

Board Members Present: Robert Hardin, Obie Carl, Mike Gerant, Lynn Stark, Clay Kohler

Board Members Absent: RJ Knox

Cass County Staff present: Valerie McCubbin Director of Building Codes, Environmental Health and Zoning,
and Cearra Watson Zoning Officer

Meeting Called to order at 6:00 p.m. by Mr. Robert Hardin

Mrs. Lynn Stark made a motion to accept the meeting minutes of December 16, 2025. Motion seconded by Mr. Obie Carl. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3177 was moved to the end of the agenda.

Application # 3172 – Minor Subdivision (Preliminary and Final plats) of a parent tract of 38 +/- acre parcel with Agriculture (AG) zoning designation to be divided into five (5) tracts consisting of one (1) 3.12 +/- acre tract, one (1) 6.09 +/- acre tract, two (2) 5 +/- acre tracts, and one (1) 18.79 +/- acre tract all to obtain Residential Rural (RR) zoning designation. Submitted by Everett Allen Moore, on behalf of Himself and Leslie Paige Moore, who is requesting the zoning actions described above located on a tract of land located in part of the SW ¼ of Section 1 and part of the SE ¼ of Section 2, both in Township 45, Range 30, Cass County, Missouri and commonly known as 20909 & 20911 S Staley Mound Rd, Pleasant Hill, MO 64080.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Mike Gerant made the motion to approve the application as presented. Mrs. Lynn Stark seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3173 – Subdivision (Preliminary) to be known as “Prairie Ridge Acres” a parent tract of 40 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into seven (7) lots consisting of five (5) 5.2 +/- acre tracts and two (2) 6.8 +/- acre tracts all to obtain Residential Rural (RR) zoning designation. Submitted by Ben Bruton, on behalf of Bruton Revocable Trust, who are requesting the zoning actions described above located on a tract of land located in part of the SE ¼ of Section 35, Township 46, Range 32, Cass County, Missouri and generally located on the North side of E 203rd St and ¼ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078.

No one spoke for the application.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Obie Carl made the motion to table the application to the March 24, 2026 meeting at 6:00 PM. Mrs. Lynn Stark seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Cass County Planning Board Meeting Date February 24, 2026

Page 1 of 4

Application # 3174 – Minor Subdivision (Preliminary and Final plats) of a parent tract of 40.8 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts each consisting of 10.2 +/- acres, all to obtain Residential Rural (RR) zoning designation. Submitted by Keith Wehmeir, who is requesting the zoning actions described above located on a tract of land located in the NW ¼ of the SE ¼ of Section 4, Township 45, Range 30, Cass County, Missouri and generally located on the West side of S Pryor Rd and ¼ mile North of State Route P, Pleasant Hill, MO 64080.

No one spoke for the application.

Tonya Lichte and Beverly Kircher both had questions on how the applicant would deal with erosion control, meeting the 1:4 length to width ratio, and what the applicant planned to do with the existing terraces.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Obie Carl made the motion to approve the application as presented. Mr. Mike Gerant seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3175 – Lot Split and Rezoning of a parent tract of 32.14 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 27.14 +/- acre tract to retain Agriculture (AG) Zoning Designation. Submitted by Zachary Dale & Jasmine Reasoner, who are requesting the zoning actions described above on a tract of land located in part of the NE ¼ of the NE ¼ of Section 17, Township 43, Range 29, Cass County, Missouri and generally located on the Southeast corner of S State Route 7 and E 323rd St, Creighton, MO 64739.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Mike Gerant made the motion to approve the application as presented. Mrs. Lynn Stark seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3176 – Lot Split and Rezoning of a parent tract of 80 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 75 +/- acre tract to retain Agriculture (AG) Zoning Designation. Submitted by Jennifer L Thomas, on behalf of Robert S Thomas and herself, who are requesting the zoning actions described above on a tract of land located in part of the NE ¼ of Section 13, Township 43, Range 33, Cass County, Missouri and commonly known as 32408 S State Route O, Drexel, MO 64742.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mrs. Lynn Stark made the motion to approve the application as presented. Mr. Mike Gerant seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3178 – Minor Subdivision (Preliminary and Final plats) of a parent tract of 93 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts consisting of a 11.81 +/- acre tract, two (2) 6.79 +/- acre tracts all to obtain Residential Rural (RR) zoning designation and a 67.67 +/- acre tract to retain Agriculture (AG) zoning designation. Submitted by Daniel W & Linda C Marcum, who is requesting the zoning actions described above located on a tract of land located in the S ½ of Section 22, Township 44, Range 32, Cass County, Missouri and commonly known as 28706 S Grand River Rd, Freeman, MO 64746.

No one spoke for the application.

Travis Parris had questions concerning the water district.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mrs. Lynn Stark made the motion to approve the application as presented. Mr. Obie Carl seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3179 – Lot Split and Rezoning of a parent tract of 20.64 +/- acres with the Zoning Designation of Agriculture (AG) into a 10.9 +/- acre tract and a 9.74 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation. Submitted by Corey T & Sally Anne Johnson, who are requesting the zoning actions described above on a tract of land located in part of the SE ¼ of the SE ¼ of Section 18 and part of the NE ¼ of the NE ¼ of Section 19, both in Township 46, Range 31, Cass County, Missouri and commonly known as 17821 Deer Creek Ln, Raymore, MO 64083.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mrs. Lynn Stark made the motion to approve the application as presented. Mr. Mike Gerant seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Application # 3177 – Rezoning of a 9.4 +/- acre tract with the Zoning Designation of Residential Rural (RR) to obtain Light Commercial (C-1) Zoning Designation. Submitted by Robert Mayo, on behalf of The Estate of Curtis Davidson, who are requesting the zoning actions described above on Lot 1 of Brown Acres in Section 25, Township 46, Range 33, Cass County, Missouri and commonly known as 19105 S State Route Y, Belton, MO 64012.

No one spoke for the application.

Sixteen (16) people spoke against the application with concerns about noise, safety of neighborhood children, water runoff, property values, hazardous materials, disturbance of wildlife, privacy, traffic, the hours of operation, and what other types of businesses could be allowed on a C-1 zoned property.

The application will be heard by the Cass County Commission on March 4, 2026, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Clay Kohler made the motion to deny the application as presented. Mr. Obie Carl seconded the motion. Motion carries 4 in favor, 0 opposed, 1 abstention (Robert Hardin), 1 absent (RJ Knox)

Mrs. Lynn Stark made the motion to adjourn. Mr. Clay Kohler seconded the motion to adjourn. Motion carries 5 in favor, 0 opposed, 1 absent (RJ Knox).

Audio recording is available upon request.

Meeting Adjourned at 7:56 pm. Meeting minutes respectfully submitted by Valerie McCubbin.

Board Member:

Signature / Print / Date of Approval

DRAFT



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT**

**30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING AGENDA
Application Review Comments
For Application No. 3173**

Applicant(s): Ben Bruton, on behalf of Bruton Revocable Trust

Subdivision (Preliminary) to be known as “Prairie Ridge Acres” a parent tract of 40 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into seven (7) lots consisting of five (5) 5.2 +/- acre tracts and two (2) 6.8 +/- acre tracts all to obtain Residential Rural (RR) zoning designation.

Initial Meeting Date: February 24, 2026 – Tabled

Second Meeting Date: March 24, 2026

Tentative Commission Meeting Date: Wednesday, March 4, 2026 12:00 pm 3rd Floor Commission meeting room. – Not heard due to Planning Board moving to table application

Second Commission Meeting Date: Wednesday, April 1, 2026 12:00 pm 3rd Floor Commission meeting room.

Lot(s) Affected: a tract of land being 40 +/- acres with the Zoning Designation of Agriculture (AG) located on a tract of land located in part of the SE ¼ of Section 35, Township 46, Range 32, Cass County, Missouri and generally located on the North side of E 203rd St and ¼ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078.

Districts Effected Water: PWSD # 6

Fire: South Metro Fire District
Raymore/Peculiar

School: R-2 –

REVIEW NOTES

Previous use of Location: Location Currently used as agriculture.

Flood Plain: None

Land Use Tiers: Is located within the Multi- Use Tier.

Health and Septic: All current and future systems must comply with all City, County and State Regulations.

911, Road and Bridge and MoDOT: Access shall comply with all City, County and/or State requirements.

Zoning Order Review:

- 1) Copy of 2025 paid Real Estate taxes for parcel of property
- 2) Letter from PWSD #6 addressing water availability
- 3) Plat of Survey provided as required.
- 4) Certified list of adjacent property owners prepared by Alliance Title.
- 5) Correspondence from the City of Raymore
- 6) Correspondence from the City of Peculiar
- 7) Stormwater Analysis Plan
- 8) Draft Covenants and Restrictions
- 9) Property surrounded by Agriculture tracts with and without residences, residential tracts and Residential Subdivisions.

Codes Enforcement: Building Permit required for any and all future building and any future fencing greater than 6 feet in height.

Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract



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Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER 



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT**

**30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

- g. The Board then may ask you more questions.
 - h. You may then be seated
 - i. The Chairman will ask for a staff report and it will be given.
 - j. The Chairman will then ask if there are any comments, questions, or discussion for the application.
 - k. The Chairman will then accept a motion for the application.
 - The application may be approved, denied, tabled, or continued until a later date.
 - a. If approved or denied you will be given a hearing date for the County Commission or the Board of Zoning Adjustment as the Planning Board is a recommending body only.
 - b. If tabled or continued you will be given a date and time of the next Planning Board hearing for your application. You must be present at this hearing as well.
5. After a motion has been carried you are free to leave if you so wish.

County Commission/ Board of Zoning Adjustment Meeting

(Your presence is **REQUIRED** at the Planning Board Meeting)

1. Meeting will be called to Order. Roll Call will be taken, Pledge, acceptance of the agenda, and approval of previous minutes.
2. When your application is called you may or may not be requested for comment or to answer questions.
3. There will be a motion for the application.
 - a. The application may be approved, denied, tabled, or continued until a later date.
 - b. If tabled or continued you will be given a date and time of the next County Commission / Board of Zoning Adjustment hearing for your application. You must be present at this hearing.

By signing below I hereby understand and agree to what is expected of me as the applicant. I agree to be at all required hearing/meeting dates and times. I will mail all required documentation to the appropriate person(s) and do understand that if for any reason that I am unable to attend a required meeting or fail to mail the required documentation that my application may be denied and I shall reapply for the action that I am requesting.

(Signature)

Benjamin Bruton

(Print)

1/8/2020

(Date)

Certification of Mailing for Zoning Application # ZP3173

By signing below, I Ben Bruton the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on February 24, 2026, to all those listed on the attached Certified List of Adjoining Property owners prepared by Alliance Land Title Company as well as Public Water Supply District # 6, South Metro Fire Protection District, Public School District R-2 – Raymore Peculiar and the following City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property.

City of Peculiar

On this 5th day of Feb, 20 26

I, the applicant, hereby certify that the above to be true and correct.



Ben Bruton – Applicant

Report of the Cass County Planning Board

Application No. 3173

1. Applicant: Ben Bruton, on behalf of Bruton Revocable Trust
2. Property location: Generally located on the North side of E 203rd St and ¼ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 04-07-35-000-000-009.000 – 20018 S Prairie Lane Rd – Agriculture (AG)
 - b. Parcel # 04-07-35-000-000-008.001 – E 203rd St (Borders the East) – Agriculture (AG)
 - c. Parcel # 07-01-02-000-000-001.000 – 14601 E 203rd St – Agriculture (AG)
 - d. Parcel # 07-01-02-000-000-002.000 – 14007 E 203rd St – Agriculture (AG)
 - e. Parcel # 04-07-35-000-000-007.010 – 13904 E 203rd St – Residential Rural (RR)
 - f. Parcel # 04-07-35-000-000-006.000 – S State Route J (Borders the Northwest) – Agriculture (AG)

All other properties within one thousand (1,000) feet of the subject property appear to be either agriculture or residential in nature.

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the seven (7) lots consisting of five (5) 5.2 +/- acre tracts and the two (2) 6.8 +/- acre tracts are suitable for Residential Rural zoning because there are residential subdivisions, residential tracts and agriculture use properties with residences within one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #6. The Property is located within South Metro Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3173 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD #6 addressing water availability
 - viii. Stormwater Analysis Plan
 - ix. Correspondence from the City of Raymore
 - x. Correspondence from the City of Peculiar
 - xi. Draft Covenants and Restrictions
 - xii. Certified list of adjacent property owners prepared by Alliance Title.
12. The applicant is seeking to subdivide the Property for the purpose of future construction of single-family dwellings. Currently there are no known areas of impervious surface proposed.
13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.
14. The Planning Board recommends APPROVAL/DENIAL of Application No. 3173 for reasons stated in this report.

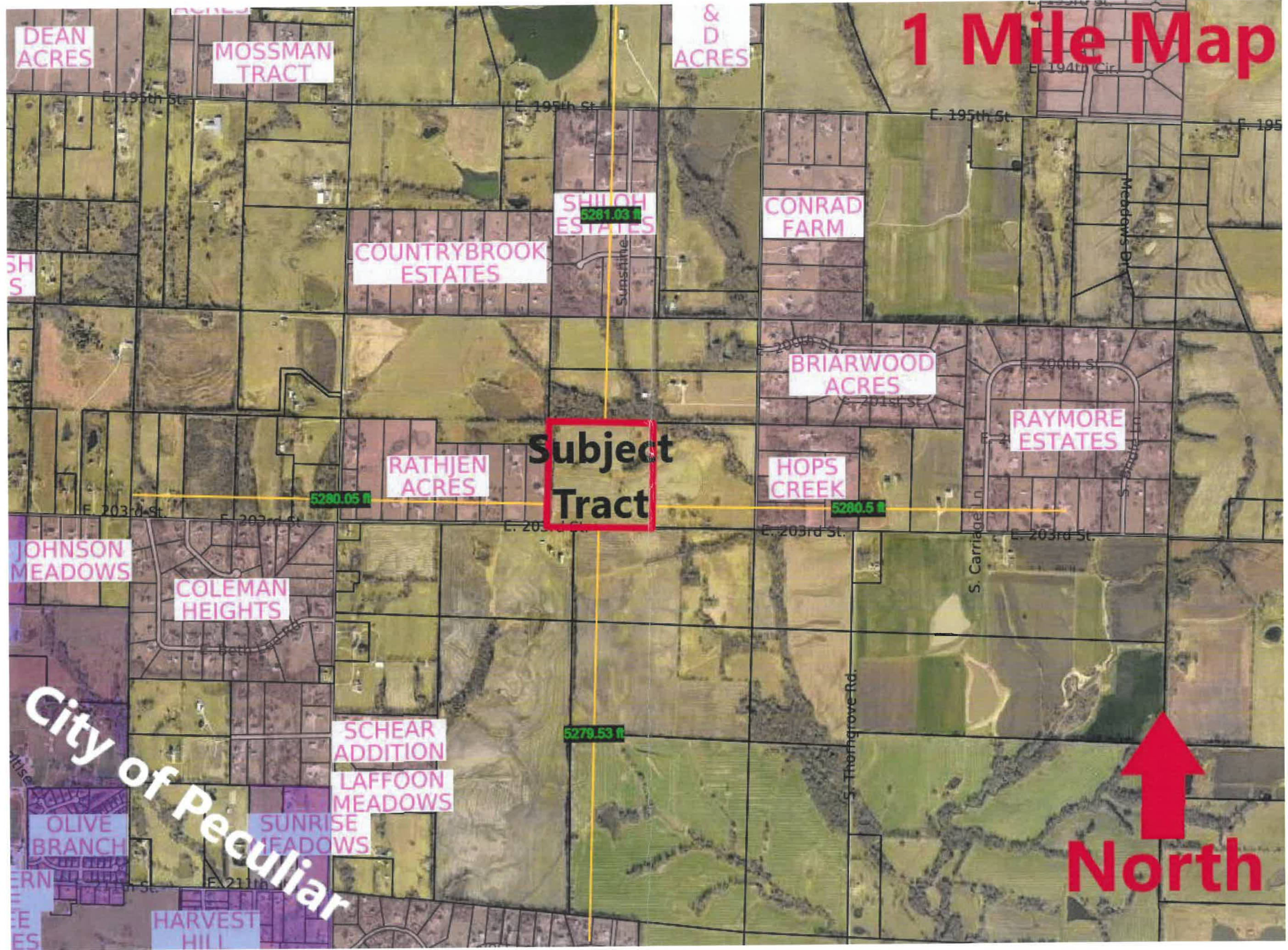
APPROVED/DENIED by the Planning Board this XX day of XXXX 202X.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Gerant				
Carl				
Kohler				

Attest:

Valerie McCubbin

1 Mile Map



North

City of Peculiar


North

Subject Tract
04-07-35-000-000-008.000


Floodplain
04-07-35-000-000-006.001

04-07-35-000-000-007.008

04-07-35-000-000-009.000

Zone A

S. Prairie Ln

04-07

04-07
Zones

S. Prairie Lane Rd

Zones X

989 Feet

Zone AE

Zones X

Zone

Zone

955 Feet

Zones

E. 205th St

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

BRUTON REVOCABLE TRUST
0 E 203RD ST
PECULIAR, MO 64078

TAX YEAR: 2025
ACCT #: 2194900
TOTAL PAID: \$95.00
PAID ON: 12/4/2025

Personal Description

Map Number:

04-07-35-000-000-008-000

Situs Address:

0 E 203RD ST
PECULIAR, MO 64078
SEC: 35 TWP: 46
RNG: 32 Book/Page: 5242/122

ACREAGE: 40.57

Legal Description:

BG1324.9W SECRSE W1326.18 N1333.1 E1324.05
S1334.4TB

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-2 RAY-PEC	5.0302	\$69.42
FIRE 2-SO METRO	0.9414	\$12.99
AMB 2-SO METRO	0.3100	\$4.28
STATE	0.0300	\$0.41
CASS CO RD&BRDG	0.1918	\$2.65
CASS CO LIBRARY	0.2281	\$3.15
HOSPITAL MAINT	0.1113	\$1.54
SHELTER WKSHOP	0.0407	\$0.56
Tax Amount:	6.8835	\$95.00

Assessed Values

Residential: \$0.00
TOTAL ACSESSED \$1,380.00

PUBLIC WATER SUPPLY DISTRICT NO. 6

18711 J. HWY., P.O. BOX 1082

RAYMORE, MO 64083

331-2455 Mon. – Fri. 9:00-2:00

November 21, 2025

*Cearra Watson
Zoning Officer/Administrative Assistant
30508 S West Outer Road
Harrisonville, MO 64701*

Cearra,

This is to document the water availability for Angie Maynard, at address unknown, location between Prairie Lane and J Highway on 203rd Street. There is currently a 3" water main on the south side of 203rd Street and a 4" water line on the west side of Prairie Lane that can provide water service to this location.

Please feel free to contact the office if further information is needed.

Sincerely,

*Janet Burlingame
Office Manager
Public Water Supply District No.6*

12/31/2025

Ben Bruton
Electrical Connections
816.820.7182
ben@electricalconnect.com

RE: Residential Subdivision Land Annexation Interest

Ben,

The City of Raymore uses the Intent to Annex Map of the Raymore Blueprint 2045, Comprehensive Plan, to guide future outward growth of the community. As it pertains to the property northwest of 203rd and S Prairie Lane Road, the City has no desire to extend municipal services that far south. Most of the area planned to be annexed as illustrated in the comprehensive plan is east of the city towards MO-291 Highway.

In addition, the State of Missouri prohibits municipalities from annexing land that is not contiguous to its existing boundaries.

Should you have any questions feel free to contact us.

Sincerely,



Dave McCumber | Senior Planner
City of Raymore | 100 Municipal Circle
(816) 892.3016 | dmccumber@raymore.com

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss



Development Services Director
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-2200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

January 5, 2026

Dear Mr. Bruton,

This letter is in response to your inquiry regarding the potential 80-acre development located at the northwest corner of 203rd Street and S. Prairie Lane Road. While the City of Peculiar remains interested in the possibility of annexing this area in the future, we hereby formally notify you that there are no plans to annex the referenced property at this time.

Please consider this correspondence as official notice for submission to Cass County. Should you or Cass County representatives have any questions or require additional information, you may contact me directly at your convenience.

Dylan M. Eppert
Development Services Director
816-779-2204
deppert@cityofpeculiar.com

DECLARATION OF RESTRICTIONS OF
PRAIRIE RIDGE ACRES

WHEREAS a plat of land known as Prairie Ridge Acres has been filed with the Recorder of Deeds of Cass County, Missouri at Plat Book _____, Page____; and
WHEREAS, said plat creates Prairie Ridge Acres, composed of lots and tracts described on Exhibit "A" attached hereto; and

NOW, THEREFORE, in consideration of the premises, the developer for itself and its successors, grantees and assigns hereby agree that all the lots, tracts and land shown described on Exhibit "A" shall be and they are hereby restricted as to their use in the manner hereinafter set forth.

1. No residence shall be more than 3 stories in height, except that split-level construction shall be permitted.
2. No trailer, basement, tent, shack, garage, barn, or outbuilding shall at any time be used as a residence, temporary or permanently, nor shall any residence of temporary character be permitted.
3. No dwelling or residence shall be occupied until fully completed, except for exterior painting, sod, landscaping, and minor trim details. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in a damaged condition longer than three (3) months
4. No school or other buses, motor homes, mobile homes, autos, campers. Camper-trailers, recreational vehicles, tractors, or trucks shall be parked at the curb for more than twenty-four (24) hours at any one time. No major repair work shall be done

on any car, truck, trailer, or other vehicle while parked outside the garage or on the street. No autos, buses, boats, trucks, race cars, wrecked cars, modified stock cars, trailers, or vehicles that are not in operational condition, are not registered or whose presence might create an unsightly appearance or create a nuisance or be a hazard to life or health shall be allowed to be parked or left on any lot or at the curb. No trash, old appliances, junk, or other refuse shall be allowed to accumulate on any lots.

5. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Outside trash burning shall be prohibited.
6. No trash, ashes, or other refuse shall be thrown, dumped, or placed upon any undeveloped portion of the subdivision.
7. Lawns shall be kept in good condition as soil, climate and other natural conditions permit, and grass shall not be permitted to reach a height of six (6) inches or more or otherwise create an unsightly appearance.

Before me appeared:

Benjamin Bruton



Planning and Zoning Commission

REQUESTED FOR PARCEL: 04-07-35-000-000-008.000

Owner: BRUTON REVOCABLE TRUST

Prepared for:

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned parcel are as listed below.

Alliance Title provides to its customers this report of information contained in the public record as of the date of the report and it shall in no way be construed as an abstract of title, title guarantee, or title insurance policy. Alliance Nationwide Title Agency, LLC assumes no Liability of any information not contained in, or readily discernable from, a review of public record . The below is a certified list as records are shown on the Recorders office as of the date of research on 01/05/2026.

1. Gary D & Rebecca S Lowery
20002 S PRAIRIE LN
PECULIAR, MO 64078-9183
2. WILLIAM & KELLY TESTERMAN
20018 S PRAIRIE LANE RD
PECULIAR, MO 64078-9183
3. CHARLES & DIANNA PARROTT TRUST
254 PALM LN
GARDEN CITY, MO 64747-9202

4. BILLY RAY WOLF
31037 MARK TRAIL
AFTON, OK 74331-0000
5. JOHN E & FREDERICK WICKERT TRUST
7301 MAYWOOD AVE
RAYTOWN, MO 64133-6737
6. CAROLINE M GRAY TRUST
13904 E 203RD ST
PECULIAR, MO 64078
7. BRIAN & MELLISA MATTINGLY
13900 E 203RD ST
PECULIAR, MO 64078
8. WESTON & KAYLA SCHAPER
13708 E 203RD ST
PECULIAR, MO 64078
9. LINDA N & ROBERT L HYER
1403 SANDWICK
RAYMORE, MO 64083
10. GLEN R & F SHARON TRUE
PO BOX 317
RAYMORE, MO 64083



Alisha Brooks
Alliance Nationwide Title Agency, LLC
816-381-2804
alisha@alliancetitlenow.com
01/05/2026

Search Fee: \$200
\$10/Property Fee \$100
Total Fee Payable to Alliance Title: \$300

PARCEL #	OWNER	MAILING ADDRESS
04-07-35-000-000-010.000	GARY D & REBECCA S LOWERY	20002 S PRAIRIE LN PECULIAR, MO 64078-9183
04-07-35-000-000-009.000	WILLIAM & KELLY TESTERMAN	20018 S PRAIRIE LANE RD PECULIAR, MO 64078-9183
04-07-35-000-000-008.001	CHARLES & DIANNA PARROTT TRUST	254 PALM LN GARDEN CITY, MO 64747-9202
07-01-02-000-000-002.000	BILLY RAY WOLF	31037 MARK TRAIL AFTON, OK 74331-0000
07-01-02-000-000-001.000	JOHN E & FREDERICK WICKERT TRUST	7301 MAYWOOD AVE RAYTOWN, MO 64133-6737
04-07-35-000-000-007.010	CAROLINE M GRAY TRUST	13904 E 203RD ST PECULIAR, MO 64078
04-07-35-000-000-007.009	BRIAN & MELLISA MATTINGLY	13900 E 203RD ST PECULIAR, MO 64078
04-07-35-000-000-007.008	WESTON & KAYLA SCHAPER	13708 E 203RD ST PECULIAR, MO 64078
04-07-35-000-000-007.007	LINDA N & ROBERT L HYER	1408 SANDWICK RAYMORE, MO 64083
04-07-35-000-000-006.000	GLEN R & F SHARON TRUE	PO BOX 317 RAYMORE, MO 64083



Address: E 203RD ST
PIN: 04-07-35-000-000-008.000
Tax ID: 2194900
Appraised Value: 11,460
Acreage: 40.57
Owner: BRUTON REVOCABLE TRUST
Class: Ag Land



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3180**

Applicant(s): Derek Maring, on behalf of Himself and Amber Maring

Lot Split and Rezoning of a parent tract of 30.21 +/- acres with the Zoning Designation of Agriculture (AG) into a 13 +/- acre tract obtain Residential Rural (RR) Zoning Designation and a 27.21 +/- acre tract to retain Agriculture (AG) Zoning Designation.

Initial Meeting Date: March 24, 2026

Tentative Commission Meeting Date: **Wednesday, April 1, 2026, at 12:00 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 30.21 +/- acres with the Zoning Designation of Agriculture (AG) on a tract of land located in part of the NW ¼ of the NW ¼ of Section 32, Township 43, Range 30, Cass County, Missouri and commonly known as 34721 S Austin Rd, Archie, MO 64725.

REVIEW NOTES

Districts Effected: Water: PWSD # 11 Fire: Central Cass Fire District School: R-5 Archie

Previous use of Location: Location Currently Used as an Agriculture tract with a residence

Flood Plain: See attached Flood Plain map

Land Use Tiers: The tract is not located within any land use tier.

Health and Septic: All existing and future systems must comply with all County and State Regulations.

911, Road and Bridge and MoDOT: Future Access shall comply with all County and/or State requirements.

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2025 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD 11 regarding water availability.
- 5) MODOT Entrance Permit
- 6) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

Codes Enforcement: Building Permit required for any and all future building and any future fencing greater than 6 feet in height.

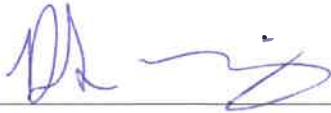
Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract, must comply with all State and Federal requirements, rules and regulations.

Certification of Mailing for Zoning Application # ZP3180

By signing below, I Derek Maring the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters 15 days prior to the scheduled hearing set on March 24, 2026, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District 11, Central Cass Fire Protection District, Public School District R-5 – Archie, and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property;

On this 3rd day of March, 2026.

I, the applicant, hereby certify that the above to be true and correct.



Derek Maring- Signature



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER 



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

- g. The Board then may ask you more questions.
- h. You may then be seated
- i. The Chairman will ask for a staff report and it will be given.
- j. The Chairman will then ask if there are any comments, questions, or discussion for the application.
- k. The Chairman will then accept a motion for the application.
 - The application may be approved, denied, tabled, or continued until a later date.
 - a. If approved or denied you will be given a hearing date for the County Commission or the Board of Zoning Adjustment as the Planning Board is a recommending body only.
 - b. If tabled or continued you will be given a date and time of the next Planning Board hearing for your application. You must be present at this hearing as well.
5. After a motion has been carried you are free to leave if you so wish.

County Commission/ Board of Zoning Adjustment Meeting
(Your presence is **REQUIRED** at the Planning Board Meeting)

1. Meeting will be called to Order. Roll Call will be taken, Pledge, acceptance of the agenda, and approval of previous minutes.
2. When your application is called you may or may not be requested for comment or to answer questions.
3. There will be a motion for the application.
 - a. The application may be approved, denied, tabled, or continued until a later date.
 - b. If tabled or continued you will be given a date and time of the next County Commission / Board of Zoning Adjustment hearing for your application. You must be present at this hearing.

By signing below I hereby understand and agree to what is expected of me as the applicant. I agree to be at all required hearing/meeting dates and times. I will mail all required documentation to the appropriate person(s) and do understand that if for any reason that I am unable to attend a required meeting or fail to mail the required documentation that my application may be denied and I shall reapply for the action that I am requesting.

(Signature)

Derek Maring

(Print)

2/03/2026

(Date)

Report of the Cass County Planning Board

Application No. 3180

1. Applicant: Derek Maring, on behalf of Himself and Amber Maring
2. Property locations: 34721 S Austin Rd, Archie, MO 64725
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)/ Agriculture (AG)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 19-09-29-000-000-005.000 – 29002 E State Route B – Agriculture (AG)
 - b. Parcel # 19-09-29-000-000-006.000 – 29200 E State Route B – Agriculture (AG)
 - c. Parcel # 19-09-32-000-000-002.002 – 29309 E State Route B – Residential Rural (RR)
 - d. Parcel # 19-09-32-000-000-002.001 – 29323 E State Route B – Agriculture (AG)
 - e. Parcel # 19-09-32-000-000-004.000 – 34915 S Austin Rd – Agriculture (AG)
 - f. Parcel # 19-09-31-000-000-001.000 – 28211 E State Route B – Agriculture (AG)

All other properties within one-thousand (1,000) feet of the subject property appear to be agriculture or residential in nature.

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 13+/- acre tract is suitable for Residential Rural (RR) zoning designation and the 27.21 +/- acre tract is suitable for Agriculture (AG) zoning designation because there are residential and agricultural properties with residences within a one (1) mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 11 of Cass County. The Property is located within Central Cass Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3180 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. MODOT Entrance Permit
 - viii. Letter from PWSO 11 regarding water availability.
 - ix. Certified list of adjacent property owners prepared by Coffelt Title.

12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of future construction of a new single-family dwelling. Currently there are no known areas of impervious surface proposed. All Stormwater management shall be handled prior to any construction.

13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly-created tract prior to any construction activities.

14. The Planning Board recommends approval/denial of Application No. 3180 for reasons stated in this report.

Approved/Denied by the Planning Board this XX day of XXXX, 202X.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Carl				
Köhler				
Gerant				

Attest:

 Valerie McCubbin

CERTIFICATE OF SURVEY
 PART OF THE NW 1/4, NW 1/4,
 SEC. 32-T43-R30

DEED DESCRIPTION (BOOK 4172 PAGE 55):

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43, RANGE 30, CASS COUNTY, MISSOURI, SUBJECT TO THAT PART THEREOF IN ROAD.

RECOMMENDED SURVEYOR'S DESCRIPTIONS:

TRACT A:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43, RANGE 30, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, AS ESTABLISHED BY THE SURVEY RECORDED IN BOOK 19 PAGE 88, CASS COUNTY, MISSOURI, RECORD OF DEEDS; THENCE SOUTH 1°40'37" WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER, A DISTANCE OF 643.89 FEET; THENCE NORTH 89°14'42" WEST, A DISTANCE OF 480.81 FEET; THENCE NORTH 87°07'18" EAST, A DISTANCE OF 140.79 FEET, TO THE INTERSECTION OF AN EXISTING FENCE; THENCE NORTH 87°07'18" WEST, ALONG AN EXISTING EAST-WEST BEARING FENCE LINE, A DISTANCE OF 344.89 FEET, TO THE INTERSECTION OF A 4-WAY FENCE; THENCE NORTH 73°32'28" EAST, ALONG AN EXISTING NORTHERLY BEARING FENCE LINE, A DISTANCE OF 837.07 FEET; THENCE NORTH 89°23'07" WEST, CONTINUING ALONG SAID NORTHERLY BEARING FENCE LINE, A DISTANCE OF 286.10 FEET, TO THE INTERSECTION OF SAID NORTHERLY BEARING FENCE LINE AND THE NORTH LINE OF SAID QUARTER QUARTER; THENCE SOUTH 89°23'42" EAST, ALONG SAID NORTH LINE OF SAID QUARTER QUARTER, A DISTANCE OF 101.25 FEET, TO THE POINT OF BEGINNING, CONTAINING 566,168 SQUARE FEET OR 13.00 ACRES, MORE OR LESS, SUBJECT TO THAT PART IN FRONT OF WAY AND ANY EASEMENTS OF RECORD.

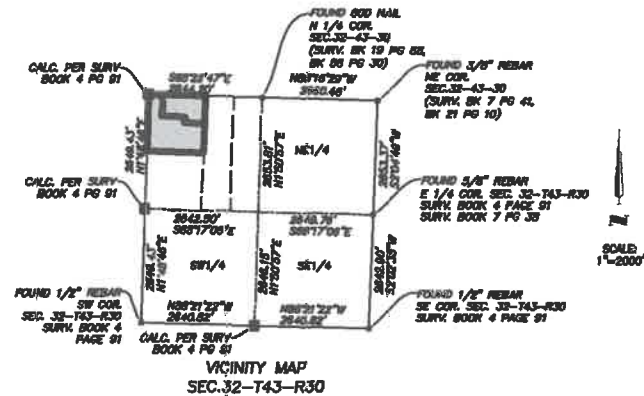
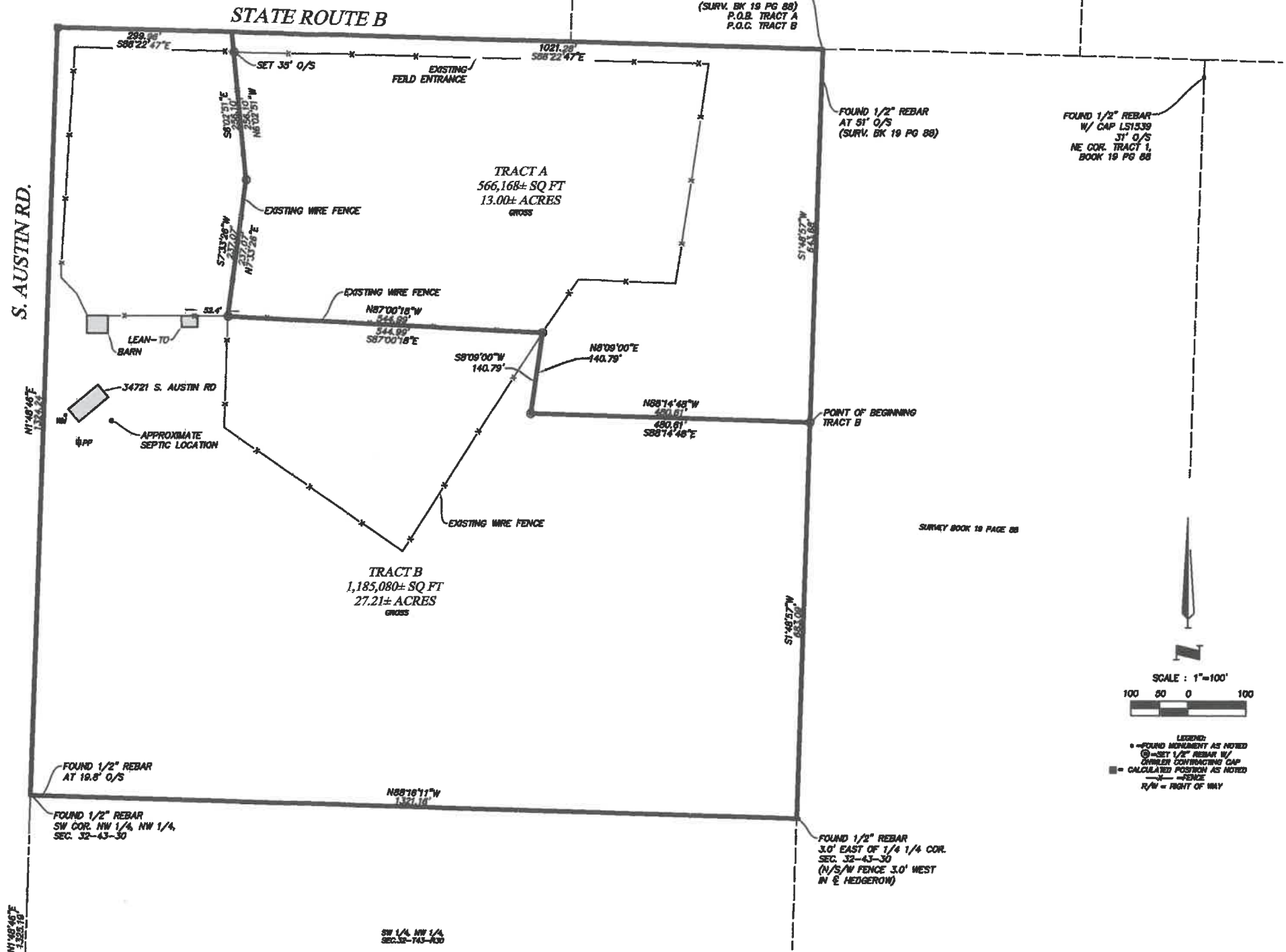
TRACT B:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43, RANGE 30, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, AS ESTABLISHED BY THE SURVEY RECORDED IN BOOK 19 PAGE 88, CASS COUNTY, MISSOURI, RECORD OF DEEDS; THENCE SOUTH 1°40'37" WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER, A DISTANCE OF 643.89 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°40'37" WEST, ALONG SAID EAST LINE OF SAID QUARTER QUARTER, A DISTANCE OF 683.00 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°14'11" WEST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER, A DISTANCE OF 1321.18 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1°46'46" EAST, ALONG THE WEST LINE OF SAID QUARTER QUARTER, A DISTANCE OF 1321.18 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°23'42" EAST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER, A DISTANCE OF 286.10 FEET, TO THE INTERSECTION OF SAID NORTH LINE AND AN EXISTING FENCE LINE AND THE PROJECTION THEREOF; THENCE SOUTH 0°23'21" EAST, ALONG SAID SOUTHERLY BEARING FENCE LINE, A DISTANCE OF 286.10 FEET; THENCE SOUTH 73°32'28" WEST, ALONG SAID SOUTHERLY BEARING FENCE LINE, A DISTANCE OF 837.07 FEET, TO THE INTERSECTION OF A 4-WAY FENCE; THENCE SOUTH 87°07'18" WEST, ALONG AN EXISTING EAST-WEST FENCE LINE, A DISTANCE OF 344.89 FEET; THENCE SOUTH 89°23'42" WEST, A DISTANCE OF 140.79 FEET; THENCE SOUTH 89°14'42" EAST, A DISTANCE OF 480.81 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,185,080 SQUARE FEET OR 27.21 ACRES, MORE OR LESS, SUBJECT TO ANY PART IN FRONT OF WAY AND ANY EASEMENTS OF RECORD.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83.
- NO TITLE WORK WAS PROVIDED AT THE TIME OF THIS SURVEY. DEEDS AND SURVEYS REFERENCED HEREON WERE TAKEN FROM CASS COUNTY MISSOURI RECORDER OF DEEDS WEBSITE. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
- SURVEYS REFERENCED HEREON:
 - BOOK 3 PAGE 34
 - BOOK 3 PAGE 35
 - BOOK 31 PG 30
 - BOOK 19 PAGE 88
 - BOOK 37 PAGE 73
 - BOOK 38 PAGE 58
 - BOOK 7 PAGE 61
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- FENCES SHOWN, OR REFERENCED HEREON, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCRUMB UPON THE SUBJECT PREMISES OR PROMOTE 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 REVENUE STATUTES, AND FURTHER LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
- EXISTING FIELD ENTRANCE FOR TRACT A WILL REQUIRE MODOT APPROVAL.
- BARNS NOTED AS SET WILL BE SET UPON APPROVAL OF CASS COUNTY PLANNING AND ZONING, AND CLIENT RECORDING OF SURVEY.



THIS CERTIFICATE OF SURVEY WAS PREPARED FOR DEREK WARREN 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 PROFESSIONAL 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 ON 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 CONCERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2023.

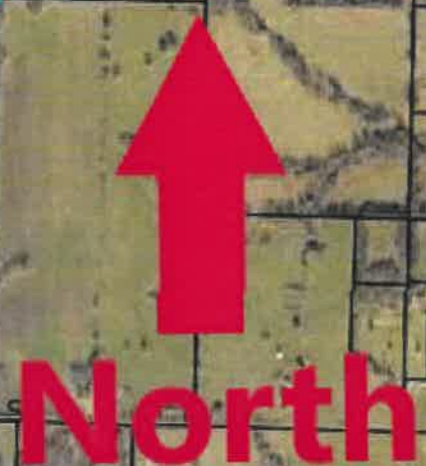
ONWILER CONTRACTING, LLC
 15118 S. HAMILTON RD. GREENWOOD, MO 64034
 PHONE: 816-308-1223 COA: LS-2020014106
 onwilercontracting@gmail.com

PROJECT NO. 688 DATE 12/16/2023 BY CLM
 LOCATION SEC. 32-T43-R30 COUNTY CASS
 FOR: DEREK WARREN
 SITE ADDRESS: 34721 S AUSTIN RD, ARCHE, MO
 REB:

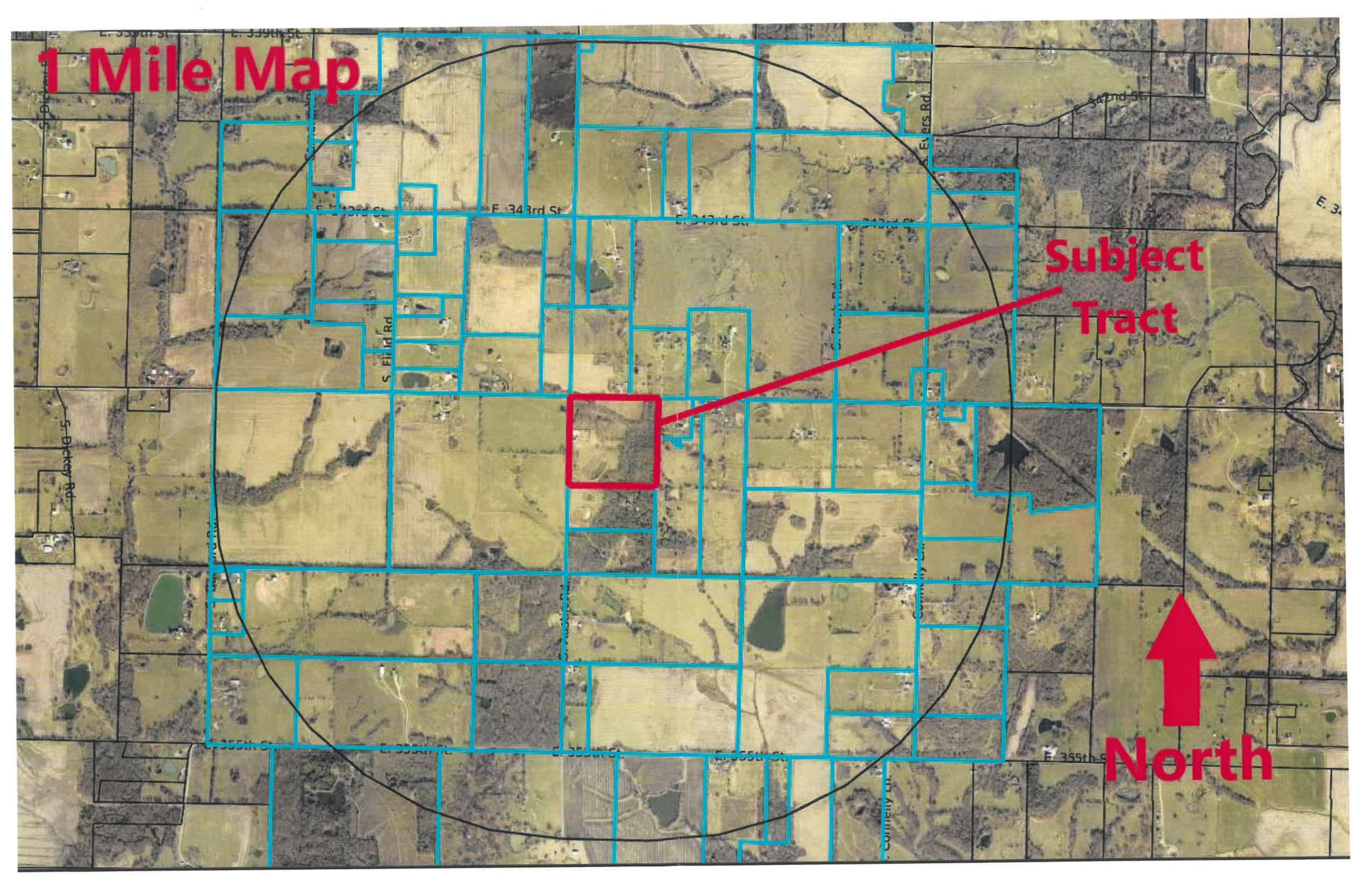
CATLIN J. MILLER
 MO PLS# 2016032651

1 Mile Map

**Subject
Tract**



North





North

Subject Tract

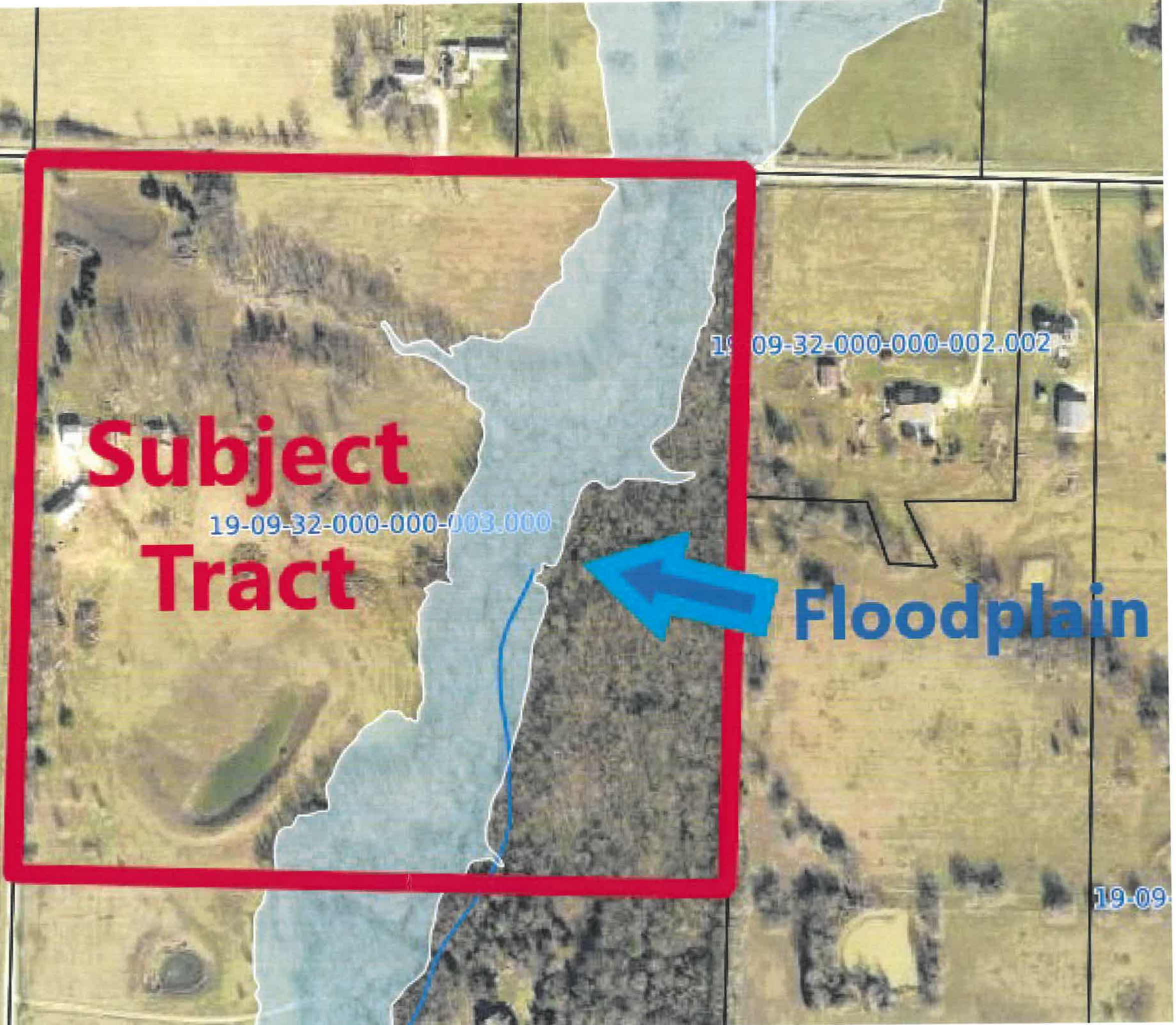
19-09-32-000-000-003.000

19-09-32-000-000-002.002



Floodplain

19-09-



CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

MARING, DEREK & AMBER
34721 S AUSTIN RD
ARCHIE, MO 64725

TAX YEAR: 2025
ACCT #: 54600
TOTAL PAID: \$1,473.15
PAID ON: 12/9/2025

Personal Description

Map Number:

19-09-32-000-000-003-000

Situs Address:

34721 S AUSTIN RD
ARCHIE, MO 64725
SEC: 32 TWP: 43
RNG: 30 Book/Page: 4172/55

ACREAGE: 40.00

Legal Description:

NW NW

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-5 ARCHIE	4.5095	\$1,065.14
FIRE 3-CEN CASS	0.6389	\$150.91
AMB 3-CENT CASS	0.4866	\$114.93
STATE	0.0300	\$7.09
CASS CO RD&BRDG	0.1918	\$45.30
CASS CO LIBRARY	0.2281	\$53.88
HOSPITAL MAINT	0.1113	\$26.29
SHELTER WKSHOP	0.0407	\$9.61
Tax Amount:	6.2369	\$1,473.15

Assessed Values

Residential: \$20,790.00
TOTAL ACCESED \$23,620.00

**PUBLIC WATER SUPPLY DISTRICT NO 11
OF CASS COUNTY, MISSOURI**

**82 Old 7 Highway, P O Box 648
Garden City, MO 64747
816-773-8510 or FAX 816-862-8318
e-mail: info@pwsd11casscounty.com**

December 12, 2025

Derek Maring
34721 S Austin Rd
Archie, MO 64725

Re: 34721 S Austin Rd, Archie, MO 64725

To whom it concerns:

Public Water Supply District #11 is able to provide water service to the property owned by Derek Maring property located at 34721 S Austin Rd, Archie, MO 64725.

If you should have any additional questions, feel free to contact us.

Sincerely,

Kathy Edwards

Kathy Edwards
District Manager

kle



COFFELT
Land Title Inc.
"The House of Good Deeds"

Coffelt Land Title, Inc
(P) (816)380-3441 (F) (816)380-3448
www.coffeltlandtitle.com

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Derek Maring and Amber Maring

Prepared For:

Derek Maring
34721 S Austin Rd.
Archie, MO 64725

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Richard W. and Dana M. Elkins
28511 E 343rd St.
Archie, MO 64725

2. Steven G. and Kimberly D. Thelin
28506 E State Route B
Archie, MO 64725

3. Eric and Megan McAlexander
29002 E State Route B
Archie, MO 64725

4. same as No. 3

5. Roger Rush etal
29200 E State Route B
Archie, MO 64725-8177

6. Donald C. Hestand
29410 E State Route B
Archie, MO 64725-8174

7. Ramona J. Anderson
29411 E State Route B
Archie, MO 64725

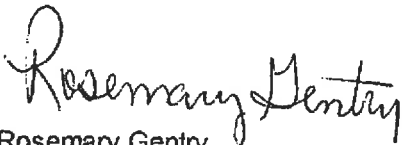
8. Terry M. and Misty L. Lorton
29309 E State Route B
Archie, MO 64725

9. Kevin L. Leavell Trust
29323 E State Route B
Archie, MO 64725

10. Colleen J. Martes and David D. Jacobson
35013 S Austin Rd.
Archie, MO 64725

11. David M> and Jacqueline A. Kordick
34915 S Austin Rd.
Archie, MO 64725

12. Kenneth A. and Glenna Moulder
28211 E State Route B
Archie, MO 64725



Rosemary Gentry
Coffelt Land Title, inc.
12/16/2025

E. 343rd St.

E. 343rd St.

E. 343rd St.

①

②

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⑥

⑫

Zone
Tract

⑧

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⑦

⑪

⑩

S. Austin Rd.

Recording Date/Time: 09/19/2017 at 09:58:47 AM

Book: 4172 Page: 55

Instr #: 613625
Type: WD
Pages: 2
Fee: \$27.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

MISSOURI WARRANTY DEED
(Single Grantor Conveying to Multiple Grantees)

File No.: 17018550 - CLT

THIS INDENTURE, made on 9-19-17 by and between Daniel F. Huber, a single person, of the County of Cass, State of Missouri, Grantor, and Derek Maring and Amber Maring, husband and wife, Grantees. Grantees' mailing address is: 34721 S. Austin Road, Archie, MO 64725.

WITNESSETH, THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him/her paid by the said GRANTEEES (the receipt of which is hereby acknowledged) does by these presents GRANT, BARGAIN, and SELL, CONVEY and CONFIRM unto the said GRANTEEES, their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Cass and State of Missouri, to wit:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43, RANGE 30, CASS COUNTY, MISSOURI, SUBJECT TO THAT PART THEREOF IN ROAD.

GRANTOR HEREIN STATES THAT HE IS THE SURVIVING SPOUSE OF BRENDA HUBER AND THAT THEY WERE HUSBAND AND WIFE FROM THE DATE OF ACQUISITION OF THE ABOVE DESCRIBED PROPERTY UNTIL HER DEATH IN CASS COUNTY, MISSOURI ON JANUARY 26, 2009 AND THAT HE HAS NOT SINCE REMARRIED.

Subject to easements, restrictions reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantees and unto their heirs and assigns forever; the said Grantor hereby covenanting that he/she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her or those under whom he/she claims; and he/she will warrant and defend the title to said premises unto the said Grantees and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal the day and year above written.



Daniel F. Huber

STATE OF MISSOURI
COUNTY OF CASS

Sept 19 2017

On this , before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared Daniel F. Huber, a single person, known to me to be the person who executed the within Warranty Deed, and acknowledged to me that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public Janelle D. Vergouven
My Commission Expires: October 2, 2019



JANELLE D. VERGOUVEN
Notary Public - Notary Seal
STATE OF MISSOURI - CASS COUNTY
My Commission Expires: Oct. 2, 2019
Commission# 15385414



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING AGENDA
Application Review Comments
For Application No. 3181**

Applicant: Doyle Yoder, on behalf of Clear Creek Ministries

Zoning Action: Special Use Permit for a camp and recreational vehicle park.

Initial Meeting Date: Tuesday, March 24, 2026

Tentative BZA Meeting Date: Wednesday, April 1, 2026 at 12:00 pm 3rd Floor Commission meeting room

Lot(s) Affected: A 42 +/- acre tract of land zoned Agriculture (AG) located in part of the SE ¼ of Section 1 and part of the NE ¼ of Section 12, both on Township 44, Range 32, Cass County, Missouri and commonly known as 26718 S Little Rd, Garden City, MO 64747.

Districts Effected Water: PWSD #9

Fire: Garden City Fire District
Lynne

School: No. 40 – East

REVIEW NOTES

Flood Plain: See the attached Flood Map

Land Use Tiers: The parcel is located within the Multi-Use Tier.

Health and Septic: All current and future systems must comply with all City, County and State Regulations.

911, Road and Bridge and MoDOT: Future Access shall comply with all County and/or State requirements

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Site Plan
- 3) Proposed Use Statement
- 4) Draft copy of SUP document
- 5) Letter from PWSD 9 regarding water availability
- 6) Letter of site inspection and occupancy safety evaluation from Garden City Fire District
- 7) Property surrounded by Agriculture tracts, Residential tracts, and Agriculture tracts with residences on them.

Special Use Permit Conditions

- 1) Tent campsites shall be limited to no more than twenty-four (24) spots and located as indicated on the provided site layout.
- 2) Recreational Vehicle sites shall be limited to no more than thirty (30) spots and located as indicated on the provided site layout.
- 3) There shall be no more than five (5) cabins and shall be located as indicated on the site layout provided.
- 4) There shall be no more than one (1) bath house (future)
- 5) Cabins shall be constructed as dry cabins and shall not be supplied with water connection(s) until such time as an appropriate on-site wastewater treatment system is permitted and installed as per all applicable local, state, and federal rules and regulations.
- 6) The bathhouse may not be constructed until such time a permitted and approved on-site wastewater treatment system is constructed.
- 7) Tent camping and cabins are limited to stays of a maximum of seven (7) days.
- 8) Recreational Vehicle stays are limited to a maximum of thirty (30) days.
- 9) All wastewater from recreational vehicles shall be disposed of at an appropriate facility and in accordance with all applicable local, state and federal laws.
- 10) Trash receptacles shall be provided and routinely emptied by a service provider.
- 11) The proper amount of porta potties will be provided in the appropriate locations for camping, RVs, and cabins until such time of the installation of an onsite wastewater treatment system.
- 12) An onsite wastewater treatment system may be constructed at a later date and shall require permits and adhere to all current local, state and federal requirements.
- 13) Guests of the facility will observe quiet hours.
- 14) Fire rings installed in camping area may be used when fire conditions permit.
- 15) Staff shall monitor and maintain all areas of the facility.

Codes Enforcement: Building Permit are required for building renovations, additions or new construction. Any future fencing greater than 6 feet in height will require a building permit.

Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract, must comply with all State and Federal requirements, rules and regulations.

ATTACHMENTS REQUIRED for APPLICATION for CONCEPTUAL/SPECIAL USE PERMIT

Application Must Be Accompanied by the Following Submittals:

- Authorization, signed and notarized by all Owners of property, designating a Representative.
- Certified list with map of adjacent property owners, within 1000 feet, prepared by a title company.

Note: After application is made and review is completed, the Owner will be provided with a Notification

Letter which must be mailed to: each of the adjacent property owners AND to
any municipality within 1.5 miles the local school district
the local water district the local fire protection and ambulance district

- A written description of the proposed Use
- 2 copies 11"x17" and 3 copies 24" x 36" of a Type 2 Plat with all current and proposed structures shown
- 2 copies 24" x 36" of preliminary Stormwater Management Plan (2)
- Final resolution of any permitting action relating to areas of the floodplain will be required.
- Documentation from the water district addressing ability to serve proposed use.
- ~~Inspection of current septic system and sewer design as being acceptable to Codes and Health Depts.~~
- If new septic is to be installed, provide a copy of the Soil Test report and proposed system location and design.
- Structural analysis of existing buildings to be used, to include an occupancy rating and ADA accessibility
- Fees in the form of cash, check or money order. \$ 1400
- Have you contacted surrounding property owners Yes or No, if so, provide an attached description of the feedback that was received
- If there is proposed construction related to the Conceptual and Special Use Permit, Building permits are required
- ~~There is a yearly compliance review which has an additional fee, the fee is subject to change~~
- Such other supporting documents/items required that may include but not limited to; engineering, title work, Federal and State permitting in order to provide an understanding of the conditions related to the proposed use.

(2) Requires contour intervals of 10 feet.

REQUIREMENTS FOR BOARD MEETING for CONSIDERATION OF CONCEPTUAL USE PERMIT AND SPECIAL USE PERMIT

Owner or Representative will be notified of the time and location for the Planning Board Meeting and is required to attend. Owner or Representative will provide, at the Meeting, certified receipts indicating notifications were mailed.

REQUIREMENTS PRIOR TO COMMISSION MEETING

The Planning Board recommendations of the above action, which may include additional special requirements related to the usage, Owner or Representative will be notified of the time and location for the Commission Meeting regarding the action. Owner or Representative is required to be present.



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER



Report of the Cass County Planning Board

Application No. 3181

1. Applicant: Doyle Yoder, on behalf of Clear Creek Ministries
2. Property locations: 26718 S Little Rd, Garden City, MO 64747
3. Present zoning classification: Agriculture (AG) with a SUP
4. Classification under the proposed amendment: Agriculture (AG) with two SUPs
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 12-11-01-000-000-014.000 – 26608 & 26612 S Little Rd – Agriculture (AG)
 - b. Parcel # 14-22-09-000-000-001.000 – 12706 E State Route 2 – Agriculture (AG)
 - c. Parcel # 14-22-09-000-000-024.001 – 12604 E State Route 2 – Residential Rural (RR)
 - d. Parcel # 14-22-09-000-000-024.002 – 12410 E State Route 2 – Residential Rural (RR)
 - e. Parcel # 14-22-09-000-000-017.001 – 11900 E State Route 2 – Agriculture (AG)
 - f. Parcel # 14-22-09-000-000-011.000 & 14-22-09-000-000-005.000 – 11703 E 267th St – Agriculture (AG)

All other properties within one thousand (1,000) feet of the subject property appear to be either agriculture or residential in nature.

6. The Planning Board finds that there is not a proposed change in classification and the action would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 42 +/- acres located at 26718 S Little Rd, Garden City, MO 64747 is suitable for a SUP.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #9. The Property is located within Garden City Fire Protection District.
9. The Planning Board finds that the proposed action does not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed actions are not necessary because of changed and changing conditions in the area. The proposed action does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
- a. Planning Board Agenda/ Application Review Comments for Application No. 3181 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Proposed Use
 - iv. Draft copy of SUP Document
 - v. Site Plan
 - vi. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - vii. Overview map from Cass County GIS showing existing Flood Plain and adjacent property in relation to subject property
 - viii. Letter of site inspection and occupancy safety evaluation from Garden City Fire District
 - ix. Letter from PWSD 9 regarding water availability.
 - x. Certified list of adjacent property owners prepared by Coffelt Land Title.
12. The applicant is seeking to obtain a SUP for the purposes listed within this document. Currently there is no known areas of impervious surface proposed. All Stormwater management shall be handled prior to any construction.
13. The Planning Board recommends Approval/Denial of Application No. 3181 for reasons stated in this report.

Approved/Denied by the Planning Board this XXnd day of XXXX, 202X.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Gerant				
Carl				
Kohler				

Attest:

Valerie McCubbin

Clear Creek Event Center provides year-round, overnight camping, RV parking, and cabins.

Stays limited to 14 days for camping, and cabins, and 60 days for RVs.

Trash receptacles will be provided and routinely emptied by current service provider.

Porta potties will be provided for camping, RVs, and cabins, then removed after installation of septic systems.

Waste water systems for the RV parking area, cabins and camp restroom facilities will follow all current state or county requirements.

Users of RV park, camp sites, or cabins will observe quiet hours.

Fire rings installed in camping area may be used when fire conditions permit.

CCEC staff will maintain all areas.



Cass County
30508 S West Outer Road
Harrisonville Missouri 64701

SPECIAL USE PERMIT:

ZP3181

SITE ADDRESS: 26718 S Little Rd Garden City, MO 64747

PARCEL: 121101000000015000 SEC/TWP/R

DRAFT

Original Planning Board Approval Date

Original BZA Approval Date

DRAFT

PROJECT USE DESCRIPTION: Special Use Permit for a for a camp and recreational vehicle park on a 42 +/- acre tract of land zoned Agriculture (AG).

CUP/SUP HOLDER: Clear Creek Ministries, INC
26718 S Little Rd
GARDEN CITY, MO 64747

OWNER: YODER, DOYLE & JENNETTE TR
26608 S LITTLE RD
GARDEN CITY, MO 64747-9784

Table with 3 columns: FEES, PAID, DUE. Rows include CUP - Conceptual Use/Special Use and Total.

SPECIAL USE PERMIT CONDITIONS:

- 1. This Permit is issued on this XXth day of XXXX 202X, specifically to Clear Creek Ministries, INC, here on referred to as Operator, for camping and recreational vehicle park . The Special Use Permit here on referred to as Permit is not transferable to any other individual, Corporation, Limited Liability Company or partnership without the prior written consent of the Board of Zoning Adjustment (BZA).
2. The location of this Use shall be on a tract of land, commonly known as 36718 S Little Rd, Garden City, MO 64747. The full legal description of property is located within file # ZP3181.
3. Compliance with the 2007 Cass County Zoning Order, as amended, and with all applicable State, Federal and local laws, (the "Governing Laws") is a condition of the issuance of this Permit. Any noncompliance with the Governing Laws as determined by the Board of Zoning Adjustment (BZA) may be grounds for suspension of this Permit upon written notice to the Special Permit Holder, who agrees to cease all operation on the land referenced by this Permit within five (5) days of such notice. Any Special Use Permit which is suspended shall only be reinstated following the acceptable completion of a Compliance Action Plan with proof acceptable to the Board of Zoning Adjustment (BZA) that such noncompliance has been corrected. Following such acceptance, the Cass County Zoning Department will notify the Special Permit Holder of this reinstatement.
4. The Operator agrees to the provisions governing Special Permits under the 2007 Cass County Zoning Order as now Amended and the specific provisions of this Permit and agrees that all of these documents shall be applicable to this Permit and that the County may choose the provisions of any of these documents for purposes of enforcement proceedings.
5. All permits when required by State or Federal Authorities shall be obtained prior to commencement of operations on the property referenced in this Permit, and a copy thereof shall be forwarded to the Cass County Zoning Department. Each time a permit is reissued or renewed; a copy shall be forwarded to the Cass County Zoning Department. Failure to obtain any required permit, or in the event of suspension or revocation of such permit, shall result in a like suspension or revocation of the Special Use Permit by the Board of Zoning Adjustment (BZA). Any Special Use Permit which is suspended or revoked shall only be reissued under the conditions noted above.
6. Lapse of Permits. A special use permit in which no vested right has been established, shall lapse and become void unless the applicant applies for any building permit incident to the proposed use within two years of the date of approval by the BZA. Upon the written request of the property owner and for good cause shown, the BZA may grant one extension of not more than one year. An application for extension will be considered only if it is submitted, in writing, prior to the expiration of the initial period. An inspection of the site may be required and upon prior notice, the site management personnel of the Operator agree to allow entry and access upon the property, and the facility and to assist the inspectors in any manner requested.

7.Verification of ownership of the Facility and verification of payment of the appropriate taxes for the usage and appurtenant structures shall be furnished to the Cass County Zoning Department annually, before the anniversary date of the Permit. Failure to furnish either verification shall result in a suspension or revocation of the Special Use Permit by the Board of Zoning Adjustment (BZA) following notification to the Special Permit Holder. Any Special Use Permit which is suspended or revoked shall not be reinstated except as described above.

8.The administrative review shall consider any alleged violations of the conditions of this Permit, any public complaints regarding conditions of this use which are a matter of record and may request any documentation required by the Board of Zoning Adjustment (BZA) for its use in evaluation of these issues and the continuation of this use. The Operator agrees to provide such requested documentation. Any portion of such documentation described by the Operator when submitted as being of a proprietary nature, such that public exposure of said documents will have an adverse effect on the nature of the use or the legal rights of the Operator, shall be placed in a legal file in the office of the County Attorney, to be made available at the discretion of the Attorney.

9.Any special use permit granted under the authority of Cass County Ordinance Section 400.650 is subject to revocation for any or all of the following reasons:

- a. Non-compliance with any special conditions imposed at the time of approval of the special use permit.
- b. Violation of any provisions of the ordinances pertaining to the use of the land, construction or uses of buildings or structures or activities conducted on the premises by the permit holder, agents of the permit holder, or tenants.
- c. Violation of any other applicable provisions of the ordinances or any state or federal law or regulation by the permit holder, agents of the permit holder, or tenants, provided that such violations relate to the conduct or activity authorized by the special use permit or the qualifications of such persons to engage in the permitted use.
- d. Revocation is necessary to preserve the public health, safety, and welfare.

10.The County or representative(s) appointed by the County, specifically reserve the right to periodic, random, unannounced visits to the property referenced in this Permit, to ascertain whether all provisions of this Permit are current and in compliance. The Operator and their site management personnel agree to allow entry and access upon the property, and the facility, and to assist the inspectors in any manner requested, including but not limited to providing any requested records for review, for purposes of verifying Permit compliance.

11.Failure or delay by the County to review or take the proscribed actions at the times indicated on this Permit in the prescribed time shall not act as a waiver by the County to review, revoke, or modify this Permit, shall not act as a renewal for this Permit, nor shall limit the County's remedies against the Operator. Until review and reissue, the Operator shall abide by the terms and conditions of this Permit. This Permit shall not be revoked, modified, or renewed without specific action by the Commission.

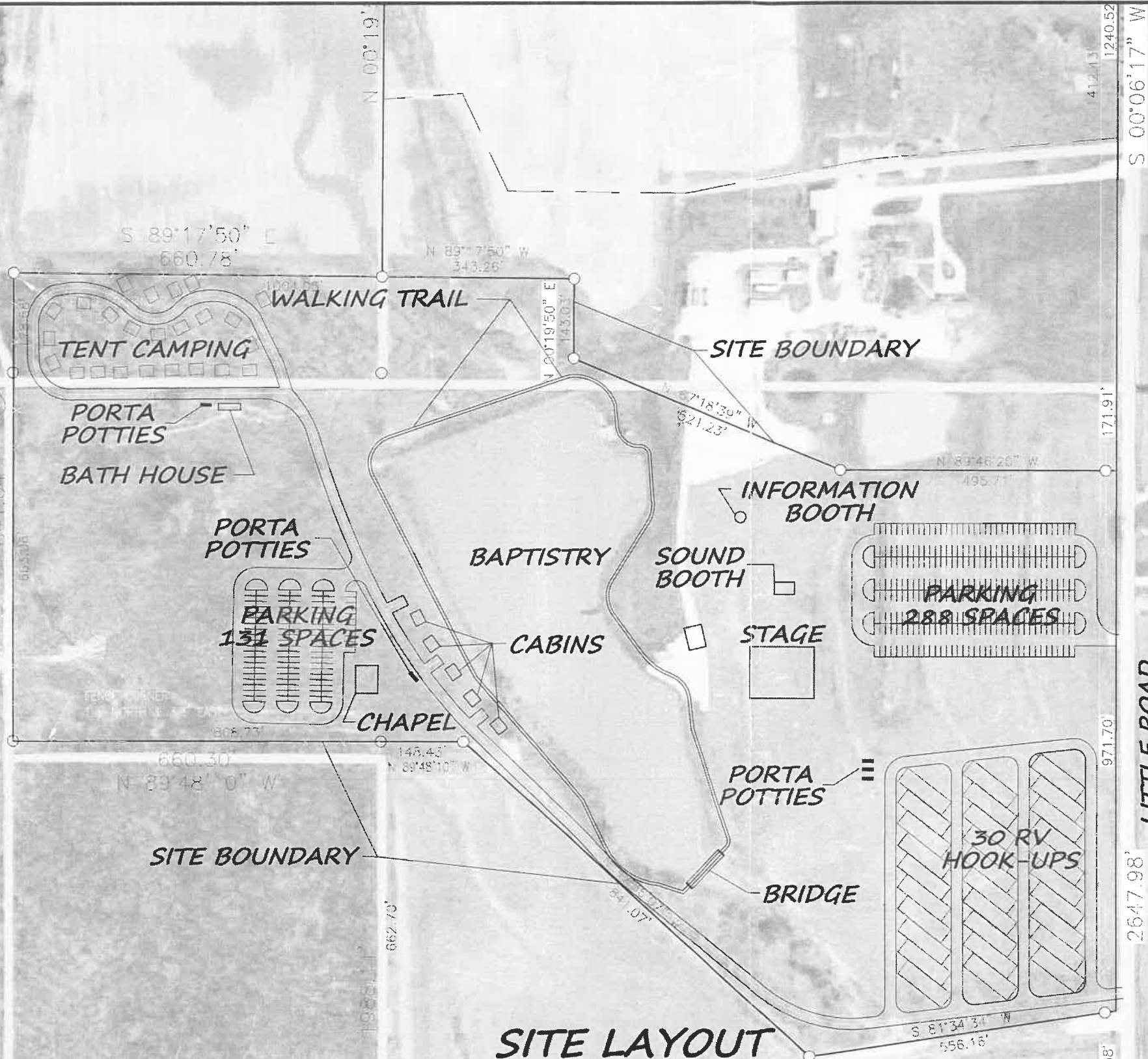
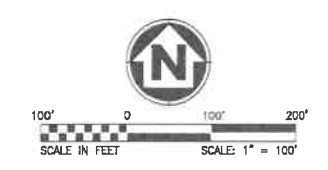
Special Use Permit Conditions

- 1.Tent campsites shall be limited to no more than twenty-four (24) spots and located as indicated on the provided site layout.
- 2.Recreational Vehicle sites shall be limited to no more than thirty (30) spots and located as indicated on the provided site layout.
- 3.There shall be no more than five (5) cabins and shall be located as indicated on the site layout provided.
- 4.There shall be no more than one (1) bath house (future)
- 5.Cabins shall be constructed as dry cabins and shall not be supplied with water connection(s) until such time as an appropriate on-site wastewater treatment system is permitted and installed as per all applicable local, state, and federal rules and regulations.
- 6.The bathhouse may not be constructed until such time a permitted and approved on-site wastewater treatment system is constructed.
- 7.Tent camping and cabins are limited to stays of a maximum of seven (7) days.
- 8.Recreational Vehicle stays are limited to a maximum of thirty (30) days.
- 9.All wastewater from recreational vehicles shall be disposed of at an appropriate facility and in accordance with all applicable local, state and federal laws.
- 10.Trash receptacles shall be provided and routinely emptied by a service provider.
- 11.The proper amount of porta potties will be provided in the appropriate locations for camping, RVs, and cabins until such time of the installation of an onsite wastewater treatment system.
- 12.An onsite wastewater treatment system may be constructed at a later date and shall require permits and adhere to all current local, state and federal requirements.
- 13.Guests of the facility will observe quiet hours.
- 14.Fire rings installed in camping area may be used when fire conditions permit.
- 15.Staff shall monitor and maintain all areas of the facility.

DRAFT

NOTICE: The Applicant hereby agrees to abide by and comply with the authorizations, provisions and conditions listed within this document, as well as all applicable Building Codes, Health Laws, Environmental Health, and the Zoning Order of Cass County, Missouri and any other law or ordinance governing this type of work whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law.

I have read, and agree to abide by the conditions of this permit including all conditions of zoning, building codes, environmental health and State and Federal laws		
Operator Signature: _____	DRAFT	Date: _____
Authorized Signature: _____	DRAFT	Date: _____
	For the Chief Building Official	



SITE LAYOUT
Clear Creek Event Center
RV & CAMPING
 Route 2 and Little Road
 Cass County, Missouri

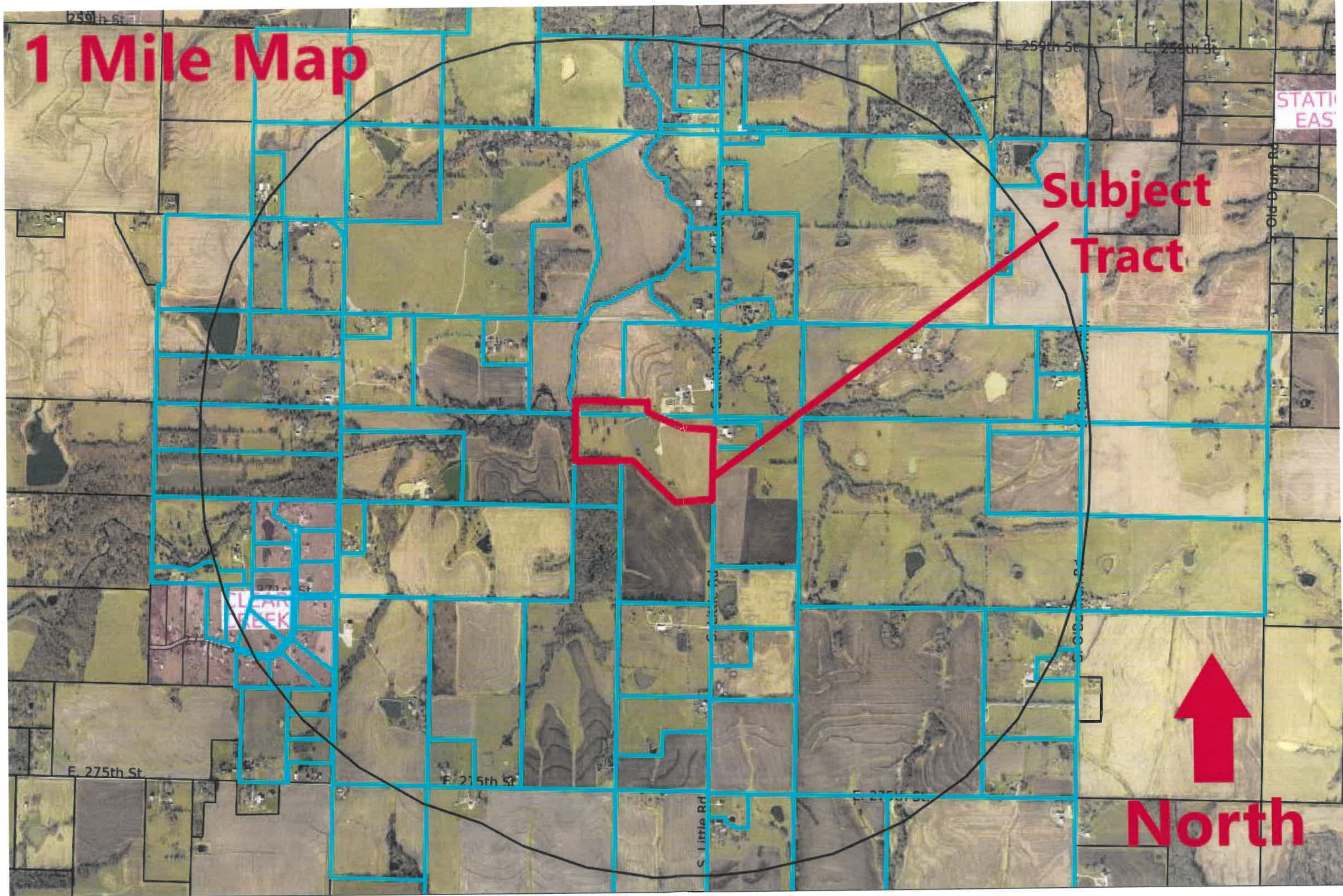
WASTEWATER MANAGEMENT
 SEWAGE/WASTEWATER WILL BE MANAGED USING PORTABLE TOILETS UNTIL A COMMON WASTEWATER COLLECTION AND TREATMENT SYSTEM IS INSTALLED.

Samuel J Styron
CONSULTING ENGINEERS, INC.
 310 SOUTH INDEPENDENCE
 HARRISONVILLE, MISSOURI
 PHONE: 816-380-5308
 PROFESSIONAL ENGINEERING CORP.
 MISSOURI STATE CERTIFICATE OF
 AUTHORITY NO. E-2003019637-D

1 Mile Map

Subject Tract

North



Floodplain



12-11-01-000-000-014.001

Subject Tract

12-12-12-000-000-001.001

1-32-07-000-000-003.001

12-12-12-000-000-004.000

1-37-000-000-003

North



Public Water Supply District No. 9

Cass County, Missouri

25902 S Southwood Road, Harrisonville, MO 64701

Phone: 816-380-7490, Fax: 816-380-4464

November 6, 2025

To Whom It May Concern:

RE: Water service for 26608 S Little Rd, Garden City, MO 64747

Doyle & Jeanette Yoder (Clear Creek Ministries) – owners

This letter serves to confirm that Public Water Supply District No. 9 does provide water to the current property and can provide water for the proposed RV Park (5 hydrants) and event center.

Should you have further questions, please call the office at 816-380-7490.

Sincerely,

Sarah Shelton

Public Water Supply District No. 9

Cass County, Missouri



GARDEN CITY FIRE PROTECTION DISTRICT

**300 MAIN STREET
GARDEN CITY, MO. 64747
816-862-6366**

February 2, 2026

Clear Creek Ministries
26718 S. Little Road
Garden City, MO. 64747

To Whom It May Concern,

The Garden City Fire Protection District has conducted a site inspection and an occupancy safety evaluation of the property located at the above listed address. The fire district has found this property to be in good standing with the requirements set forth by our organization. This property is equipped with the necessary road access for emergency response vehicles, and the utilities provided on this property are in accordance with national and state guidelines, and specifications as outlined in NFPA. The fire district continues to have a good working relationship with the management of Clear Creek Ministries, and an active Emergency Response Plan exists for this property depending on different events that take place at the event center. The fire district believes that the current infrastructure that exists on this property will also accommodate the management's intent for over night camping, and recreation vehicle placement.

Respectfully,

A handwritten signature in cursive script that reads "Daniel Merrifield".

Daniel Merrifield

Assistant Fire Chief



COFFELT
Land Title, Inc.
'The Home of Good Deeds'

Coffelt Land Title, Inc
(P) (816)380-3441 (F) (816)380-3448
www.coffeltlandtitle.com

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Clear Creek Ministries, Inc.

Prepared For:

Doyle Yoder
26608 S Little Rd.
Garden City, MO 64747-9784
dgyoder78@gmail.com
816-258-8633

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Roger L. Keefer
35901 E State Route 2
Garden City, MO 64747
2. same as No. 1
3. The Doyle and Jennette Yoder Trust
26608 S Little Rd.
Garden City, MO 64747
4. same as No. 3
5. same as No. 3
6. same as No. 3

7. same as No. 3

8. same as No. 3

9. same as No. 3

10. Tammy Ross
2400 Burris Dr.
Harrisonville, MO 64701-4168

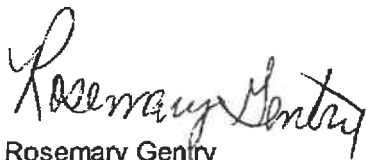
11. same as No. 3

12. Carl Allen Hailey
11124 Orchard Rd
Kansas City, MO 64134

13. same as No. 12

14. Vern Eldon and Mary Sue Stutzman Trust
28703 S State Route Z
Garden City, MO 64747-8181

15. same as No. 3



Rosemary Gentry
Coffelt Land Title, Inc.
10/29/2025

