





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

**Site Location:** 7815 Houser Street  
Section 10 | Township 52 | Range 32

**Site Size:** 3.03± Acres

**Existing Landuse & Zoning:** Rural Residential (R-1)

**Zoning/Platting History:** Carrie Hills (R-1), recorded 07/16/1985.

### Surrounding Landuse & Zoning:

- North - AG-zoned land, Carrie Hills North (R-1), Burton Estates (R-1/R-1A), Ferrell Estates Replat Lot 2 (AG)
- East - AG-zoned land, Endicott's Estates (AG), Millen Subdivision (AG/R-1A)
- South - AG-zoned land, Ballybrook Acres (R-1A), City of Kansas City [approx. 1 mile]
- West - AG-zoned land

### Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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## Assessment

Jennifer Kasserman, owner of “JK Animals LLC” (d/b/a “Exotics R Us”) is requesting approval of a **Conditional Use Permit (CUP)** for an Exotic/Dangerous/Wild (EDW) animal facility at 7815 Houser (3.03± acres).

Ms. Kasserman is pursuing this request to continue the operation of an EDW animal facility. According to the attached business plan, JK Animals d/b/a Exotics R Us currently holds a U.S. Department of Agriculture (USDA) Class “B” License animal dealer, which authorizes them to broker, breed, and raise animals. Ms. Kasserman states her organization “provides Education, Collects Research Data and on-going care to only Small Carnivores and other small Non-Dangerous exotic animal species”.

### 2008 Comprehensive Plan Considerations

The Comprehensive Plan (“Plan”) indicates that the subject property is located in the **URBAN SERVICES TIER**, as well as the 1-Mile Urban Coordination Sub-Tier.

The following tables illustrate two (2) of the most pertinent policies shaped by the Plan. The first (1<sup>st</sup>) table shows the landuse tiers and corresponding guidelines, and the second (2<sup>nd</sup>) explains the exceptions to the 20-acre minimum lot size policy directed by the Plan.

Table 4.2 - Land Use Planning Tiers – Presented on the Planning Tier Map			
	Natural Resources Tier † (Yellow)	Rural Low-Density Tier † (Green)	Urban Services Tier † (Salmon)
<b>Intent</b>	Support continued agricultural uses in areas beyond near- and long-term urban service extensions.	To accommodate low density rural uses in areas located beyond anticipated city annexation areas.	To promote urban development compatible with the long range growth plans of adjoining cities.
<b>Primary Uses</b>	Agricultural-related uses, natural resources	Agricultural crop lands, livestock grazing, woodlands, grasslands, rural residences	Urban density residential and non-residential
<b>Residential Uses</b>	Rural Density: 1 dwelling unit per 20+ acres.	Rural Density; Rural Residential Density; low-density rural residential development: 1-dwelling unit per 20+ acres, or 1-farmstead dwelling on 5+ acres; Suburban Density: moderate-density development on municipal-level services: up to 4-units per acre.	Suburban Density: moderate-density development on municipal-level services: up to 4-units per acre. Urban Density: development on municipal-level services: greater than 4-units per acre. 20-acre minimum for agricultural and rural residential uses until such time as urban development occurs.
<b>Non-Residential Uses</b>	Farm service related, recreation	Farm service related, recreation	Recreation, limited commercial and industrial consistent with the long range growth plans of adjoining cities.
<b>Minimum Sanitary Sewer Provisions</b>	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	Municipal Wastewater Treatment Plant connection for Suburban Density or greater. <sup>(1)</sup>
<b>Zoning Districts</b>	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density, such as on 3-acre lots).	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density such as on 3-acre lots).	Open Space & Parks; and residential districts through general industrial (not including Res. Low Density such as on 3-acre lots). AG, Agricultural zoning is appropriate until full range of urban services available.

<sup>(1)</sup> On-site septic allowed for agricultural uses only.

† The **Planning Tier Map** notes a special designation of areas within one mile of each city: “1-Mile Urban Coordination Sub-Tier” where advise-and-consent should be solicited from the designated city. The applicant will be required to submit a letter from the city of jurisdiction concerning the proposal. The Clay County Planning and Zoning Commission may consider the letter as a non binding city recommendation for Clay County to consider in their deliberations.



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**Table 4.3 – Option B for Land Use Tier Implementation: Transition Policy Procedures**

	Natural Resources Tier* (Yellow)	Rural Low-Density Tier (Green)	Urban Services Tier (Salmon)
<b>Intent</b>	Exceptions from 20-acre minimum lot size in Ag-districts / phasing in of new regulations		
Density Exceptions for Legal Lots of Record as of the date of Revision of the Land Development Code	Subdivision of land to 5+acre lots, provided that 50% of the subdivided parcel is preserved, such as in an agriculture deed restriction.	Or, subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved.	Subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved, and—for plats within one mile of a city—the city's issues have been addressed.
Other Exceptions	Farmstead** dwellings allowed on 5+acre parcels.		City within one mile may review and recommend other exceptions granted in other tiers, provided a "shadow plat" at urban density is approved.

\* The Natural Resources Tier includes an "Urban Services Transition Sub-Tier" area along M-92 and C-Highways that extends where urban development is influenced by the urban highway; yet remains within the Natural Resources Tier designation for purposes of enhanced environmental review and scrutiny.

\*\* A "Farmstead Dwelling" is the original residence built and initially occupied by a farm family, regardless of whether the current household occupant is associated with farming.

## **Character of the General Neighborhood**

Carrie Hills North (R-1), Burton Estates (R-1/R-1A), and Ferrell Estates Replat Lot 2 (AG) are to the north. AG zoned land, Endicott's Estates (AG), and Millen Subdivision (AG/R-1A) are to the East. Ballybrook Acres (R-1A) and City of Kansas City [approximately 1 mile] are to the south. To the West is AG zoned land.

## **Code Considerations**

The Conditional Use Permit (CUP) application was properly noticed in the Kearney Courier on June 18, 2015. Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a certified letter dated mailed on June 18, 2015.

The subject request for an Exotic/Dangerous/Wild (EDW) animal facility is handled under multiple sections of the 2011 Clay County Land Development Code (LDC). The use table inside Section 151-6.1 includes an "Exotic/Dangerous/Wild (EDW) Animal" designation requiring approval of a Conditional Use Permit (CUP) in the Agricultural (AG), Rural Residential (R-1), and Commercial Services (C-3) zoning districts. As such, the subject request must meet all of the approval criteria for a CUP in Section 151-3.10 (A) (13) detailed below:

- A) The proposed use complies with the intent of the Comprehensive Plan and general provisions of the Land Development Code, modified for the specific use request.
- B) The proposed use in its proposed location will not have a substantial adverse impact on the public health, safety or general welfare.
- C) The proposed use will not cause substantial injury to the value of other property in the vicinity.
- D) Adequate access routes will be provided and designed to prevent traffic hazards and to minimize traffic congestion in public streets.
- E) Adequate public safety, transportation and utility facilities/services will be available to service the subject property while maintaining adequate levels of service for existing development, and
- F) The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).



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The LDC also provides certain use standards within Section 151-6.2 (E) for “Animals, Exotic/Dangerous/Wild (EDW)”, which are listed below.

## E. Animals, Exotic/Dangerous/Wild (EDW)

It is the intent of Clay County to protect the public against health and safety risks that exotic, dangerous or wild animals pose to the community and to protect the welfare of the individual animals held in private possession. By their very nature, exotic animals are wild and potentially dangerous and, as such, do not adjust well to a captive environment.

1. **Exotic/Dangerous/Wild (EDW) animals** include but are not limited to any or all of the following orders and families, whether bred in the wild or in captivity, and also any or all of their hybrids with domestic species. The animals listed in parentheses are intended to act as examples and are not to be construed as an exhaustive list or limit the generality of each group of animals, unless otherwise specified:

- a. Artiodactyl (hippo, antelope, giraffe, camel, yak, zebra)
- b. Bats (bat, flying fox)
- c. Cannabis sativa and indica (skunks)
- d. Canine (wolf, coyote, fox, jackal, dingo)
- e. Crocodylian (alligator, crocodile, gharials, and caimans)
- f. Edentata (anteater, sloth, armadillo)
- g. Feline (lion, tiger, bobcat, cougar, leopard, jaguar, jaguarondi, lynx, Canada lynx, ocelot, mountain lion, panther, cheetah, margay)
- h. Fowl (raptors, fowl not native to the continental United States)  
*Canary, finch, parakeet, lovebirds, parrots, pheasants, and peacocks bred domestically, legally imported, or naturally occurring population are exempt.*
- i. Hyaenidae (hyena)
- j. Marine animals and sea mammals (seal, dolphin, whale, walrus)  
*Fish for aquarium use and native fish are exempt.*
- k. Marsupial (kangaroo, opossum, wombat, koala)
- l. Mustelid (weasel, otter, badger)  
*Ferret, mink, and sable bred domestically or legally imported are exempt.*
- m. Perissodactyl (rhinoceros, tapir)
- n. Non-human primates (monkey, chimpanzee, baboon, ape, gibbon, gorilla)
- o. Proboscidian (elephant)
- p. Procyonidae (raccoon, coatis, panda, mongoose)
- q. Reptiles (all venomous snakes, constricting snakes, iguana, venomous lizards, and nonpoisonous/nonconstricting snakes more than six (6) feet in length)
- r. Rodents weighing more than one (1) pound.  
*Guinea pigs and rabbits are exempt.*
- s. Ungulate (wild cattle, wild deer, wild boar, takin, water buffalo)
- t. Ursine (all bears)
- u. Viverrine (mongoose, civet, and genet)
- v. Any other poisonous creature such as certain spiders or tarantulas.
- w. Endangered species shall be considered EDW animals and are not permitted as pets.

2. EDW animals as listed in Section 151-6.2 (E) (1) are allowed only under an approved Conditional Use Permit (CUP) in AG, R-1, or C-3 Districts in accordance with Section 151-3.10, in addition to being registered with the Clay County Sheriff's Department.

If a CUP is granted for an EDW animal, a display sign shall be placed upon the premises stating that there are EDW animals on the property. The sign shall be visible and capable of being read from the public street that abuts the property.



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3. It shall be unlawful for any person or corporation to own, possess, keep, harbor, shelter, sell, offer for sale, bring, or have in one's possession an EDW animal within unincorporated Clay County without an approved CUP and registration with the Clay County Sheriff's Office.
4. It shall be unlawful for the owner, possessor, or any other person in control of a lot, tract, or parcel of land within unincorporated Clay County or any residence or business premises situated thereon to knowingly permit any other person to be in possession of an EDW animal upon the property, residence or premises without an approved CUP and registration with the Clay County Sheriff's Office.
5. It shall be unlawful for any person to own any animal EDW or otherwise that has inflicted severe or fatal injury on a human being or domestic animal, livestock or poultry without provocation on or outside the owner's property. "Severe injury" shall include an animal bite or action that results in broken bones or inpatient hospitalization.
6. Any person finding or capturing any EDW animal, as outlined in this ordinance, shall make a report to the Clay County Sheriff's Office within six (6) hours of the time of capture.
7. **Exemptions**
  - a. Provisions of this act shall not apply to:
    - i. Institutions accredited by the American Zoo and Aquarium Association
    - ii. Circus (Temporary Use Permit required in accordance with Section 151-6.4)
    - iii. Scientific and/or educational institution, research laboratory
    - iv. Licensed Humane Societies
    - v. Licensed pet shops, veterinary hospitals, or clinics
    - vi. Any wildlife rehabilitator, licensed by the state of Missouri who temporarily keeps any EDW animals within the limits of unincorporated Clay County when the purpose is to return the animals to the wild. An animal wildlife refuge public or private is allowed as a CUP in an Agricultural (AG), Limited Industrial (I-1), General Industrial (I-2) and an Open Space/Trails/Parks/Public Uses (OP) zoning districts.
    - vii. An organized event sponsored by a federal, state or county agency
8. **Violations and Penalties**
  - a. Conduct made unlawful by this section of this ordinance constitutes a crime subject to the provisions set forth in Clay County's penalty section.
  - b. Persons found guilty of violating the provisions of this ordinance shall be guilty of a misdemeanor.
  - c. For the purpose of enforcement of this chapter, the Clay County Sheriff's Office is permitted entry without warrant on any private or public property where an EDW or diseased animal is or is believed to be kept or running at large, and to seize such animal from such private property to abate ordinance violation(s).
9. **Nonconforming**

The owner or possessor of any EDW animal who owned, possessed, kept, or harbored the EDW animal on or before the effective date of this ordinance may keep the same EDW animal as long as he/she satisfies licensing requirements of the Missouri Department of Conservation, the United States Department of Agriculture or such other applicable federal agencies and complies any other housing and maintenance regulations which may be adopted by the County Commission.

In addition, the animal must be registered with the Clay County Sheriff's Office and Planning & Zoning Department within 30 days of the effective date of this ordinance.



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## 10. Owner's Responsibility

Permitted and registered EDW animals in compliance with Section 151-6.2 (E) (2) shall be confined on the owner's premises either indoors or in a securely enclosed and locked pen suitable to prevent the entry of young children and designed to prevent the animal from escaping.

## **Outside Agency Review**

The Clay County Highway Department indicates there will be no adverse road impact "based upon MUTCD".

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District #9 of Clay County currently has a water meter at the subject property and can provide any necessary additional service.

On June 26, 2015, staff spoke with Dr. Jamie Niemann, directing veterinarian over the USDA animal care unit for the State of Missouri. She indicated that the applicant/owner is currently in good standing with the USDA, and that the subject facility passed its last inspection by USDA on 02/12/2015. Dr. Niemann advised that the USDA generally completes inspections once every year, unless they feel there is a key need to complete more frequent inspections for a specific facility. She also explained that the USDA does not have specific dimensional standards for enclosures per each animal, except that they must be adequately sized for the animal to move freely and clearly. Dr. Niemann also verified that the USDA does have a minimum perimeter fence requirement of 6 feet around a facility, and that the fence must be at least 3 feet from any barrier fence and/or enclosure.

## **Findings**

The applicant/owner has submitted a business plan, and can be found under Attachment D. Per the business plan, Ms. Kasserman currently houses the following animals at the site:

- Four (4) Small Carnivore species:
  - o Servals, Geoffroy's cat, Caracal, and Lynx.
- Five (5) Swift Foxes and One (1) Fennec Fox
- Small Fur-Bearing species:
  - o Hedgehog, Chinchilla, Wallaby, Prairie Dog, Rabbits, Armadillo, and Porcupine.
- Small Cold-Blooded species:
  - o Red & Yellow Footed Tortoises, Leopard Tortoise, Argentine Tegu, and Yellow Geyri Uromastyx.

USDA requires a minimum 6-foot tall perimeter fence surrounding all animal care facilities. The applicant currently has an 8-foot tall fence surrounding most of the EDW animal facility. However, a portion of the Serval area does not have the 8-foot tall fence behind it. Staff recommends that the 8-foot tall fence be extended to fully surround the EDW animal facility.

Ms. Kasserman states in the business plan that she has an emergency plan in place per USDA regulations, but staff has not been able to review a copy. Staff recommends that a copy of the emergency plan be included in the subject request for review.

The applicant has submitted five (5) support letters, one of which is a neighbor, as well as a letter from her facility's veterinarian (see Attachment D). One (1) neighbor has communicated with staff their opposition to the subject request. Their concern rests on the health and safety of themselves and their family members with the existence of EDW animals next door.



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The LDC allows for an EDW with an approved CUP in AG, R-1, and C-3 zoning districts. The subject property currently is zoned R-1, but signifies a pre-existing (commonly referred to as “grandfathered”) 3± acre lot. Staff’s interpretation of the LDC code covering EDW animal facilities centers on protecting the health, safety, and welfare of the owner/operator, their staff, and surrounding property residents. Under this light, the LDC restricts EDW to larger acreage AG (20+ acre minimum lot size) and R-1 (10+), and more intense commercial districts (C-3). More specific to the subject request, the LDC intent allowing an EDW animal facility on R-1 zoning with an approved CUP presumes the current minimum lot size standard of 10+ acres for R-1. This means there are existing or may exist smaller sized lots within close proximity that house current or future residents.

The purpose of this larger acreage minimum lot size is to provide for an adequate buffering distance between the EDW animal facility and surrounding properties so as to preserve the health, safety, and welfare of those individuals. The neighbor’s residence directly to the east is approximately 185 feet from the facility, and the neighboring residence to the west is approximately 325 feet. The subject property resides within Carrie Hills, a grandfathered R-1 subdivision with a dominant lot size of approximately 3.5± acres. Ballybrook Acres, a relatively newer R-1A subdivision directly to the south of Carrie Hills, represents a dominant lot size of around 3.5± acres. The surrounding area represents a relatively denser residential area versus the intent of the LDC to locate EDW on larger acreage in AG and R-1, or more intense commercial districts (C-3).

## Recommendations

Staff recommends the request for the **Conditional Use Permit** for an Exotic/Dangerous/Wild (EDW) animal facility on Lot 10 of Carrie Hills North (3.03± acres) be **denied** due to the lack of adequate buffer distance thereby causing concern for the health, safety, and welfare of surrounding residents (the residences are or will be too close to this proposed EDW location). However, if the Planning & Zoning Commission votes to approve, staff recommends the following conditions as shown on Exhibit A:

### Exhibit A

1. The applicant shall comply with all the conditions and requirements of the Land Development Code (LDC) Section 151-3.10, Conditional Use Permits, and Section 151-6.2 (E), Animals, Exotic/Dangerous/Wild (EDW), or as amended.
2. The CUP shall be based on a time frame of two (2) years.
3. This CUP may be revoked at any time based on validated public complaints for violations to the LDC substantiated by County staff.
4. Proper notification and registration with the Clay County Sheriff’s Office of the EDW animal facility.
5. 8-foot perimeter fence at least 3 feet from any enclosure must be extended around the entirety of the EDW animal facility.
6. Emergency Plan must be submitted and approved by staff.
7. Screening must be required to provide for an uninterrupted obstruction of view along Houser Street and adjacent properties so as to block the view of the EDW animal facility. Screening must be in the form of natural vegetation that adequately shields the view from Houser Street and adjacent properties.



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8. The applicant shall comply with and meet all codes and regulations stipulated by any local, state and federal governmental entities having jurisdiction over animal care and/or EDW animal facilities, or as amended.
9. Lighting shall be directed downward and shielded from direct glare on nearby properties and roadways.
10. Display sign must be placed upon the premises stating that there are EDW animals on the property. The sign shall be visible and capable of being read from the public street that abuts the property.
11. Once approved, this CUP is non-transferable; therefore, if ownership changes a new CUP must be filed with the Clay County Planning and Zoning office.



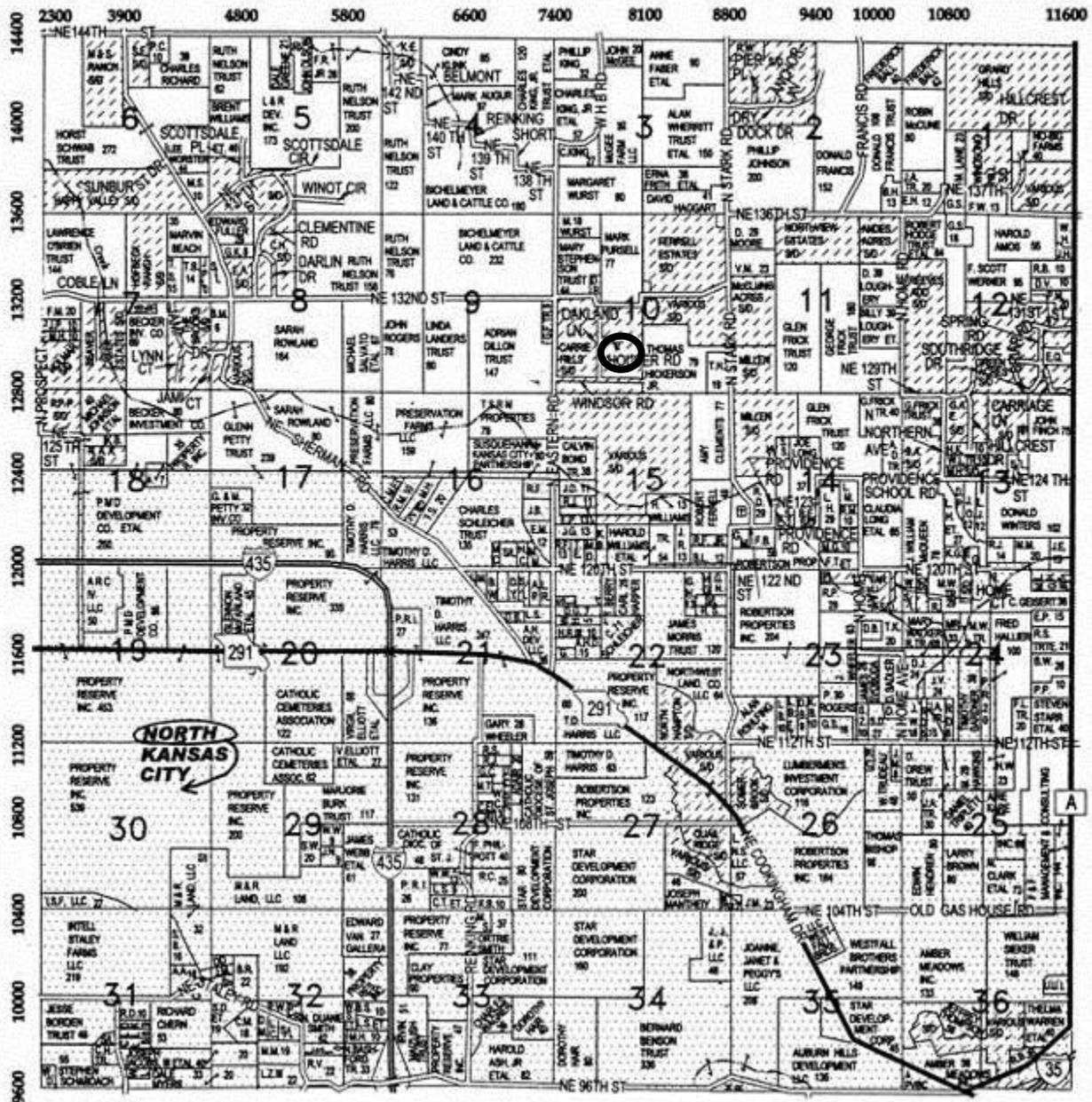
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## Attachments

# July 15-130CUP – Kasserman EDW CUP Attachment A – Vicinity Map

## TOWNSHIP 52N • RANGE 32W



# July 15-130CUP – Kasserman EDW CUP

## Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on March 31, 2014  
 Resolution #: 2014-95  
 Zoning Descriptions found in the 2003 Clay County Land Development Code  
 Aerial and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rimbert, Clay County Assessor

Map Document: (G:\GIS\Project\_Files\Vacuity\_Map - 8 x 11\_P.mxd) 08/24/2015 -- 10:56:38AM

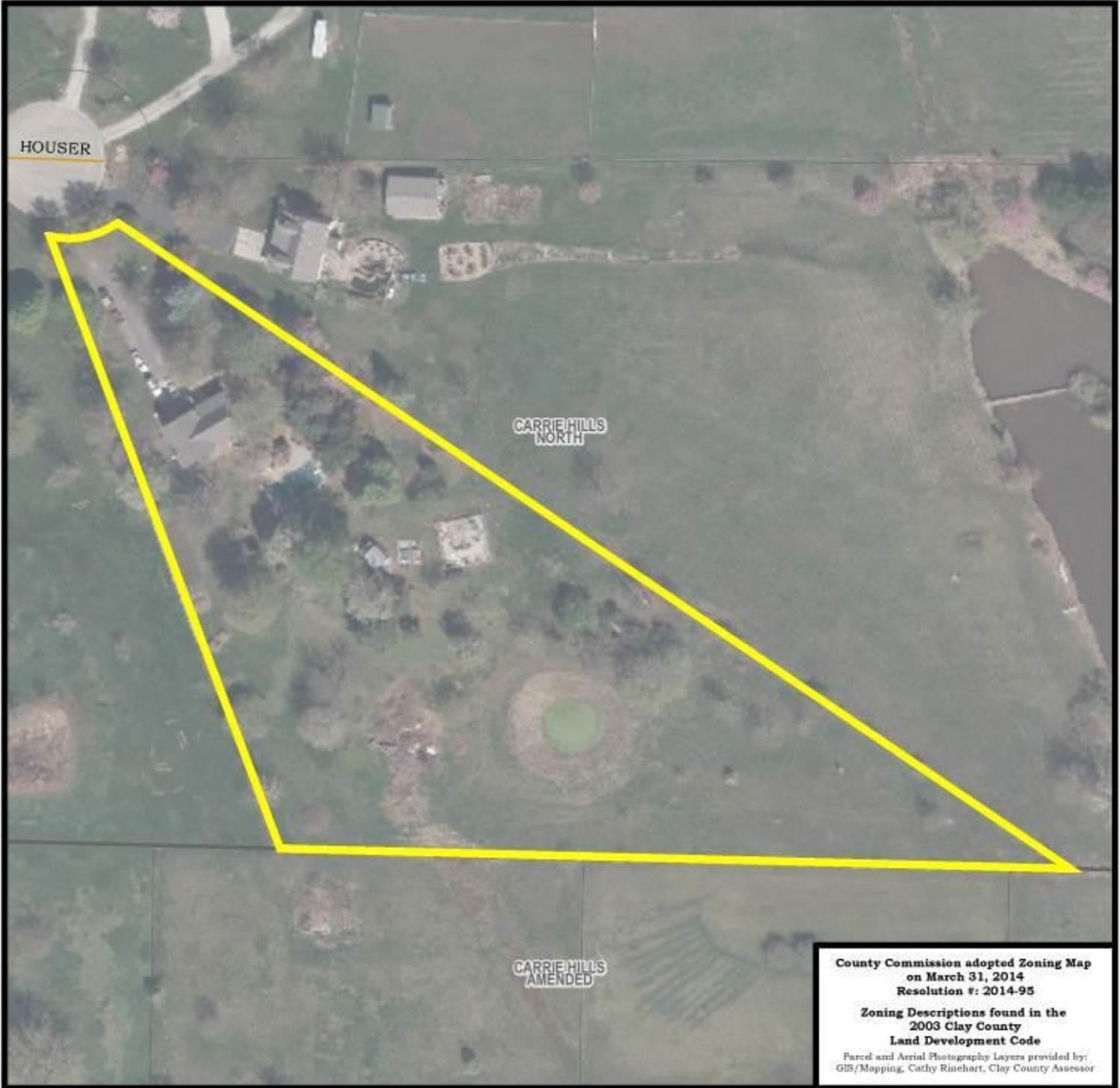
**Planning & Zoning Department**

### LEGEND

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px solid yellow; margin-right: 5px;"></span> Property Line</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Streams (EPA)</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> Railroads</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Interstates</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid orange; margin-right: 5px;"></span> State Highways</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Local Roads</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> Highway Ramps</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Subdivisions</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid gray; margin-right: 5px;"></span> City Limits</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: green; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid gray; margin-right: 5px;"></span> County Boundaries</li> </ul>	<p><b>Overlay Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> CD (Conservation District)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> POD (Preservation Overlay District)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-135deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> PUD (Planned Unit Development)</li> </ul>
<p><b>Zoning Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; margin-right: 5px;"></span> AG</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; margin-right: 5px;"></span> R-1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; margin-right: 5px;"></span> R-1A/R-5</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; margin-right: 5px;"></span> R-1B/RU</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6f2ff; margin-right: 5px;"></span> R-3</li> </ul>		<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9534f; margin-right: 5px;"></span> C-1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #5dade2; margin-right: 5px;"></span> C-2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f1c40f; margin-right: 5px;"></span> C-3</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; margin-right: 5px;"></span> I-1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9b59b6; margin-right: 5px;"></span> I-2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #2ecc71; margin-right: 5px;"></span> GP</li> </ul>	

# July 15-130CUP – Kasserman EDW CUP

## Attachment C - Site Plan Map



**County Commission adopted Zoning Map**  
**on March 31, 2014**  
**Resolution #: 2014-95**  
**Zoning Descriptions found in the**  
**2003 Clay County**  
**Land Development Code**  
Parcel and Aerial Photography Layers provided by:  
 GIS/Mapping, Cathy Rinchart, Clay County Assessor

Map Document: (G:\GIS\Project\_Files\Vacinity Map - 8 x 11 P.mxd)  
 05/24/2015 - 10:56:58AM

**Planning & Zoning Department**




1 inch = 100 feet  
1 inch = 0.02 miles

**LEGEND**

<ul style="list-style-type: none"> <li><span style="border: 2px solid yellow; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Property Line</li> <li><span style="color: blue; font-size: 1.2em;">~</span> Streams (EPA)</li> <li><span style="color: red; font-size: 1.2em;">X</span> Railroads</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li><span style="color: blue; font-size: 1.5em;">~</span> Interstates</li> <li><span style="color: orange; font-size: 1.2em;">~</span> State Highways</li> <li><span style="color: yellow; font-size: 1.2em;">~</span> Local Roads</li> <li><span style="color: black; font-size: 1.2em;">~</span> Highway Ramps</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subdivisions</li> <li><span style="background-color: gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> City Limits</li> <li><span style="background-color: green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> County Boundaries</li> </ul>
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# July 15-130CUP – Kasserman EDW CUP

## Attachment D – Applicant Cover Letter, Business Plan, & Support Letters

To the Clay County Plan Commission:

My name is Jennifer Kasserman and I reside at 7815 Houser St. Kansas City MO 64167 (although I have a Kansas City mailing address my property is located in unincorporated Clay County). My business is JK Animals LLC ([www.kcexoticsrus.com](http://www.kcexoticsrus.com)) and I do business as *Exotics R Us* and *Exotic Animal Education Institute*.

It is important to note that only 2 species of animals at my home are regulated by MO State Law: (2 Canadian Lynx, 1 Non-human primate) section 578.023RSMo In addition I have the following animals as defined by the Clay County Land Development Code as exotic: Fox, Armadillo, Genet. It is not clear if the NA Porcupine is covered in the code or not, porcupines are considered part of the rodent family. The vast majority of my animals are not covered by Clay County regulations. However all of my animals except for my reptiles are regulated and licensed by USDA.

I am regulated by the United States Department of Agriculture (USDA) and have a class B license, to address public safety concerns (copy attached). The USDA regulates the transporting, exhibiting, housing, and safety of animals, which includes all Exotic Animals. The USDA does site inspections and has specific requirements in regards to each animal's living space/enclosure. Also specific requirements on fencing for the animal's welfare and public safety are regulated. In every measurable way, I meet or exceed the requirements by the USDA for public safety in all areas. For example each animal has a larger enclosure space than required, there are double fences with hallway tops for all outside enclosures, which is not a requirement either. I have dual perimeter fences, with heights exceeding minimum requirements for some also.

The construction of all the enclosures insures that they are adequate to contain the species of animal held. They each meet and exceed USDA minimum requirements. Each enclosure has access through a double door that's hallway is also covered. Each animal has housing, that is insulated and a heater for the winter, and ventilation for the summer. Shade cloth and bamboo is provided in the summer to help with heat and wind block put up in the winter. USDA requires a 6' perimeter fence around outdoor animal enclosures to be no closer than 3' away from the barrier fence of the actual enclosure to ensure safety. My animal enclosures are housed within a mostly 8' perimeter fence in the central area of my backyard. The property itself also has a perimeter fence around it.

I have emergency plans in place per USDA regulations that include: fire, flood, tornado, water contamination, etc and all have been approved by USDA.

My property is not open to the public. The public is never allowed on the property and all animal exhibits are held off site. My license covers exhibiting and transporting for taking the animals off site along with breeding, brokering and collecting research data. I provide USDA with all locations the animals are at and times also for their regulating when off site.

When I am not present at the residence, typically there is someone qualified and familiar with the animals there and I have an extensive camera security system that I can access by my mobile device at all times and is monitored by others. I also



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# Report to Planning & Zoning Commission

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have other USDA licensed partners that are within an hour from site if needed for any reason.

Consistent with USDA regulations, all animal wastes are properly stored and disposed of.

The USDA has specific regulations for each animals diet and veterinary care. He has records of all animals on site and their care at all times. They require a Veterinary plan with an active vet to be either on site- or within an hours travel time if necessary. My vet is Dr. Dean Kolich from Antioch Animal Annex. He lives within 5 minutes from my house and his clinic is within 30 minutes.

Besides being USDA licensed I am a Certified Teacher, Licensed to Educate in the State of MO. I also have certifications in Animal Husbandry and Exhibition. I hold the position of Membership Services also for the FCF (Feline Conservation Federation). The FCF is dedicated to responsible captive management of wild feline genetics. FCF also operates a respectable accreditation and certification process to objectively verify that animal facilities are providing their felines with the standards of care they deserve. I currently am in the process of being accredited at my facility by the FCF.

I am involved in various research studies, which I record and collect data from all my warm-blooded animals for. I am currently working with Dr. Brian W. Davis with the National Institute of Health on different species genome studies. We are tracking lineage and rare genes that have passed through generations. Also are recording data in regards to behaviors in some species. My vet does assist in DNA collection when necessary and per USDA we only collect when it is safe for the animals welfare.

I exhibit my animal ambassadors in many educational scenarios. Many of my animals are also featured in other educational exhibits and television programs. You have probably seen my Servals with Jack Hanna or Jarod Miller on Television. If you visit many zoos you have more than likely seen one of my animals also.

>Attached is Business Plan that explains business model in more details.

Jennifer Kasserman



# Report to Planning & Zoning Commission

Clay County, Missouri

## **JK Animals LLC Business Plan**

Db: Exotics-R-Us & Exotic Animal Education Institute

June 2015  
Jennifer Kasserman  
Executive Director/Managing Officer

JK Animals LLC  
Mailing: PO BOX 25565  
Kansas City MO 64117  
Home: 7815 Houser St.  
Kansas City, MO 64267  
Tel: 816-674-7277  
Email: jexoticsrus@yahoo.com

### **Overview:**

JK Animals LLC, home location is 7815 Houser St, Kansas City, MO 64167. I am an organization that provides Education, Collects Research Data and on-going care to only Small Carnivores and other small Non-Dangerous exotic animal species. JK Animals LLC has NO large carnivores or animals of poisonous or venomous nature. I have been educating the public in regards to exotic animals for the purpose of conservation and preservation for several years. I am an Educator Licensed with the state of Missouri. My facility far exceeds Federal USDA and State requirements and holds a Class B USDA License. I am also a member and hold the position of Membership Services for the Feline Conservation Federation (FCF), our mission is to conserve wild felines through preservation, education and research.

Currently I house 4 different Small Carnivore species as permanent residents consisting of Servals, Geoffroys, Caracal, & Lynx. My felines are involved in Research Studies through the National Institute of Health and the FCF. I house the largest Skunk of (5) Swift Foxes in the US and a Fennec Fox (the smallest canine in the world). We are studying and documenting their habits interacting with one another and breeding. I currently have some small fur bearing species also such as: Hedgehog, Chinchilla, Wallaby, Prairie Dog, Rabbits, Armadillo and Porcupine. Then some small cold blooded species including Red & Yellow Footed Tortoises, Leopard Tortoise, Argentine Tegu and Yellow Geyri Uromastix. None of my reptiles are Dangerous or will ever exceed 8 feet. All the animals primary duty of Educational Ambassadors brings knowledge everywhere they go. The few species that breed provide Education Ambassadors only to Permitted Educational Facilities that are licensed by USDA, and Accredited by AZA, ZAA and FCF.

Being I work closely with other licensed facilities, which include but are not limited to Non-for Profits Organizations, Zoos, Sanctuaries, and Research Facilities my variance of animal species differs from time to time. I am licensed to work with other Small Species including and limited to Small Carnivores with my USDA license that allows and monitors my Exhibiting, Breeding, Research, Transporting and Brokering.

### **Services Offered:**

JK Animals LLC can provide rescue, rehabilitation and safe haven for felines



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and exotic pets that have been abused, abandoned, injured or confiscated and work with placing these animals where their best fit for their own safety and well being should be. My Class B USDA license allows me to help safely place animals that are not even at my facility. We also provide ongoing behavioral enrichment, veterinary and day to day care as well as our Educational Outreach Programs. I am not a veterinarian but have one that is active and comes on site to inspect and facilitate health care, upkeep, diet, vaccinations etc. He is located less than a mile from me and is available 24 hours a day. In any situation he would not be available we have a back up plan of two other vets in the area.

### **Customer Focus**

JK Animals LLC primarily serves the Greater Kansas City Metropolitan and surrounding areas as well as other locales through a network of professional affiliations in providing age appropriate, curriculum based Educational Programs through outreach by taking Animal Ambassadors to sites and providing Unique Educational Experience. I am contracted through Mid-Continent Library to exhibit throughout the year educating their public audiences at each one of their locations. I also work with local school districts such as: North Kansas City School District, Liberty School District, Lee's Summit School District, Oak Grove School District and others to bring animal education to students of all ages. To list a few other organizations are *4H*, *Joshua Center*, *John Knox Village*, *Synergy Services* & *Boy and Girl Scouts of America*. We even adapt programs to fit certain needs for example to help aid in Badge earning for Boy and Girl Scout troops. Many organizations, business, and individuals seek us out to bring Education to them.

### **Management Team**

JK Animals LLC is led by myself, Jennifer Kasserman who has been working professionally with animals as a behaviorist, trainer, and certified husbandry specialist for almost a decade including but not limited to volunteering and being associated with numerous non-profits organizations and sanctuaries. I have many professional mentors and peers that work closely with me, my staff and my animals. My staff is trained diligently and works with animals specifically based on their strengths, expertise and knowledge.

### **Success Factors**

JK Animals LLC is uniquely qualified to succeed due to the following reasons: There is a massive need for animal care facilities to provide on-going care for all species of small exotic animals. In order to preserve species there must be facilities that educate and provide animals to repopulate different species to ensure species preservation through conservation.

Animal outreach provides better quality of life for some species, decreases stray populations, fills a critical gap by providing permanent records for ensuring species furthestmost.

- \* I have a very successful track record of success in animal husbandry within my own organization as well as with other organizations in which I have been and am associated.
- \* Organizations throughout the country fully support and believe in our mission.
- \* Not only do I exceed USDA requirements for all of my animals I make sure to provide



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# Report to Planning & Zoning Commission

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each animal extra enrichment, and daily exercises. They each get one on one attention and have established special bonds that I believe shows during interaction and education presentations.

\* Throughout the country people will purchase exotic animals just because they can without fully understanding the type of commitment required. Most often, people become aware that the animal does not make a good pet and are unable to provide the necessary care. This generally results in 3 possible outcomes: 1) The exotic pet is relinquished to a shelter, 2) Confiscated by state officials or 3) Abandoned or turned loose outside where they will rarely survive long. Most often these animals are euthanized because an acceptable home or location cannot be found. The lucky few will end up in a rescue specifically for abandoned or unwanted exotic animals. I have helped rectify situations of these sorts with the different partners I work with. Exotics R Us educates to prevent such unfair mishaps and works with many others to do what's best for animal wellbeing when it reaches a point that help is necessary.

### **Promotions Strategy**

JK Animals LLC promotes itself by building alliances with like-minded organizations, reaches out to individuals, business and corporations and touches ever expanding communities in order to establish our niche.

*Organization's promotions strategy includes:*

#### Social Networking:

JK Animals LLC will reach the masses by using social networking. Facebook and Web-site have been set up and soon Twitter and Snap-Chat. The Web-site that has been developed will eventually include a Blog page for people to communicate and learn from one another. Social networking allows for opportunities to reach the masses without the costs of traditional advertising.

#### Professional Networking:

JK Animals LLC has and will continue to build relationships and alliances with like-minded organizations by using social networking and direct contact. We have already developed professional alliances with multiple organizations across the country. The use of local and area publications to reach out to the community will be used to update unique scenarios, rescues, educational outreach, special events and fundraising we may be involved in.

#### Ongoing Communications:

JK Animals LLC maintains a website updating events, accomplishments, with more to come. In order to execute on JK Animals LLC's business model, the organization needs to perform many functions including the following:

#### *Executive Functions*

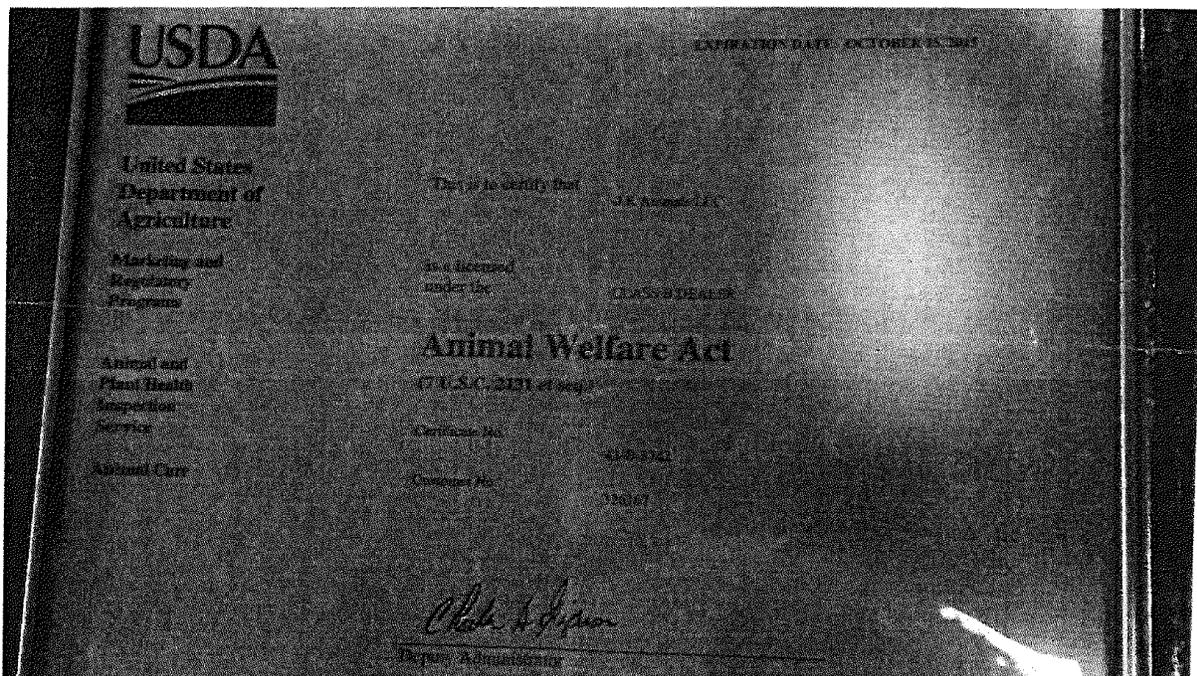
- General management of the organization.
- Meeting with key constituents including local government officials and community members.
- Hiring and training staff or volunteers as needed.
- Maintaining the vision of the organization.

EDUCATION \* CONSERVATION \* PRESERVATION



# Report to Planning & Zoning Commission

Clay County, Missouri





# Report to Planning & Zoning Commission

Clay County, Missouri

ANIMAL CLINIC OF ANTIOCH ANNEX  
DR. DEAN KOLICH, D.V.M.  
5418 N. ANTIOCH  
KANSAS CITY, MO. 64119  
(816) 453-4700

June 22, 2015

To Whom It May Concern:

Jennifer Kasserman has been a client of ours here at the Antioch Animal Annex located at 5418 NE Antioch Rd, Kansas City MO 64119 for many years. We have been working with her since she got her first exotic small feline.

Over the years we have worked with her with different species of animals. We are her vet for all animals needs and work with her in accordance with the United States Department of Agriculture (USDA) rules and regulations. There is a Veterinary Care Plan that we follow for each individual animal.

We live within 5 minutes of Jennifer's home and our clinic is within 25 minutes so it is very convenient for both of us to work together with the animals. We do on-site visits often and Jennifer brings animals to the clinic when able also.

Jennifer is a part of some research projects and we aid in those when situations permit that are safe for the animals. For example taking blood samples for DNA records. Jennifer cares about her animals and so do we. They are always well taken care of and she is good at keeping records to help aid in any of the animals needs.

Please feel free to contact us if need be.

A handwritten signature in black ink that reads "Dr. Dean Kolich DVM".

Dr. Dean Kolich DVM



# Report to Planning & Zoning Commission

Clay County, Missouri



**NORTH**  
KANSAS CITY  
SCHOOLS  
EST. 1913

June 22, 2015

To Whom It May Concern,

This letter is to serve as verification of my accounts with Ms. Jennifer Kasserman, her home and her animals.

I first met Ms. Kasserman in August of 2007 shortly after she was hired as a teacher for the North Kansas City School District. My first opinion of her was that she was very friendly, happy and excited to begin teaching.

Several years after we first met, Jennifer invited me to visit her classroom at Winnwood Elementary, to see her serval cat. The cat was on a harness and leash, but I witnessed no aggression or threat of any kind. On the contrary, I was amazed by the beauty and agility of the cat as it leapt from one desk to another gracefully while trying to catch a suspended toy that Jennifer was guiding. I was allowed to pet the cat and found it to be very loving, reminding me of a larger domesticated cat.

Jenn did bring a wallaby to a staff meeting once at Oak Park High School. I was allowed to hold it in its makeshift pouch. That was my first encounter with such an animal and I found it very educational.

I have witnessed Jenn and other exotic animal educators during a presentation at the Mid-Continent Public Library. I took my kids. The library was packed with children, all eager to see the animals. It was a wonderful experience for all who attended.

I have visited Jenn at her current home on three different occasions and have never felt in danger. She appears to take very good care of her animals and obviously loves them very much.

Sincerely,

Rebecca Mason

All of the pictures below were taken with my camera. The first is of Jenn with a wallaby, and the second of Jenn with a canada lynx; both taken at the public library. The third picture is of me in my office at work with one of Jenn's kittens.



*A Northland Tradition*  
2000 NE 46<sup>th</sup> St. Kansas City, MO 64116 816.413.5000 fax 816.413.5005  
www.nkschools.org



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# Report to Planning & Zoning Commission

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Clay County, Missouri

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Letter of Support for:

Jennifer kasserman

7815 Houser St.

Kansas city, Mo 64167

[jenniferkasserman@hotmail.com](mailto:jenniferkasserman@hotmail.com)

Dear Clay Clay County Planning and Zoning Commission (PZC)

I am writing to show my support for my friend Jennifer Kasserman and her animals. She is one of the most responsible and caring people I know. She is very passionate about her animals. They are like her children. Jennifer takes her animals on a lot if education shows to schools and libraries I have seen her and her animals on several shows like Jack Hanna and Letterman.

Jennifer makes sure the animals living conditions are clean and up to date. I have NEVER felt in danger at her house! In no way is anyone in danger going to her house. Every feline is properly caged.

Jennifer is passionate about her animals. Please don't take that away from her.

Thank you for your time and consideration.

Sincerely,

Michelle Endsley

7219 NW Donovan Dr. Apt 1307

Kansas City, Mo 64153



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# Report to Planning & Zoning Commission

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Clay County, Missouri

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Letter of Support for:

Jennifer Kasserman

7815 Houser St.

Kansas City, MO 64167

816-674-7277

[jenniferkasserman@hotmail.com](mailto:jenniferkasserman@hotmail.com)

Dear Clay County Planning and Zoning Commission (PZC),

I am writing to show my support for Jennifer Kasserman and her animals. The animals she cares for at her house are like her children and she treats them all that way. Her animals are all kept in secure housing and there is no chance any of them could get out. Jennifer takes most of her animals to educational shows at schools, libraries, and the zoo. You might have even seen them on TV shows like Jack Hanna, Letterman and Rachel Rae. Jennifer's main focus is the care and safety of her animals, friends and neighbors. She has worked very hard to make sure they are all clean, fed and properly contained. Jennifer does not have any large dangerous animals either. All her felines are considered small. Please allow Jennifer to continue to do what she loves and is most passionate about. Thank you for your time and consideration.

Sincerely,

Erin Cox

10605 N. Main St.

Kansas City, MO. 64155

816-456-4384



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# Report to Planning & Zoning Commission

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Clay County, Missouri

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June 23, 2015

Clay County Planning and Zoning Department  
Attn: Matt Trapp, AICP, MBA  
234 W Shrader  
Suite C  
Liberty, MO 64068

Dear Mr. Trapp:

Just a note to tell you a little about Jennifer Kasserman and the animals. I have known Jennifer for 15 years, I watched her work three and four jobs to put herself through college to better her life for herself and the animals in her care.

I have been to her home many times and can say without a doubt there is not a dangerous animal in the bunch. I have had the privilege of feeding and playing with them and love seeing the Mid Continent Public Library shows that she puts on for the public, always a waiting list to get in. You can tell by the looks and smiles on the audience faces how much they enjoy the shows and I don't just mean the children.

I can say for fact that the animals get veterinary care, because I took one myself when Jennifer wasn't able to, and got to meet the Dr. and his staff.

I've helped feed, water and clean enclosures and wished I lived closer to be able to do it more.

I've seen many TV shows featuring Jennifer's animals for educational purposes that would not be possible without her breeding program. I cannot understand anyone claiming these are dangerous animals if they have never taken the time to see one of the shows or been to her home to view the animals and to see how amazing they are, and she with them.

In my opinion there is not now or ever has been a danger to the neighbors or the general public.

Thank you for your time,

A handwritten signature in cursive script that reads "Della Grantham".

Della Grantham

5907 N Euclid Ave  
Gladstone, MO 64118



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# Report to Planning & Zoning Commission

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Clay County, Missouri

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Jerry and Susie Delgado  
7807 Windsor Drive  
Kansas City, MO 64167

June 30, 2015

Matt Tapp, AICP, MBA  
Director: Clay County Planning and Zoning Department  
234 W. Schrader, Suite C  
Liberty, MO 64068

To: Mr. Tapp and the Planning and Zoning Department

We are writing this letter in support of Jennifer Kasserman. We have known Jennifer since 2007; when she joined the Visual Arts Department for the North Kansas City Schools. My wife Susie, worked with Jennifer as an Elementary Art teacher, for seven years. I also worked with Jennifer as an e-campus instructor for NKC Schools.

We moved to our current residence at 7807 Windsor Drive, in Aug. of 2008. This is one block South of Jennifer's home.

We are not going to be able to attend the Planning and Zoning meeting on July 7<sup>th</sup>, so we would like to give our support to Jennifer through this letter. We have no complaints about the animals she cares for at her home. We hope that since she has lived at her residence since 2010, she will be exempt from the code changes that were made by Clay County concerning Exotic Animal Ownership, in 2012. If your department is not able to allow her exemption from this code change, then it is our hope that she will be allowed to obtain the Conditional Use Permit, if that is what the county deems necessary.

We know that all of the animals on Jennifer's property are well cared for; and she always meets or exceeds standards set by the USDA when her property is inspected. As neighbors in close proximity to Jennifer; we feel safe in knowing all of the animals are in secure cages that keep them safe from predators, as well as containing the animals to ensure the safety of all of us in the neighborhood. The animal cages are all within a larger perimeter containment area, which is entered through a secured gate. The entire area is covered to give shade to the animals, as well as to enclose the top of the cages.

As retired educators, we are very much in favor of the educational programs Jennifer does with her "Animal Ambassadors". It is through her educational outreach programs that she is able to promote wildlife conservation; and bring awareness to the community about animals from all over the world. We hope she will be able to continue this service.

Respectfully,

Jerry and Susie Delgado