





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

**Site Location:** 13608 Henson Rd  
 Sections 8 & 17 | Township 53 | Range 31

**Site Size:** 32.55 acres

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

### Zoning/Platting History:

Bed & Breakfast Conditional Use Permit (CUP) approved 1/25/99, Res. #99-27; Renewed 12/18/2006, Res. #2006-428 <EXPIRED>; Rezoning to R-1 & Prelim. Plat (case # Dec. 11-120 RZ/P), Res. 2011-458, approved 12/22/2011; Final Plat (case #Dec. 11-121F), Res. 2011-460, approved 12/22/2011.

### Surrounding Landuse & Zoning:

- North – Agricultural (AG) Zoned Land
- East – Agricultural (AG) Zoned Land, Residential Rural District (R-1) Zoned Land
- South – Agricultural (AG) Zoned Land
- West – Agricultural (AG) Zoned Land, Residential Rural District (R-1) Zoned Land

### Current Conditions:

Existing Property Lines = **YELLOW** | Subject Property Lines = **RED SQUARED HATCH**



Courtesy Clay County Assessor  
GIS/Mapping

Courtesy Microsoft® Bing™





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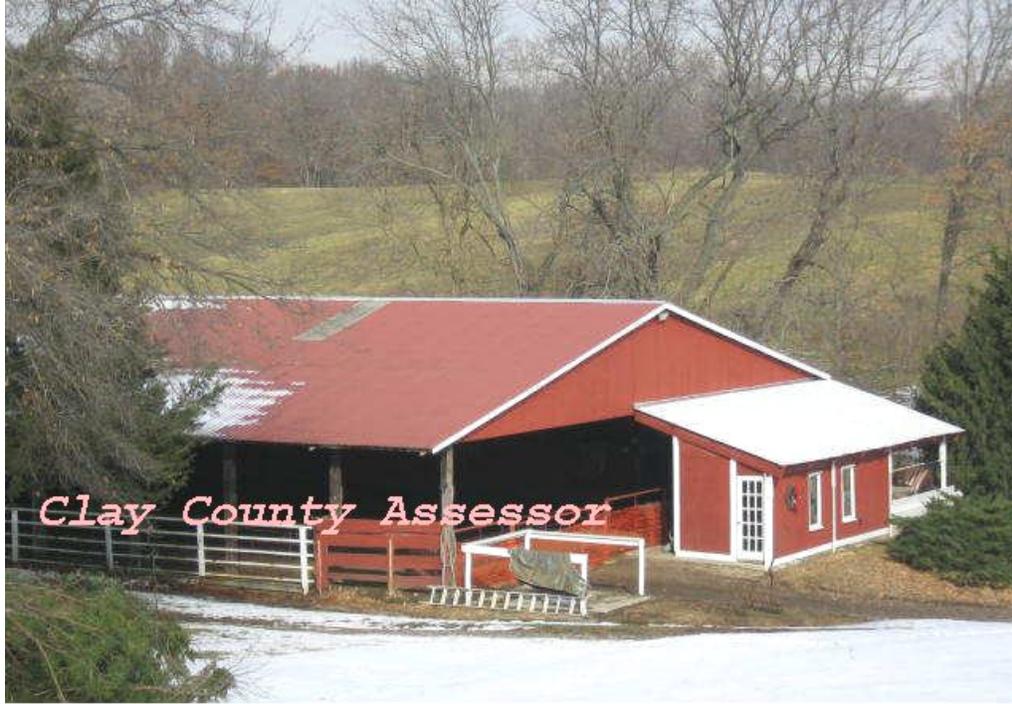
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## PICTURES:

*Courtesy of the Clay County Assessor:*



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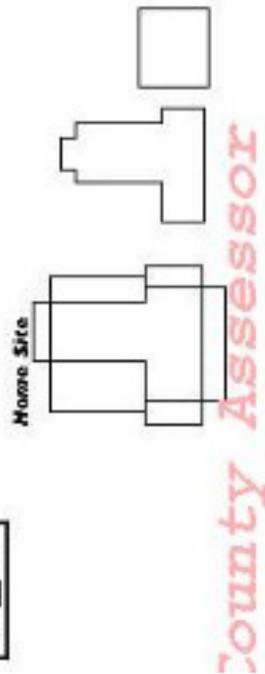
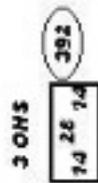
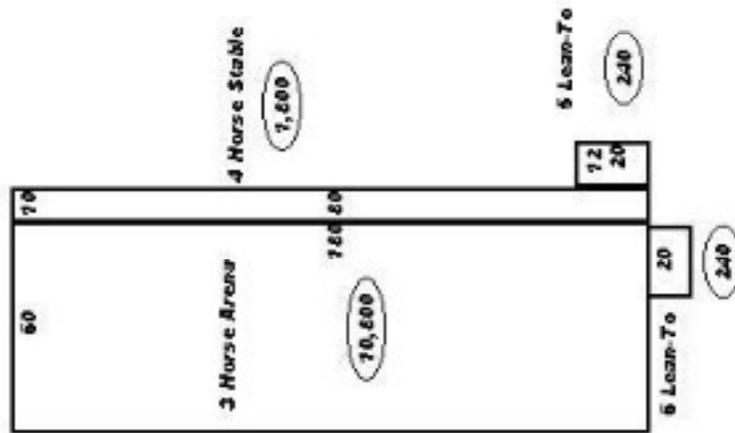
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## Assessment

Mary Jill Weber, representing Northland Therapeutic Riding Center (“NTRC”) and property owners Mark and Margaret Frankcom of Frankcom Family Trust, is requesting approval of a **Conditional Use Permit (CUP) to operate a public training and riding stable** located at 13608 Henson Rd. The property is 32.55 acres in size, Lot 2 of Western Way and Company, and zoned Agricultural (AG).

As stated in the enclosed business plan submitted by the applicant (**Attachment C**), NTRC uses “equine-oriented activities to positively impact the cognitive, physical, emotional, and social well-being of people with special needs from ages 2 to 80 years”. Their stated proposed maximum capacity would be for 20 horses.

The facility would include all of the following existing structures:

- 60’ x 200’ (12,000 ft<sup>2</sup>) Barn
- Guest house (previously used as the Bed & Breakfast)
- Single-Family Residential House
- Large south pasture
- Small east pasture (5-7 acres)
- Small west pasture (1-2 acres)
- Two (2) 36’ x 12’ (432 ft<sup>2</sup>) lean-to’s
  - 1 in north pasture and 1 in east pasture
- Large enclosed round-pen
- Shed southeast of Barn
- 70’ x 150’ (10,500 ft<sup>2</sup>) Parking lot

The applicants propose that the parking lot surfacing would include large-sized concrete rocks (also known as “clean rock”), in addition to the application of an organic dust free sealant “Durasoil”.

Restroom facilities for riders and volunteers are proposed to be provided by the 2 bathrooms inside the existing guest house (previously used as the Bed & Breakfast). The applicant is also requesting the use of temporary restroom facilities (also known as “port-a-potties”) closer to the 60’ x 200’ Barn.

Management of animal waste and by-product would be harrowed regularly behind a tractor to break up the manure piles. The reduction of flies would be handled by Fly Predators from Spalding Laboratories, to be applied to the pastures and barn area during warmer months.

### **2008 Comprehensive Plan Considerations**

The Comprehensive Plan (“Plan”) indicates that the subject property is located in the RURAL LOW DENSITY 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.



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**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>(9)</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>(9)</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.

**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
<b>Density Exceptions for Legal Lots of Record as of the date of Revision of the Land Development Code</b>	Subdivision of land to 5+acre lots, provided that 50% of the subdivided parcel is preserved, such as in an agriculture deed restriction.		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.
	Or, subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved.		
<b>Other Exceptions</b>	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.

Staff believes this CUP request for a public stable is consistent with the fundamental spirit and jest of the 2008 Comprehensive Plan due to the larger property size (greater than 20 acres), proposed Ag-related use/activities, and adequate supply of public transportation/access and utilities based on estimated demand.



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## **Character of the General Neighborhood**

Agricultural (AG) zoned property is in each direction of the property with R-1 zoned property to the east and west [See **Attachment B**].

## **Code Considerations**

The Conditional Use Permit (CUP) application was properly noticed in the Kearney Courier on April 12, 2012. Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a certified letter sent April 10, 2012.

The subject request for a public training and riding stable is handled under multiple portions of the 2011 Clay County Land Development Code ("LDC"). The use table inside **Section 151-6.1** includes a "Stable, Training and Riding, Public" designation requiring approval of a Conditional Use Permit ("CUP") in the Agricultural ("AG"), Residential Rural (R-1), and Open Space (OP) 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).

**Section 151-10** of the LDC requires development standards for off-street parking as a new use is established. Staff classified the NTRC public training and riding stable as an "Outdoor sales or display area (over 3,000 square feet)" under the Off-Street Parking Schedule "B" in the LDC. Schedule "B" requires one (1) parking space per 1,000 square feet of building space.

In relation to the subject request, this would calculate out to be a minimum number of twelve (12) parking spaces since the NTRC will be utilizing the existing 12,000 ft<sup>2</sup> Barn. In addition, one parking space must meet American Disabilities Association (ADA) universal accessible space standards. Taken further, the minimum parking stall size as established by the LDC is 8.5' x 18.5', or 157.25 square feet. If 12 total stalls are required, that equates to 1,887 square feet of total area. Include the ADA Van-Accessible compliant space size (16' x 18.5'), plus necessary navigating space to get in and out of the spaces, and the total parking area needed to adequately serve the application is roughly 3,500 square feet. The enclosed business plan submitted by the applicant indicates they plan to use the existing parking lot area near the Barn, which measures 70' x 150' (10,500 ft<sup>2</sup>). The business plan also states NTRC will offer 6 ADA parking slots with a chip n seal surface. Therefore, the subject request meets all off-street parking development standards.



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Increases in required off-street parking initiated by future development and/or buildings would be addressed prior to the issuance of any building permits in accordance with Section 151-10 of the LDC. The required parking spaces and drives shall be ready for use and approved by the Planning and Zoning Director prior to issuance of a certificate of occupancy.

**Section 151-6.2 (C) (1) (e)** of the LDC establishes a newer Animal Unit (AU) standard for calculated the allowed amount of animals per acre of land. As can be seen under **Figure 151-6.2-1** of the LDC, no more than one adult horse per 1 acre of land is allowed. The purpose of this LDC restriction is to prevent pasture areas from being over-grazed and causing soil erosion and sedimentation. The subject property is 32.55 acres, and the NTRC is proposing a maximum of 20 horses, thereby meeting or exceeding the AU standard for horses ( $20 < 32.55$ ).

## **Outside Agency Review**

The Clay County Highway Department stated the “[t]raffic increase to Henson Rd would be negligible based on current plans and schedules. The stable would not cause any changes to Henson Rd. or the ROW”.

The Clay County Health Department has given final approval.

Platte-Clay Electric (PCEC) has no objection to the proposal and has existing facilities on the property. The Public Water Supply District No. 6 presently provides water service for the property and would be able to provide any additional service. The Kearney/Holt Fire District presently serves this property.

The Corps of Engineers reviewed the subject property during the Western Way and Company final plat and in a letter dated November 10th, 2011 indicated that the project site may contain jurisdictional waters of the U.S. The verification of a Department of the Army (DA) permit may be required if any proposed improvements or impacts to wetlands or streams on the property are required or anticipated subject to this change in zoning. However, if no such fill within streams or wetlands is proposed, no permit is required at this time.

The four (4) existing pond structures were inspected by the Clay County Soil and Water Conservation District during the Western Way and Company final plat in 2011 with the following note: “All four structures (ponds) are low hazard class (a). They are in very good condition and well maintained”.

## **Findings**

No opposition has been received as of the date of this staff report.

Staff concurs with the Highway Department that utilizing the larger-sized concrete rocks (also known as “clean-rock”) is adequate in preventing the generation of excess dust, along with the application of a dust-free sealant “Durasoil”.

The LDC requires the submittal of a business plan with any proposed CUP, and Mary Jill Webber with NTRC has provided the attached plan (see **Attachment C**). The plan states that the business hours for will be Tuesday, Wednesday, and Thursday, 3:00 pm – 8:30 pm. The NTRC is proposing to set up 3 distinct programs on the subject site:

1. Therapeutic Riding: central program of NTRC; it is led by a certified therapeutic riding instructor in a class of 5 or less students.
2. Hippotherapy: engages youth with a physical therapist, occupational therapist, or speech language pathologist in 1-on-1 sessions.
3. Sport Horse: developed for those individuals interested in the show circuit.



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In the submitted business plan, NTRC also identifies the following number of people and horses related to their proposed public stable use:

	Current	Target	Projected
<b>Riders</b> (both therapeutic and hippotherapy)	50	55	75
<b>Volunteers</b>	140	150	175
<b>Staff</b>	2	2	4
<b>Horses</b>	2	4	20

As stated in the business plan, the management of animal waste or by-product (“manure”) will be harrowed regularly behind a tractor to break up manure piles. The reduction of flies caused by manure is proposed to be handled by Fly Predators from Spalding Laboratories, which is added to the pastures during warmer months to assist in fly reduction.

Animal waste or by-product (“manure”) management by means of harrowing is permissible at this time. However, if odor complaints arise then manure management shall be handled through a composting facility and direct disposal as fertilizer or recycling as compost. Burning of manure shall not be permitted.

In the natural environment, Fly Predators serve as a major check of pest fly populations by destroying the next generation of flies in their immature pupa (cocoon) stage. Fly Predators are small, completely biteless and stingless bugs. After emerging, their single minded pursuit is to reproduce by finding pest fly pupa. Because of their small size and the fact they live their entire life cycle on or near manure (where the pest fly pupa are typically found), Fly Predators typically go unnoticed.



Based on the submitted business plan, site plan drawing, and verbal conversations with the applicant, staff believes that the proposed CUP will not dramatically impact traffic, noise, or other nuisances such as odor. The applicants have met or exceeded all requirements of a public training and riding stable at their preferred intensity level (at most 22 horses).

A 60-foot shared ingress/egress (I/E) easement and associated shared driveway agreement presently exists on Lot 1 of Western Way and Company that serves the subject property (Lot 2). Emergency addressing (911 signage) must be in place when a new residence is built on Lot 1. Owners of both lots (Lot 1 and 2) must maintain both the driveway and 911 signs.

## Recommendations

Staff recommends the request for the **Conditional Use Permit** for a public training and riding stable be **approved**, with the following conditions as shown on Exhibit A:

### Exhibit A

1. The CUP shall be issued to the Frankcom Family Trust, Mark and Margaret Frankcom, trustees, based on a time frame of ten (10) years.
2. Building permits will require a Certificate of Elevation completed by a registered land surveyor in the State of Missouri.
3. Emergency addressing (911 signage) should be in place when a new residence is built on Lot 1. Owners of the lots shall maintain both driveway and 911 signs.



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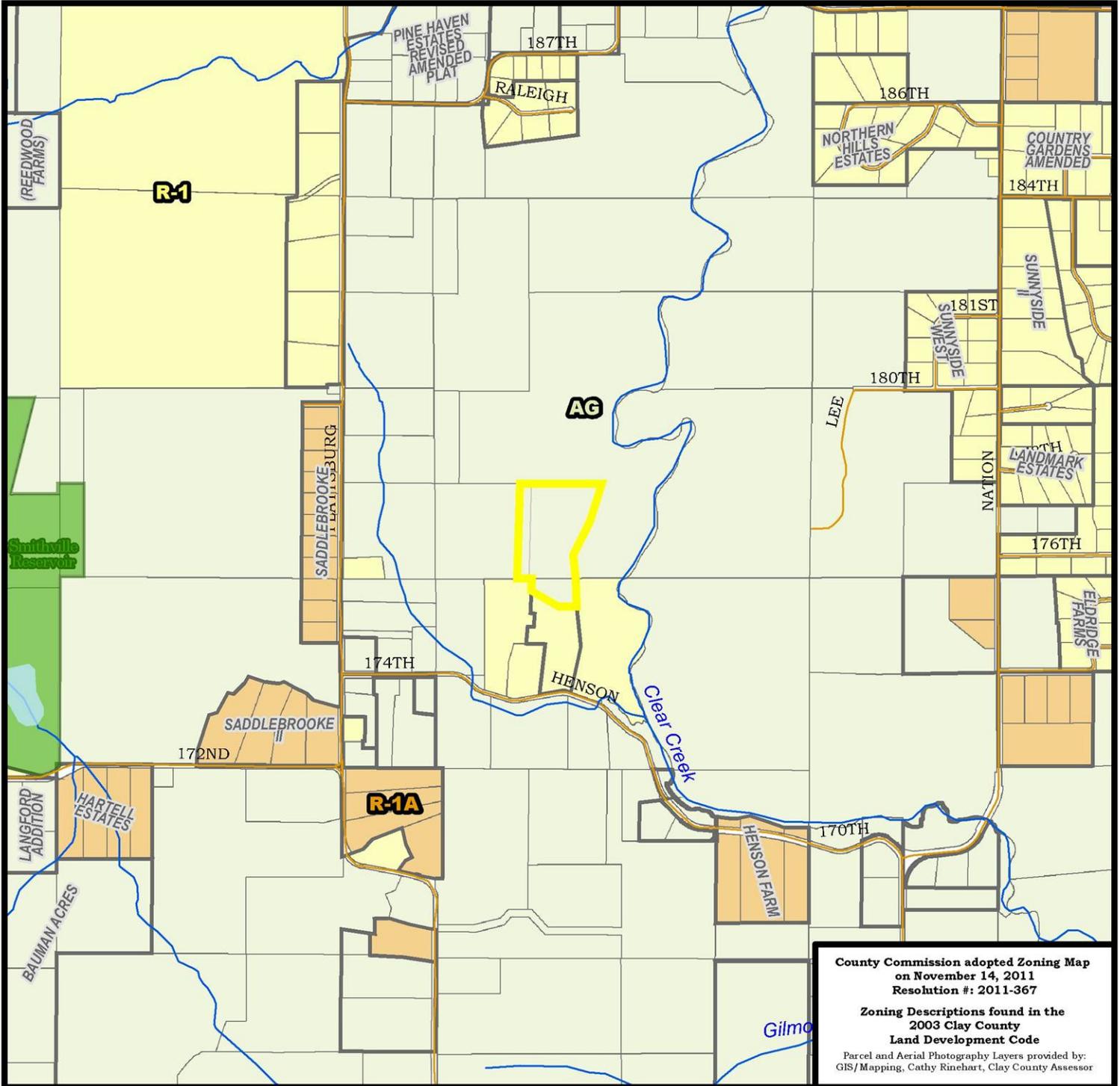
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4. A minimum parking area of 3,500 square feet must be provided, and shall include at least one American Disabilities Association (ADA) universal accessible space.
5. Larger-sized concrete rocks (also known as “clean-rock”) will be used on all driveways and parking areas to prevent excessive dust, along with the use of the dust-free sealant “Durasoil”.
6. Business hours are not to exceed 7:30 am to 9:00 pm 7 days a week.
7. A pasture management plan shall be followed to assure proper growing conditions for grazing. Any degradation of pasture areas that creates soil erosion or sedimentation is subject to the enforcement provisions of Section 151-6.2 (C) (1) (h), 151-11.2, 151-8.12, and 151-8.19 of Land Development Code, including revocation of the Conditional Use Permit.
8. Animal waste or by-product (“manure”) management by means of harrowing is permissible at this time. However, if odor complaints arise then manure management shall be handled through a composting facility and direct disposal as fertilizer or recycling as compost. Burning of manure shall not be permitted.
9. The use of the restroom facilities in the existing single-family house and port-a-potties for volunteers and riders is allowed by the Clay County Health Department at this time. If the owners determine that separate restroom facilities are required at a later time, they must get written approval from the Health Department.
10. 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.



# May 12-107CUP - Public Stable

## Attachment B - Existing Conditions Map



Map Document: (G:\GIS\Project\_Files\Vacinity Map - 8 x 11 P.mxd) 04/24/2012 -- 02:15:18 PM

**Planning & Zoning Department**

1 inch = 2,000 feet  
1 inch = 0.38 miles

### LEGEND

Property Line	<b>Roads CLASS</b>	Overlay Districts OVERLAY	Subdivisions	<b>Zoning Districts</b>
parcel	Interstates	CD (Conservation District)	County Boundaries	AG
Streams (EPA)	State Highways	PUD (Planned Unit Development)	2011 City Limits	R-1
Railroads	Local Roads		Parks	R-1A
Highway Ramps				R-1B



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## May 12-107 CUP – NTRC Public Stable

Attachment C – Applicant's Business Plan (5 pages)

### NORTHLAND THERAPEUTIC RIDING CENTER BUSINESS PLAN

#### Executive Summary

**LOCATION:** 13606 Henson Rd., Holt, Mo. 64048  
P.O. Box 1267, Kearney, Mo 64060

**Business Hours: Tues, Wed, Thurs. 3:00pm to 8:30pm**

**Calendar:** March – July 25

Aug. 30 – Thanksgiving

Closed Mid July to Aug. 30 & from Thanksgiving to March

#### Use:

Northland Therapeutic Riding Center's goal is to improve the quality of life of persons with special needs, and create a sense of hope in their future. NTRC provides therapeutic riding services as a result of the growing need of people with special needs in the Northland area. The program will create partnerships with the local school districts and health care systems. NTRC offers a positive support system matching a caring volunteer with a rider

Therapeutic Riding uses equine-oriented activities to positively impact the cognitive, physical, emotional, and social well-being of people with special needs from ages 2 to 80 years. The horse is a unique therapy tool in that its walk is rhythmic and repetitive and encourages movement responses in riders that are similar to human movement patterns of the pelvis while walking.



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Therapeutic riding can benefit children and adults with many special challenges, including: Down Syndrome, Autism, Multiple Sclerosis, Traumatic Brain Injury, Cerebral Palsy, Muscular Dystrophy, Speech, Vision, and Hearing Challenges, Spina Bifida, Deaf, Blind, Stroke, Cognitive, Social, and Behavioral challenges. Many individuals not only have one, but several debilitating diseases.

Therapeutic riding can provide: improved balance, posture and coordination; increased muscle tone and strength; increased range of motion and flexibility; increased problem-solving skills and concentration; and increased confidence, patience, and self-esteem.

At NTRC, therapeutic riding is implemented by licensed physical, occupational, and speech therapists and certified therapeutic riding instructors. Our staff has more than 25 years working with individuals with special needs. Therapeutic riding is recognized by the American Physical Therapy Association and the American Occupational Therapy Association.

Over time, NTRC will create a learning environment that will be an invaluable resource to people, aspiring mentors and the community at large.

## 1.1 Objectives

Northland Therapeutic Riding Center has been established to provide therapeutic riding services for people with special needs in the Northland area of Kansas City. The program will create partnerships with the local school districts and health care systems. NTRC matches a caring volunteer with a rider.. NTRC has setup three distinct programs:

- **Therapeutic Riding:** Therapeutic Riding is the central program of NTRC. It is led by a certified therapeutic riding instructor in a class of 5 or less students.
- **Hippotherapy:** Hippotherapy engages youth and physical therapist, occupational therapist, or a speech language pathologist in 1 on 1 sessions.
- **Sport Horse:** Sport horse was developed for those individuals interested in the show circuit.

## 1.2 Mission

To improve the quality of life for children and adults with special needs through equine oriented therapy and activities.



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## 1.3 Keys to Success

- Establish a strong network of support with the school systems and the health care field.
- Launch a series of fundraising activities that will successfully fund the expanding program.
- Establish an effective training program for mentors that will increase their ability to be effective.
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## THE FACILITY:

The facility includes the following existing structures:

- 70 X 200' barn
- Guest house (previously used as a Bed and Breakfast.)
- Residential house
- Large south pasture
- Small east pasture 5-7 acres
- Small west pasture 1-2 acres
- 2 large lean – to's 36x12 1 in north pasture, 1 in east pasture
- Large enclosed round-pen
- Parking lot 70 x 150
- Shed southeast of barn

Large sized concrete rocks (also known as "clean-rock), and to also supplement with the application of an organic dust free sealant named "Durasoil" if concerns are raised at a later time by surrounding property owners. Durasoil is a crystal clear, odorless dust control agent, and is applied nearly without the use of water dilution.

2 restrooms are located in the guest house at this time to be utilized by riders or volunteers. Volunteers and riders will be at the facility for an hour each lesson.

Management of animal by-product will be harrowed regularly behind a tractor to break up manure piles. The reduction of flies caused by manure is proposed to be handled by Fly Predators from Spalding Laboratories, which is added to the pasture and barn during warmer months to assist in fly reduction.



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## Planned Modification to Current Parcel:

- Update electrical, plumbing in existing barn
- Enclose south side of barn
- Improvement of internal driveway and parking lot.

6 ADA handicapped parking slots with chip n seal.

## Pasture Management

- 20 or less horses to be pastured. Pastures will be harrowed regularly to break up manure piles. Keeps down flies and eliminates odor.
- Fly Predators are added to the pastures during warmer months to down the flies. Fly Predators are environmentally friendly.
- Pastures will be rotated front to back, bi-annually to prevent over grazing.
- Environmentally friendly fertilizing and weed control products will be used as necessary, and with the guidance of the University of Missouri Extension office.

## Parking and Driveways

Parking will be allocated for handicapped riders and volunteers. Initially the parking and driveway will be clean-rock (no dust) and a dust free sealant will be added as necessary to avoid disturbing neighbors and people passing by.

Northland Therapeutic Riding Center will provide quality services to individuals with special needs, and a positive asset to Clay County. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "Mary Jill Webber". The signature is fluid and cursive.

Mary Jill Webber, M.S., CCC-SLP

Executive Director NTRC



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Northland Therapeutic Riding Center 2012 Annual Plan and Projection to 2027

Category	Objectives/Activities	Measure	Current	Target	Projection
Riders	1. Increase riders by end fall session (mix of hippotherapy and therapeutic riding)	# of riders served	50	55	75
	a) Promote through schools, newspapers, support groups, & medical contacts				
Volunteers	1. Increase volunteers	# of active volunteers	140	150	175
	a) Recruit through businesses, newspapers, radio, TV, schools, medical facilities, & community presentations				
	2. Finalize volunteer training/materials	Volunteer Guidelines document			
	3. Expand volunteer roles	# of administrative, special event, and barn volunteers	10	25 non-horse volunteers	
	a) Review needs; Develop job descriptions				
Personnel	1. Secure needed personnel by 1 <sup>st</sup> session.	Increase staff	2	2	4
	a) Track hours and duties, review future needs, prepare job descriptions				
	b) Determine employment relationship (contract, part-time, full-time, volunteer, etc.)				
	c) Update personnel policies				
	2. Increase hours for PT, OT, & Speech	# hours therapists work	9	1 more class per wk.	15-17 classes total
	a) Recruit additional contract therapists or identify therapists with greater availability				
	3. Pay Executive Director and Volunteer Coordinator on the first of each month.				
Horses	1. Increase number of Center owned horses	# of horses	2	4	20
Fundraising	1. Increase special event dollars		\$	\$20,000	40,000
	a) Add new special event				
	b) Add new special event				
	2. Increase gross fees			\$24,000	40,000
	a) Research Medicaid reimbursement b) Research insurance reimbursement				
3. Raise \$102,516					
4. Increase CHC presentations	# of presentations		4	6	
Networking	1. Expand networking contacts	# meetings/presentations		10	15
	a) Establish a volunteer Speakers Bureau b) Develop database and contact organizations, hospitals, and schools				
	2. Serve on appropriate boards/committees			2	5
	a) Support Kansas City Board mtgs-monthly				
Parking	1. Expand parking	Expand parking area to accommodate traffic area	15	20	25
	2. Increase ADA parking	Chip and seal parking area for handicapped parking by end 2012	5	7	10
Path Int'l Conference	1. Serve on steering committee for Path Int'l Conf. in Nov.				