



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
FEBRUARY 3, 2025
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Tad Snell - 25-Year Service Award**
 - B. Taylor Stafford 5-Year Service Award**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jan 21, 2025 6:00 PM**
 - B. Board of Aldermen - Work Session - Jan 21, 2025 6:00 PM**
- 5. Agenda Items**
 - A. PUBLIC HEARING: Enhanced Enterprise Zone Tax Abatement for Staying Home Corporation**
 - B. COUNCIL BILL 07: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING REAL PROPERTY TAX ABATEMENT FOR BENEFIT OF STAYING HOME CORPORATION**
 - C. COUNCIL BILL 04: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTION 405.573.A.5, ARTICLE XX, UNDER CHAPTER 405—ZONING**

REGULATIONS, IN TITLE IV—LAND USE REGULATIONS OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

- D. COUNCIL BILL 05: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A CONTRACTOR'S YARD AND VEHICLE STORAGE ON LAND LOCATED AT 402 CEDAR STREET (PARCELS #13-21-41-000-000-031.001 AND #13-21-41-000-000-049.000), 1409 N. INDEPENDENCE STREET, 1408 N. LEXINGTON STREET, AND 1201 N. INDEPENDENCE STREET (13-21-41-000-000-031.000 AND 08-08-34-303-000-076.000) IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- E. COUNCIL BILL 06: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A REZONING FROM A TO RP-3 AND PRELIMINARY DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF THE FORMER NURSING HOME FACILITY INTO 15 APARTMENT UNITS WITH PLANS FOR UP TO 5 FUTURE FOURPLEX STRUCTURES ON PROPERTY LOCATED AT 307 E. SOUTH STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
 - A. Municipal Court Report January 2025**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 31st day of January, 2025.

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda

request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.

Presented by the Mayor and the Harrisonville Board of Aldermen to

Tad Snell

In Grateful Appreciation for

25 Years

Of Dedicated Service to



February 3, 2025

Mike Zaring, MAYOR

Presented by the Mayor and the Harrisonville Board of Aldermen to

Taylor Stafford

In Grateful Appreciation for

5 Years

Of Dedicated Service to



February 3, 2025

Mike Zaring, MAYOR

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JANUARY 21, 2025
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Remote	
Dave Doerhoff	Harrisonville	Board Member	Late	6:04 PM
Marcia Milner	Harrisonville	Board Member	Excused	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Alex Felzien, Parks and Recreation Director Grant Purkey, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Director of Administrative Services Jeremy Smith, Police Chief Randy Moody, Public Works Director Patty Hilderbrand, City Engineer Carl Brooks, City Engineer Ted Martin, Executive Secretary to the City Administrator Theresa West, Mr. John Coffey, Ms. Roxy Boyd, Ms. Jessica Junge, Ms. Jennifer Fizer and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. Dylan Bell - 5-year Service Award

Mayor Zaring and Police Chief Moody were joined at the front of the room by Police Sergeant Dylan Bell.

Chief Moody thanked Sgt. Bell for his 5 years of dedicated service to the Harrisonville community.

B. Brendan Rinehart - 15-years of Service

Mayor Zaring and Police Chief Moody were joined at the front of the room by Police Sergeant Brendan Rinehart.

Chief Moody thanked Sgt. Rinehart for his 15 years of dedicated service to the Harrisonville community.

C. Recognition of Service - Ted Martin

Mayor Zaring invited City Engineer Ted Martin to join him at the front of the room.

Zaring spoke about the nearly 30 years of service Martin has given to the Harrisonville community and the dozens of projects he has worked on to improve the infrastructure in the community during his time.

Zaring thanked Martin for his leadership and expertise and wished him well in his retirement.

Martin thanked Mayor Zaring for his kind words and said he was humbled and honored to have been able to serve the Harrisonville community for so long.

Martin spoke to many of the successes he has seen the community enjoy during his time working with the City.

Martin thanked the Board of Aldermen and the many members of City staff he has worked with during his time and wished everyone well.

3. Public Participation

None.

4. Approval of Minutes**A. Board of Aldermen - Regular Meeting - Jan 6, 2025 6:00 PM**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kile Chaney, Board Member
SECONDER:	Larry Pfautsch, Board Member
AYES:	Mills, Franklin, Pfautsch, Turner, Doerhoff, Davidson, Chaney
EXCUSED:	Marcia Milner

B. Board of Aldermen - Work Session - Jan 6, 2025 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Larry Pfautsch, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Mills, Franklin, Pfautsch, Turner, Doerhoff, Davidson, Chaney
EXCUSED:	Marcia Milner

C. Closed Session Minutes - December 2, 2024

A motion to accept the minutes from the December 2, 2024, Closed Session was made by Alderman Doerhoff, with a second from Alderwoman Franklin. The motion carried with a unanimous 6-0 vote, as Alderman Turner abstained from voting and Alderwoman Milner was excused.

D. Closed Session Minutes - January 6, 2025

A motion to accept the minutes from the January 6, 2025, Closed Session was made by Alderman Chaney, with a second from Alderman Mills. The motion carried with a unanimous 6-0 vote, as Alderman Turner abstained from voting and Alderwoman Milner was excused.

5. Agenda Items**A. Love the Harrisonville Square Annual Presentation**

Love the Harrisonville Square President Jesica Junge gave a presentation to the Mayor and Board of Aldermen about the history of the LTHS organization and some of their success stories.

Junge spoke about new businesses that have come to the square district.

Junge spoke about some of the challenges the organization is facing and the ongoing efforts to restore the remaining vacant buildings on the square.

Junge spoke to the many improvements that have been made to the square district.

Junge spoke to growing outreach efforts by the organization and said she is excited to amplify the organization's message.

Junge spoke to current funding for the Love the Harrisonville Square organization, stating that the organization hopes to be able to scale their funding as their organization grows.

Junge spoke about the future of the LTHS organization and their hopes for 2025.

Junge spoke about a number of exciting events and visits that have taken place on the square in 2024.

Alderman Pfautsch complimented the Love the Harrisonville Square organization for their ongoing efforts to revitalize the Historic Harrisonville Square and strengthen the entire Harrisonville community.

Alderwoman Franklin also thanked the organization for all they do for the Harrisonville community.

Junge thanked the Board for their time and for the strong partnership between the City and the Love the Harrisonville Square program.

Mayor Zaring thanked Ms. Junge and the entire organization for their efforts.

Zaring spoke about the impact of the LTHS organization and all of the work done behind the scenes to make it all happen and to make Harrisonville a better place.

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO WAIVE INSPECTION AND PERMITTING FEES IN EXCESS OF THOSE THAT COVER THE CITY'S INCURRED COSTS RELATED TO REHABILITATION PROJECTS AT 105, 107, AND 109 S. LEXINGTON STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Staff report presented by Community Development Director Stanton.

Stanton reminded the Board of the revisions that they made to the resolution during the Work Session on January 6, 2025.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2025-03.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Pfautsch, Board Member
SECONDER:	Bill Mills, Board Member
AYES:	Mills, Franklin, Pfautsch, Turner, Doerhoff, Davidson, Chaney
EXCUSED:	Marcia Milner

C. PUBLIC HEARING: Code Amendments Chapter 405.573.A.5

Mayor Zaring opened the public hearing at 6:45 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said the proposed Code Amendments pertain to changes in the language regarding "Hours of Operation" for marijuana uses.

Stanton spoke about the request to amend the City's Municipal Code to allow for the operation of a 24/7 drive-thru window at a marijuana dispensary.

Stanton said this Code Amendment will not change the allowed lobby hours but will result in allowing for 24/7 selling and distribution of marijuana and other products via a drive-through window.

Stanton reminded the Board of conversations held during the January 6, 2025, Work Session.

Stanton said during the January 16, 2025, Planning & Zoning Commission meeting, the commission held a public hearing on this item and voted to recommend approval to the Board of Aldermen.

Mayor Zaring closed the public hearing at 6:53 p.m.

D. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTION 405.573.A.5, ARTICLE XX, UNDER CHAPTER 405-ZONING REGULATIONS, IN TITLE IV-LAND USE REGULATIONS OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring said the second reading of the ordinance would take place on February 3, 2025.

RESULT:	SCHEDULED
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Next: 2/3/2025 6:00 PM

E. Appl. #SUP-24-005--Shelton's SUP for Contractor's Yard and Vehicle Storage

Mayor Zaring opened the public hearing at 6:55 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said Shelton & Sons, LLC is seeking approval of the attached Special Use Permit for the use of a contractor's yard and vehicle storage on various parcels of land throughout the community.

Stanton said the properties are currently zoned General Industrial (M-2) District.

Stanton spoke about screening requirements that will need to be put in place if the request is to be approved.

Stanton spoke to the zoning of several neighboring properties.

Stanton said several of the properties have existed with outside storage on them since at least 2003.

Stanton said the Planning & Zoning Commission heard the item during their January 16, 2025 meeting and recommended approval to the Board of Aldermen.

Stanton said City staff recommends approval of the requested Special Use Permit with the following conditions:

1. The applicant shall install the required screening-"a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets"-upon approval of the Special Use Permit by the Board of Aldermen.
2. The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue these uses.

Mayor Zaring closed the public hearing at 6:59 p.m.

F. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A CONTRACTOR'S YARD AND VEHICLE STORAGE ON LAND LOCATED AT 402 CEDAR STREET (PARCELS #13-21-41-000-000-031.001 AND #13-21-41-000-000-049.000), 1409 N. INDEPENDENCE STREET, 1408 N. LEXINGTON STREET, AND 1201 N. INDEPENDENCE STREET (13-21-41-000-000-031.000 AND 08-08-34-303-000-076.000) IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring said the second reading of the ordinance would take place on February 3, 2025.

RESULT: SCHEDULED

Next: 2/3/2025 6:00 PM

G. Appl. #RZ/PDP-24-002--A Rezoning from A to RP-3 for 4.38-acres at 307 E. South Street

Mayor Zaring opened the public hearing at 7:00 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said Mr. John Coffey is requesting approval for a rezoning from Agriculture (A) District to Planned Garden or Cluster Type Residential (RP-3) District to allow for the redevelopment of the former nursing home facility into 15 apartment units and up to five future fourplex structures.

Stanton spoke to the zoning history of the property.

Stanton spoke to the zoning of several neighboring properties.

Stanton said the Planning & Zoning Commission heard the item during their January 16, 2025, meeting and recommended approval to the Board of Aldermen.

Stanton said City staff recommends approval of the proposed Rezoning of 4.38-acres from A to RP-3 and Preliminary Development Plan for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures with the following conditions:

1. A modification shall be granted to the required 4' parking lot setback to allow for the existing parking to remain in its current location 2-3 feet from the western property line.
2. No structures shall be built within the floodplain.

3. *All new structures shall comply with the design standards in Section 405.565.*
4. *Required landscaping along the eastern portion of the property shall be evaluated with the Final Development Plan for the proposed future fourplexes.*

Mayor Zaring closed the public hearing at 7:09 p.m.

H. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A REZONING FROM A TO RP-3 AND PRELIMINARY DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF THE FORMER NURSING HOME FACILITY INTO 15 APARTMENT UNITS WITH PLANS FOR UP TO 5 FUTURE FOURPLEX STRUCTURES ON PROPERTY LOCATED AT 307 E. SOUTH STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring said the second reading of the ordinance would take place on February 3, 2025.

RESULT: SCHEDULED

Next: 2/3/2025 6:00 PM

6. Aldermen and Committee Reports

Alderman Mills shared his appreciation for the City's Combined Water and Sanitary Sewer staff, as they battle the water main breaks that come with cold temperatures. Mills also shared his support for Chief Moody and the Harrisonville Police Department.

Alderman Davidson commended each member of City staff for their hard work during the recent harsh weather.

Alderswoman Franklin spoke about the positive response by all members of City staff during the winter storm at the beginning of the month. Franklin provided an update from the Park Board.

Alderman Chaney spoke about upcoming youth sports signups through the Parks and Recreation Department.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board of Aldermen about a series of upcoming City and community events.

Ratliff provided information about the City's response to the winter storm during the first weekend in January, as crews plowed/treated 1,907 lane miles of roadway.

Ratliff said the engineer for the Beckerdite Storm Water Improvements Project (HDR) will be submitting a supplemental engineering amendment in the amount of \$14,935, to save nearly \$300,000 in construction costs.

Ratliff announced that the City has received a Missouri Department of Natural Resources American Rescue Plan Act grant award for the James Street to Blueberry Storm Water Improvements project, which will allow the City to execute contracts from G-B Construction.

Ratliff announced that a notice to proceed for the S Commercial Street Extension project has been scheduled for a start date of October 27, 2025.

Ratliff said Great River Engineering has submitted a scope of services for the right of way acquisition portion of the South Street Bridge Over Muddy Creek Tributary project, with an estimated time and expense fee for completing of \$15,000 for the 11 parcels.

Ratliff announced that the upcoming Volunteers in Police Service open house has been rescheduled to February 25, at 6 p.m.

Ratliff informed the Board that the Community Center's 2024 December membership drive sold 152 paid-in-full memberships, as compared to 77 in 2023.

Ratliff announced that the last two buildings on Lexington Street were purchased on Friday, January 17, by Cole and Courtney Putthoff.

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Zaring commended each department within the City for their ongoing work during the recent weeks of extreme winter weather.

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderman Doerhoff. The motion carried with a unanimous vote. The meeting adjourned at 7:23 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JANUARY 21, 2025
7:00 PM

1. Call to Order

The meeting was called to order at 7:38 PM by Mayor Mike Zaring.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Remote	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Excused	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, Parks Director Grant Purkey, Public Works Director Patty Hilderbrand, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Police Chief Randy Moody, Executive Secretary to the City Administrator Theresa West and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. 2025 Legislative Agenda Discussion

City Administrator Ratliff led a discussion about the City's proposed Legislative Agenda for the year 2025.

Ratliff highlighted items on the legislative agenda, including:

- *Implementing a Harrisonville Transient Guest Tax*
- *Supporting legislation aimed at continuing funding for programs critical to economic growth and workforce development*

- *Empowering local governments by removing the burdensome process required for Missouri municipalities to propose special tax measures*
- *Combating sales tax reduction or elimination*
- *Opposing any legislation aimed at moving municipal elections from the month of April*
- *Supporting the expansion of broadband internet and its infrastructure*
- *Combating personal property tax reduction or elimination*
- *Opposing the redirection of funds generated by municipal court fines*
- *The reform of the Missouri municipal court system*

The Board voiced support for the proposed legislative agenda and said they appreciated support for returning responsibility and governance to local municipalities.

A motion was made by Alderman Davidson to adjourn from the Work Session. The motion was seconded by Alderman Doerhoff. The motion carried with a unanimous vote. The meeting adjourned at 8:10 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

To: Board of Aldermen

From: Jim Clarke – Economic Development Manager

Date: February 3, 2025

Re: Staying Home Corporation – Enhanced Enterprise Zone Tax Abatement Application

GENERAL INFORMATION

Applicant: Staying Home Corporation (Harrisonville Headquarters facility)

Requested Actions: Approval

Date of Application: November 18, 2024

PROPOSAL

Staying Home Corporation (Harrisonville Headquarters facility) is considering expansion of their Harrisonville facility. With their proposed expansion, they are requesting to receive Enhanced Enterprise Zone (EEZ) Tax Abatement on their proposed new investment in Real Property – constructing a new 50' x 200' building to house a powder coating operation and addition of new powder coating equipment.

PREVIOUS ACTIONS

Staying Home Corporation was founded in 2012 in Harrisonville, Missouri.

The company initially leased a building at 1503 Vine Street in Harrisonville.

The company purchased the current 7 acres property in August 2016 – 2501 Anaconda Rd., Harrisonville.

Staying Home Corporation began with 3 employees – currently employs approximately 50.

Products Manufactured: Indoor/Outdoor Stairlifts – Vertical Platform Lift – Residential Elevators – Above ground Storm Shelters

The Harrisonville Enhanced Enterprise Zone (EEZ) Board of Directors met on December 4, 2024, to review and consider Staying Home Corporation's Enhanced Enterprise Zone Tax Abatement Application, for their proposed expansion project.

At their December 4, 2024, meeting, the Harrisonville Enhanced Enterprise Zone (EEZ) Board unanimously Approved to recommend to the Board of Aldermen Approval of Staying Home Corporation's Application for Enhanced Enterprise Zone (EEZ) Tax Abatement, for their proposed expansion project.

KEY ISSUES

Staying Home Corporation started a new manufacturing company in Harrisonville.

Staying Home Corporation's continued commitment to the Harrisonville community, as evidenced by starting the company in Harrisonville in 2012, purchasing property in Harrisonville, maintaining Headquarters in Harrisonville and expanding in Harrisonville on various occasions.

Committing to Harrisonville going from leasing to owning property.

A new powder coating building will eliminate the need to transport parts to outside vendors to get this process done.

It will reduce costs associated with handling parts multiple times, transportation costs and the loan on the new equipment and facility will be about \$2,000 less/month than their current lease of a powder coat facility being used. Hence, improving Staying Home Corporation's cash flow.

Tax Abatement is only on the New Capital Investment.

Tax Abatement is on only the Real Property (New Investment) – does not apply to Personal Property.

100% of New Personal Property Tax generated from proposed expansion, will go to all Property Taxing Jurisdictions.

Proposing a new building, to house and separate their powder coating operation.

Will add 5 new Full-time Jobs.

Staying Home pays 50% of employee's Health Insurance Premium.

Staying Home Corporation's commitment to the Harrisonville community is expressed by the below events:

- **2012 - Company founded in Harrisonville – leased facility**
- **August 2016 - Company purchased 7 acres in Harrisonville**
- **2012 – 2024 - Grown from 3 employees to 50 employees**
- **2024 - Proposed expansion – to add new 10,000 s.f. building**

Staying Home Corporation has been in communication with the City's Community Development Director, including submitting plans for review.

STAFF COMMENTS AND SUGGESTIONS

Staff recommends the Board to consider the following, in consideration of the Applicant's Enhanced Enterprise Zone Tax Abatement request:

Staying Home Corporation's evident commitment to the Harrisonville community since 2012.

Their improved Cash Flow of approximately \$2,000/month with the new powder coating building.

Operational efficiencies achieved with the new, separate, powder coating facility.

Staying Home Corporation pays 50% of employee's Health Insurance Premium.

Staying Home Corporation has submitted plans for review by City staff.

STAFF RECOMMENDATION

Staff recommends the Board of Aldermen consider approving the request for Enhanced Enterprise Zone (EEZ) Tax Abatement, at the eligible Tax Abatement Rates, as determined by the proposed project scope and scale.

ATTACHMENTS

Estimated Total New Real Property Tax Revenue

Estimated Tax Abatement Benefit to Staying Home Corporation

Estimated New Real Property Tax Revenue to School District

Estimated New Payroll

Resolution – Authorizing Real Property Tax Abatement for benefit of Staying Home Corporation (Harrisonville Headquarters)

STAFF CONTACT:

Jim Clarke
Economic Development Manager

Enhanced Enterprise Zone

REAL PROPERTY TAX ABATEMENT APPLICATION

Application Information

Qualified Company – and DBA

Parent Company

Contact

Staying Home Corp – Contacts: Dan Fager, COO / Mike Vogt, Pres

Address:

2501 Anaconda Road

Phone:

816.380.2427

Street address

Apt/Unit #

Harrisonville, MO 64701

Email:

mikev@stayinghome.com
danf@stayinghome.com

City

State

Zip Code

Federal Tax ID
No. (FEIN)

45-5487251

MITs/
Missouri
ID No.

21630691

Primary NAICS
Code (primary
line of business)

333921

Tax Year of
Company

☒ Calendar

☐ Other (Please describe)

Beginning: MM/DDDD

Ending: MM/DDDD

Company Structure

Fiduciary ☐ C-Corp ☐ S-Corp ☒ LLC ☐ Sole Proprietorship ☐ Partnership ☐ Non-Profit ☐ Other ☐ (Please Describe)

Primary Business Activity

Production ☒ Processing (Type: Food ☐ Chemical ☐ Pharmaceuticals ☐ Cosmetics ☐ Plastics ☐ Other) ☐ Assembly ☐
Painting/Coating ☐ Warehouse/Distribution ☐ Administrative ☐ Other ☐

Purpose for Project

Expansion ☒ Relocation ☐ Consolidation ☐ Access to Market/s ☐ Access to Suppliers ☐ Access to Raw Materials ☐
Access to Talent/Workforce ☐ Efficiencies ☐ Other ☐

Cause of Growth

New Customer/s ☒ New Product/s ☒ New Market/s ☐ Merger/Acquisition ☐ Increased Product/s Demand ☒
New Technology/ies ☐ Other ☐

Describe Scope and Scale of Proposed Project

Adding a 50' x 200' building to house a powder coating operation. This will eliminate the need to transport parts to outside vendors

to get this process done. It will reduce costs associated with handling parts multiple times, transportation costs, and the loan on the

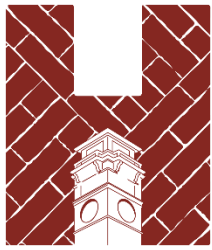
new equipment and facility will be about \$2,000 less/month than our current lease of a powder coat facility being used.

New Capital Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Land Purchase					
Building Purchase					
New Building Construction	\$550,000				
Existing Building Improvements					
New Machinery & Equipment	\$547,080				

New Machinery & Equipment	Year 1	Year 2	Year 3	Year 4	Year 5
Equipment Type 1	Powder Coat Equipment				
Equipment Type 2					
Equipment Type 3					
Equipment Type 4					

New Full-time Jobs	Year 1	Year 2	Year 3	Year 4	Year 5
Occupation Title 1	Supervisor				
Occupation Title 2	Part Handler				
Occupation Title 3	Part Washer	Part Handler			
Occupation Title 4		Powder Coater			
Occupation Title 5					
Occupation Title 6					
Occupation Title 7					
Occupation Title 8					
Occupation Title 9					
Occupation Title 10					

Wages	Year 1	Year 2	Year 3	Year 4	Year 5
Starting Wage	3	2			
Average Wage	\$22/hr	\$22/hr			
Shift Differential					
Weekend Differential					
Maximum Wage	\$30/hr	\$30/hr			



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

Are Full-time Employees offered Health Care Benefits?

Yes ☒ No ☐

Does employer pay at least 50% of employee's Health Insurance Premium?

Yes ☒ No ☐

Outdoor Storage? Hazardous? Yes ☐ No ☒

Yes ☐ No ☒

Sewer Discharge Pretreatment Needed?

Yes ☐ No ☒

Hazardous Chemicals On-Site?

Yes ☐ No ☒

If yes, type?

Special Fire Suppression Required?

Yes ☐ No ☒

If yes, explain?

Signature

I certify that my answers are true and complete to the best of my knowledge.

If this application leads to granting of Real Property Tax Abatement, I understand that any false or misleading information in my application may result in repeal of any Real Property Tax Abatement granted and the reimbursement (in full) of any Real Property Tax Abatement received.

Signature:

Michael D. Vogt

Date:

11/18/2024



Enhanced Enterprise Zone Tax Abatement Application

- Applicant - Existing Harrisonville Industrial Employer
- Staying Home Corporation - was founded in 2012 in Harrisonville, Missouri
- The company initially leased a building on Vine Street
- The company purchased the current 7 acres in August 2016 at Anaconda & Precision
- Staying Home Corporation began with 3 employees - currently has approximately 50
- Products Manufactured: Indoor/Outdoor Stairlifts - Vertical Platform Lift
Residential Elevators - Above ground Storm Shelters

Staying Home Team Attendees: Mike Vogt - President
Dan Fager - Chief Operating Officer



Project Eligibility - Met Based on Proposed Project Assumptions

- **NAICS Code:** 333921 - falls within Eligible Industries adopted NAICS 33-34 Manufacturing
- **Minimum New Capital Investment** - \$100,000: Proposed New Capital Investment Exceeds
- **Minimum New Full-time Jobs** - 2: Proposed New Full-time Jobs Exceeds

NOTE: Only Real Property Tax Abated in the Enhanced Enterprise Zone (EEZ) Program.
Personal Property Tax is NOT Abated in the Enhanced Enterprise Zone (EEZ) Program.



Proposed Project Scope and Scale

- Staying Home Corporation - an existing Industrial Employer - is considering adding a new building at their Harrisonville operation to house a powder coating operation.
- The proposed new building would be 50' x 200' - 10,000 s.f.
- Current total s.f. is approximately 42,000 s.f. (multiple buildings)
- Currently own 7 acres at Anaconda & Precision
- New Full-time Jobs: Washer & Parts Handlers & Powder Coater - Starting Wage \$18/hr. - Supervisor \$28/hr.

NAICS Code	Real Property Investment	Business Personal Property Investment	New Full Time Jobs	New Part Time Jobs	Starting Wage	Average Wage	Highest Wage	Staying Home Pays at least 50% Insurance Premiums	Date for Decision to Expand	Date for Construction to Begin	Date for Hiring to Begin
333921	\$550,000	\$547,080	5	0	\$18.00	\$22.00	\$30.00	Yes	2024	Feb. - March 2025	Sept. – Oct. 2025



Missouri Works

Zone Works - 80% of County Average Wage

Eligibility Criteria

Program	Minimum New Jobs	Minimum New Private Capital Investment	Minimum Average Wage	Automatic Benefit
Zone Works ¹	2	\$100,000	80% of County Avg. Wage	WH, 5 or 6 years ³
Rural Works ²	2	\$100,000	90% of County Avg. Wage	WH, 5 or 6 years ³
Statewide Works	10	N/A	90% of County Avg. Wage	WH, 5 or 6 years ³
Mega Works 120	100	N/A	120% of County Avg. Wage	6% of new payroll, 5 or 6 years ³
Mega Works 140	100	N/A	140% of County Avg. Wage	7% of new payroll, 5 or 6 years ³
Qualified Military Projects	10	Real or personal property amount as outlined in the proposal	90% of County Avg. Wage	Tax credits equal to the estimated WH taxes for a term up to 15 years. Must receive a proposal for benefits



Jobs Created						
Job Title	Number of Jobs	Year 1	Year 2	Year 3	Hourly Wage	Annualized Wage for Job Title
Supervisor	1	1			\$28/hr.	\$58,240
Parts Handler	2	1	1		\$18/hr.	\$37,440
Parts Washer	1	1			\$18/hr.	\$37,440
Powder Coater	1		1		\$18/hr.	\$37,440
TOTAL New Annual Payroll	5	3	2			\$208,000
					\$18/\$22 = 81%	\$37,440/\$46,124 = 81%
Cass County Average Wage	81%				\$22/hr.	\$46,124

Staying Home Corporation

Harrisonville, Missouri facility



HARRISONVILLE	
ENHANCED ENTERPRISE ZONE	
TIERED INCENTIVE SCHEDULE	
BASE QUALIFICATION REQUIREMENTS	ABATEMENT LEVEL / TERM
Minimum Requirements - As verified by Missouri DED: 2 New FT employees AND \$100,000 (minimum) capital investment	50% abatement / 10 years
Note: Upon qualification for minimum abatement, additional abatement is calculated according to additional FT Employees and/or additional Capital Investment.	
ADDITIONAL ABATEMENT INCREMENT BENEFITS	
Additional New Jobs Created Exceeding Minimum	
5+ NEW FT employees	5% additional abatement/10 Years
10+ NEW FT employees	7% additional abatement/10 years
15+ NEW FT employees	10% additional abatement/10 years
25+ NEW FT employees	15% additional abatement/10 years
50+ NEW FT employees	20% additional abatement/10 years
100+ NEW FT employees	25% additional abatement/10 years
250+ NEW FT employees	30% additional abatement/10 years
Additional Capital Investment Exceeding Minimum	
Capital investment exceeding \$5 million	5% additional abatement/10 years
Capital investment exceeding \$10 million	10% additional abatement/10 years
Capital investment exceeding \$25 million	15% additional abatement/10 years
Capital investment exceeding \$50 million	20% additional abatement/10 years
Capital investment exceeding \$75 million	30% additional abatement/10 years



Enhanced Enterprise Zone Tax Abatement - Additional Benefit **Minimum Benefit - 50% Real Property Tax Abatement - 10 Years**

New Capital Investment Additional Benefit

- Less than \$5 Million Minimum
- \$550,000 New Building
- \$547,080 New M&E
- Total New Capital Investment \$1,097,080
0% Additional Benefit
- Term 10 Years

New Full-time Jobs Additional Benefit

- Year 1 - 0% (3 New F-T Jobs)
- Year 2 - 5% (5 New F-T Jobs)



Enhanced Enterprise Zone Tax Abatement Percentage Per Year

- Year 1 - 50% - Minimum State/Program Required Tax Abatement
- Year 2 - 55% - Additional 5% Tax Abatement - per Project Assumptions &
- Year 3 - 55% Tiered Abatement Schedule
- Year 4 - 55% (based on 5 New Jobs)
- Year 5 - 55%
- Year 6 - 55%
- Year 7 - 55%
- Year 8 - 55%
- Year 9 - 55%
- Year 10 - 55%



Enhance Enterprise Zone New Real Property Tax Liability Estimate - Calculation

- Real Property New Capital Investment - \$550,000 (Cost/Market Value)
- Commercial Property Assessment Rate - 32%
- 2024 Property Tax Levy - 7.2905
- $\$550,000 \times 32\% = \$176,000$ (Assessed Value)
- $\$176,000 \times 7.2905 = \$1,283,128$
- $\$1,283,128 / 100 = \$12,831$ (Estimated New Real Property Tax Liability)

Enhance Enterprise Zone

Estimated Tax Abatement Benefit - Calculation

- \$12,831 (Estimated New Investment Real Property Tax Liability - Tax Abatement Benefit)
- Year 1 - $\$12,831 \times 50\% = \$6,415$ (Estimated Tax Abatement Benefit at 50% Tax Abatement Rate)
- Year 2 - $\$12,831 \times 55\% = \$7,057$ (Estimated Tax Abatement Benefit at 55% Tax Abatement Rate)
- Year 3 - $\$12,831 \times 55\% = \$7,057$
- Year 4 - $\$12,831 \times 55\% = \$7,057$
- Year 5 - $\$12,831 \times 55\% = \$7,057$
- Year 6 - $\$12,831 \times 55\% = \$7,057$
- Year 7 - $\$12,831 \times 55\% = \$7,057$
- Year 8 - $\$12,831 \times 55\% = \$7,057$
- Year 9 - $\$12,831 \times 55\% = \$7,057$
- Year 10 - $\$12,831 \times 55\% = \$7,057$
- Total Tax Abatement Benefit Estimate = \$69,928 (over 10 Years)

New Total Real Property Tax Revenue Estimate

- \$12,831 (Estimated New Real Property Tax Liability - School District New Real Property Tax Revenue)
- Year 1 - $\$12,831 - \$6,415 = \$6,416 \times 75.13\% = \$4,820$ (School District Estimated New Real Property Tax Revenue)
- Year 2 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District Estimated New Real Property Tax Revenue)
- Year 3 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 4 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 5 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 6 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 7 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 8 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 9 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Year 10 - $\$12,831 - \$7,057 = \$5,774 \times 75.13\% = \$4,338$ (School District)
- Total New Property Tax Revenue - School District - Estimate $\$58,382 \times 75.13\% = \$43,862$ (School District Revenue Estimate over 10 Years)



Enhanced Enterprise Zone - Tax Abatement Request

Questions?

Thank You!

Jim Clarke
Economic Development Director

**Staying Home Corporation
Enhanced Enterprise Zone
Tax Abatement
February 3, 2025**

Real Property Tax Abatement Percentage

Year 1 – 50% - Minimum State/Program Required Tax Abatement

Years 2 – 10 - Additional 5% Tax Abatement (55%) – per Project Assumptions & Tiered Abatement Schedule - based on 5 New Jobs

- Year 1 – 50% - Minimum State/Program Required Tax Abatement
- Years 2 – 10 - 55% - Additional 5% Tax Abatement

Estimated Real Property Tax Liability on New Investment - \$12,831 & Tax Abatement Benefit

Year 1 - \$12,831 x 50% = **\$6,415** (Estimated Tax Abatement Benefit at 50% Tax Abatement Rate)

Years 2 – 10 - \$12,831 x 55% = **\$7,057** (Estimated Tax Abatement Benefit at 55% Abatement Rate)

Total Tax Abatement Benefit Estimate = \$69,928 (over 10 Years)

Estimated New Real Property Tax Liability on New Investment – \$12,831 & School District New Real Property Tax Revenue

Year 1 - \$12,831 - \$6,415 = \$6,416 x 75.13% = **\$4,820** (School District Estimated New Real Property Tax Revenue)

Years 2 – 10 - \$12,831 - \$7,057 = \$5,774 x 75.13% = **\$4,338** (School District Estimated New Real Property Tax Revenue)

Total New Property Tax Revenue – School District - Estimate \$58,382 x 75.13% = \$43,862 (School District Revenue Estimate over 10 Years)

New Payroll – 5 New Full-time Jobs = \$208,000 Annually

Council Bill No.

Resolution No.

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE AUTHORIZING REAL PROPERTY TAX ABATEMENT FOR
BENEFIT OF STAYING HOME CORPORATION
(Harrisonville Headquarters Facility)**

WHEREAS, on December 14, 2010, the Board of Aldermen held a Public Hearing for establishing an Enhanced Enterprise Zone and establishing a Real Property Tax Abatement Rate; and

WHEREAS, on December 14, 2010, the Board of Aldermen identified eligible industries to receive Real Property Tax Abatement through the Enhanced Enterprise Zone Program, based on the North American Industry Classification System (NAICS); and

WHEREAS, on December 14, 2010, the Board of Aldermen adopted a Tiered Tax Abatement Rate Schedule; and

WHEREAS, on February 3, 2011, the Missouri Department of Economic Development designated the Harrisonville Enhanced Enterprise Zone; and

WHEREAS, Sections, 135.950 to 135.973, RSMo, provides a means and an opportunity for the City of Harrisonville to cooperate with the State of Missouri to relieve economic distress and attract new jobs and new capital investment to our area; and

WHEREAS, the Board of Aldermen and the Enhanced Enterprise Zone Board of the City of Harrisonville support this type of incentive to encourage businesses to locate and expand in the Enhanced Enterprise Zone; and

WHEREAS, the Enhanced Enterprise Zone Tax Abatement Rate is calculated on the Total New Capital Investment, to include real property investment and personal property investment and additional Tax Abatement Rate may be received, with additional new capital investment or additional new Full-time jobs; and

WHEREAS, the Enhanced Enterprise Zone Tax Abatement benefit, applies only to new real property tax and does not apply to personal property tax; and

WHEREAS, an existing industrial company/employer is requesting consideration to receive Enhanced Enterprise Zone Tax Abatement for new capital investment and new full-time job creation; and

WHEREAS, the Harrisonville Enhanced Enterprise Zone Board recommended approval of the requested Tax Abatement on December 4, 2024, to the Board of Aldermen for this existing company/employer; and

WHEREAS, a Public Hearing was held on February 3, 2025, by the Board of Aldermen, for consideration of the Tax Abatement request.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen authorizes Real Property Tax Abatement on the eligible new capital investment made in the Harrisonville facility, accompanied by new full-time jobs created.

Section 2: The authorized Real Property Tax Abatement Rate shall be as follows: (calculated from the proposed expansion project new capital investment and new full-time jobs and applied to the Adopted Tiered Tax Abatement Rate Schedule)

Year 1 – 50%

Year 2 – 55%

Year 3 – 55%

Year 4 - 55%

Year 5 - 55%

Years 6-10 – 55%

Section 3: The Real Property Tax Abatement term is 10 years.

Section 4: The political subdivisions to which this Real Property Tax Abatement shall apply, unless Statutorily prohibited, are:

Missouri Blind Pension Fund

Cass County Public Library

Cass County Sheltered Workshop Association

Cass Regional Medical Center

Cass County Road & Bridge

Harrisonville Cass R-IX School District

City of Harrisonville, Missouri

Section 5: The Enhanced Enterprise Zone is a discretionary program, failure of a recipient of program benefits, to maintain the minimum project criteria, for which program benefits were approved, throughout the Tax Abatement Period (10 years), may result in a reduction of the percentage of approved Tax Abatement Rate.

Section 6: Effective Date - This resolution shall become effective upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI, ON THIS 3RD DAY OF FEBRUARY 2025.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

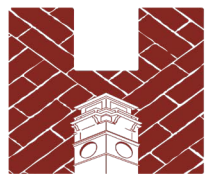
ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 3rd day of February 2025.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: January 21, 2025

Re: CONTINUED Code Amendments—Section 405.573.A.5—Hours of Operation, Standards for Marijuana Uses

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendments

Date of Application: N/A

PROPOSAL

The proposed Code Amendments pertain to changes in the language regarding “Hours of Operation” for marijuana uses. More specifically, it has been brought to the City’s attention that there is a dispensary facility located within Grandview that operates with a 24/7 drive-thru window which is allowed per their Codes and the City wishes to consider Code changes that mirror the language for hours of operation as is allowed by Grandview’s municipal code.

PREVIOUS ACTIONS

- June 17, 2019---The Board of Aldermen approved Ordinance #3469, which added definitions pertaining to medical marijuana.
- February 6, 2023—The Board of Aldermen approved Ordinance #3625, which added definitions pertaining to various marijuana facilities.
- January 6, 2025—The Board of Aldermen discussed the proposed Code Amendment within the Work Session and directed staff to bring the amendment forward.
- January 16, 2025—The Planning & Zoning Commission held a public hearing on this item and voted 5-0 to recommend approval to the Board of Aldermen.

KEY ISSUES

- Currently a dispensary could have a drive-through window but would be limited to the same hours of operation as the lobby (meaning it would have to be closed by 10 p.m. and could not be open before 8 a.m.).
- This Code Amendment will not change the allowed lobby hours, but will result in allowing for 24/7 selling and distribution of marijuana and other products via a drive-through window.

ATTACHMENTS

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AMENDING SECTION 405.573.A.5, ARTICLE XX,
UNDER CHAPTER 405—ZONING REGULATIONS, IN TITLE IV—LAND USE
REGULATIONS OF THE HARRISONVILLE MUNICIPAL CODE AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Harrisonville desires to amend Section 405.573.A.5 within Article XX, under Chapter 405—Zoning Regulations, in Title IV—Land Use Regulations of the City’s municipal code; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on January 16, 2025, to review and make a recommendation. After said public hearing, the Planning & Zoning Commission voted 5-0 to recommend approval to the Board of Aldermen; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on January 21, 2025, and rendered a decision to approve as the Board believes that it is in the best interest for the citizens of Harrisonville.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: Section 405.573.A.5 is hereby amended striking the current language and replacing it with the following language:

“Hours of Operation.

- a. **Dispensaries.** The interior premises of marijuana dispensaries shall be closed and secured to the public daily between the hours of 10:00 P.M. and 8:00 A.M. Dispensaries may sell or distribute marijuana and other products to the public by means of a drive-through window twenty-four (24) hours per day, provided such drive-through conforms to state regulations.
- b. **Other Marijuana Facilities.** All other marijuana facilities shall be closed to the public between the hours of 10:00 P.M. and 8:00 A.M. No person not employed by the facility shall be on the premises at any time without being approved for entry and logged in by building security personnel and are required to obtain a visitor pass.”

Section 2: That this Ordinance shall be in effect immediately upon its passage and approval.

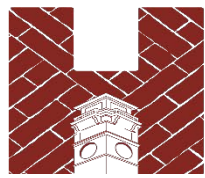
READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21st DAY OF JANUARY, 2025,
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3RD DAY OF
FEBRUARY, 2025, AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF
FEBRUARY, 2025.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 3rd day of February 2025.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: January 21, 2025

Re: CONTINUED Appl. #SUP-24-005—SPECIAL USE PERMIT for a contractor's yard and vehicle storage on land located at 402 Cedar Street (Parcels #13-21-41-000-000-031.001 and #13-21-41-000-000-049.000), 1409 N. Independence Street, 1408 N. Lexington Street, and 1201 N. Independence Street (13-21-41-000-000-031.000 and 08-08-34-303-000-076.000)

GENERAL INFORMATION

Applicant: Bill Shelton, Shelton & Sons, LLC

Requested Actions: Approval of Special Use Permit

Date of Application: September 18, 2024

PROPOSAL

Mr. Bill Shelton, Shelton & Sons, LLC, is seeking approval of the attached Special Use Permit for the use of a contractor's yard and vehicle storage on land located at 402 Cedar Street (Parcels #13-21-41-000-000-031.001 and #13-21-41-000-000-049.000), 1409 N. Independence Street, 1408 N. Lexington Street, and 1201 N. Independence Street (13-21-41-000-000-031.000 and 08-08-34-303-000-076.000). (See attached Zoning and Aerial Maps).

At one time the properties were owned by MK&T (KATY) Railroad. A review of real estate transactions related to these properties indicated that Mr. Shelton obtained the property on the west side of Independence Street on January 6, 1998; and 1201 N. Independence Street, 08-08-34-303-000-076.000, 1408 N. Lexington Street, and 1409 N. Independence Street on April 30, 1984. Staff has been unable to pin-point exactly how long these properties have existed with outside storage on them though it appears that it may have been utilized in this manner since at least 2003.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned as follows:

Western Properties:

North: General Industrial (M-2) District—Residential

West: General Industrial (M-2) District—Whistle Redi Mix and Railroad property

South: General Industrial (M-2) District—Union Pacific Railroad Company land

East (across Cedar St.): General Industrial (M-2) District—Tow lot and commercial (computer recycling)

Eastern Properties:

North: Agriculture (A) and General Industrial (M-2) Districts—Residential

West (across Independence St.): Service Business (C-2) and General Industrial (M-2) Districts—MFA Oil, Tow lot, and Railroad property

South (across Missouri Pacific RR): Light Industrial (M-1), Near Downtown Two-Family Neighborhood (R-2B), and Single-Family Residential (R-1) Districts—Commercial and Residential

East (across N. Lexington St.): Single-Family Residential (R-1) District—Residential

PREVIOUS ACTIONS

- 1912—Dutros Addition was recorded as part of the Harrisonville Original Town plat.
- 1956—It appears that the KATY was abandoned around this time.
- April 30, 1984—1201 N. Independence Street, 08-08-34-303-000-076.000, 1408 N. Lexington Street, and 1409 N. Independence Street were transferred from Commerce Bank of Harrisonville to Billy C. and Nancy L. Shelton by Corporation Warranty Deed recorded in Book 803, Page 311.
- May 13, 1991—The Board of Aldermen approved revised Zoning Regulations by Ordinance #1825. These Regulations listed “Contractors’ shop and/or yard, including construction equipment and/or materials storage area” as a use requiring an approved Special Use Permit.
- January 6, 1998—The western properties were transferred from Lawrence L. and Luanne Hoover to Billy C. and Nancy L. Shelton by Quit Claim Deed recorded in Book 1631, Page 47.
- Upon reviewing the historical aerial images on Google Earth, it appears that the properties may have been utilized for outdoor storage since at least 2003.
- January 16, 2025—The Planning & Zoning Commission heard this item and recommended approval 5-0 to the Board of Aldermen.

KEY ISSUES

- “Body shops” and “Building materials stores and yards” were permitted uses in the M-2 District under the 1978 Zoning Regulations.
- “Contractors’ shop and/or yard, including construction equipment and/or materials storage area” has been listed as a use requiring an approved Special Use Permit since the 1991 Zoning Regulations.
- It appears that these properties have been utilized for outside storage since at least 2003.
- Our Codes Enforcement Officer has been working with the property owner to bring the properties into compliance.

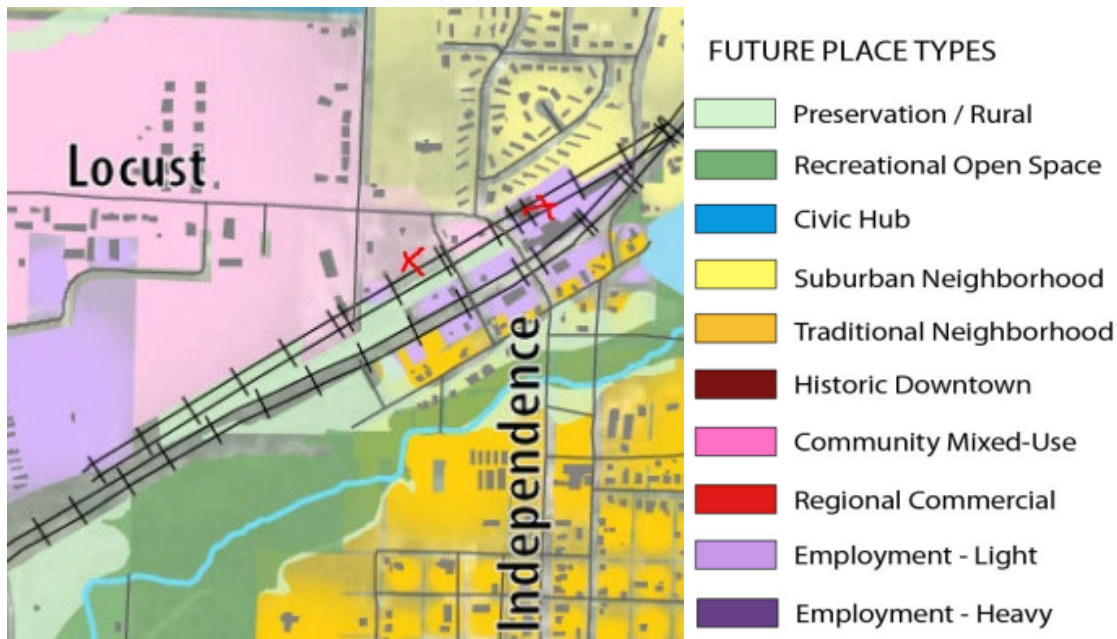
ANALYSIS

Zoning/Use. The properties are currently zoned General Industrial (M-2) District. According to the Land Use Table the uses of a “Contractor’s shop and/or yard (including construction equipment and/or materials storage areas)” and “Storage of boat, recreational vehicles, and/or any other vehicle” are allowed uses in this District with an approved Special Use Permit (SUP). Additionally, “Outdoor Storage” is defined in Section 405.030 as “the keeping in an unroofed, open area of any goods, junk, material, merchandise or vehicles in the same place for more than twenty-four (24) hours”.

Screening. Under Article XVIII, “M-2” General Industrial District, Section 405.510.B states: “All storage of materials, products or equipment shall be within a fully enclosed building or in a partially enclosed building or in an open yard having a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets. In the case of salvage or junk operations all storage and processing areas shall be screened by a solid screen fence not less than ten (10) feet and not exceeding fifteen (15) feet in height, the materials and setback of which shall be approved by the Planning and Zoning Commission.” Section 405.525.C.7 states that any sort of vehicle storage of one (1) more vehicles which don’t belong to the property owner “must be screened by a view-reducing wall, fence or landscaping material from adjacent roads and residentially zoned or used property”.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows the western area as “Community Mixed-Use”, which are places intended to “integrate a broad range of retail, service, office, and residential

uses together in a town center format”. The eastern area is shown as “Employment – Light”, which “are intended to support employment formats that are not appropriately integrated into a downtown or mixed-up setting, such as office parks, institutional campuses, or light manufacturing hubs in the community”.



Contractor’s yards and vehicle storage are not uses the City wishes to see proliferate and there are important screening considerations for these uses, which is why these uses require an approved Special Use Permit. These types of uses are often found in association with a contractor’s office. In support of the proposed Special Use Permit:

- The property owner is attempting to come into compliance with the Zoning Regulations, as a Special Use Permit was required for this type of use since the 1991 Zoning Regulations (Ordinance #1825).
- These properties have been utilized for outdoor storage since at least 2003.
- There are similar, or compatible, uses in the immediate area.

However, these uses may not be compatible with the City’s long-term vision for the area which is why staff is only recommending approval for a time period of 10 years.

STAFF RECOMMENDATION

Staff recommends approval of the requested Special Use Permit with the following conditions:

1. The applicant shall install the required screening—"a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets"—upon approval of the Special Use Permit by the Board of Aldermen.
2. The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue these uses.

ATTACHMENTS

Application
Google Earth Images
Zoning Map
Aerial Map

 THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION
LAND USE – ZONING APPLICATION

13-21-41-000-
000-049.000
13-21-41-000-000-
031.001 ✓

Application Type

- ☐ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)
☒ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)
* Staff-only approval required

Applicant and Owner Information

Applicant (Print): Bill Shelton Signature: Bill Shelton
Company Name: Shelton & Sons LLC
Street Address: 1201 N. Indep City: Harrisonville State: Mo Zip: 64701
Phone: 816-365-5535 Email: WILLYBZ@icloud.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): SAME AS ABOVE Signature: Bill Shelton
Street Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

Firm Preparing Application: Shelton & Sons LLC

Contact: Bill Shelton
Street Address: 18404 E 231st City: Harrisonville State: MO Zip: 64701
Phone: 816-365-5535 Email: WILLYBZ@icloud.com

*All correspondence should be sent to: Applicant ☒ Property Owner _____ Firm _____

Project Information

General Location or Address: Cedar St. Harrisonville, MO. 64701
Project Description: Equipment & Vehicle Storage Lot & Const. Storage Materials
Acres or Sq. Ft. _____
Current Zoning: _____ Proposed Zoning: _____

Items to be Submitted 30 Days Before Planning Commission Meeting

- ✓ 1) Application
✓ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
____ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 ½" x 11", and one (1) electronic copy emailed to the planner.
____ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: SUP-24-005 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 10/18/2024
Staff-only approval: NA P&Z meeting: 11/21/2024 BOA Meeting: 12/2/2024
12/19/2024 1/6/2025

Google Earth Images

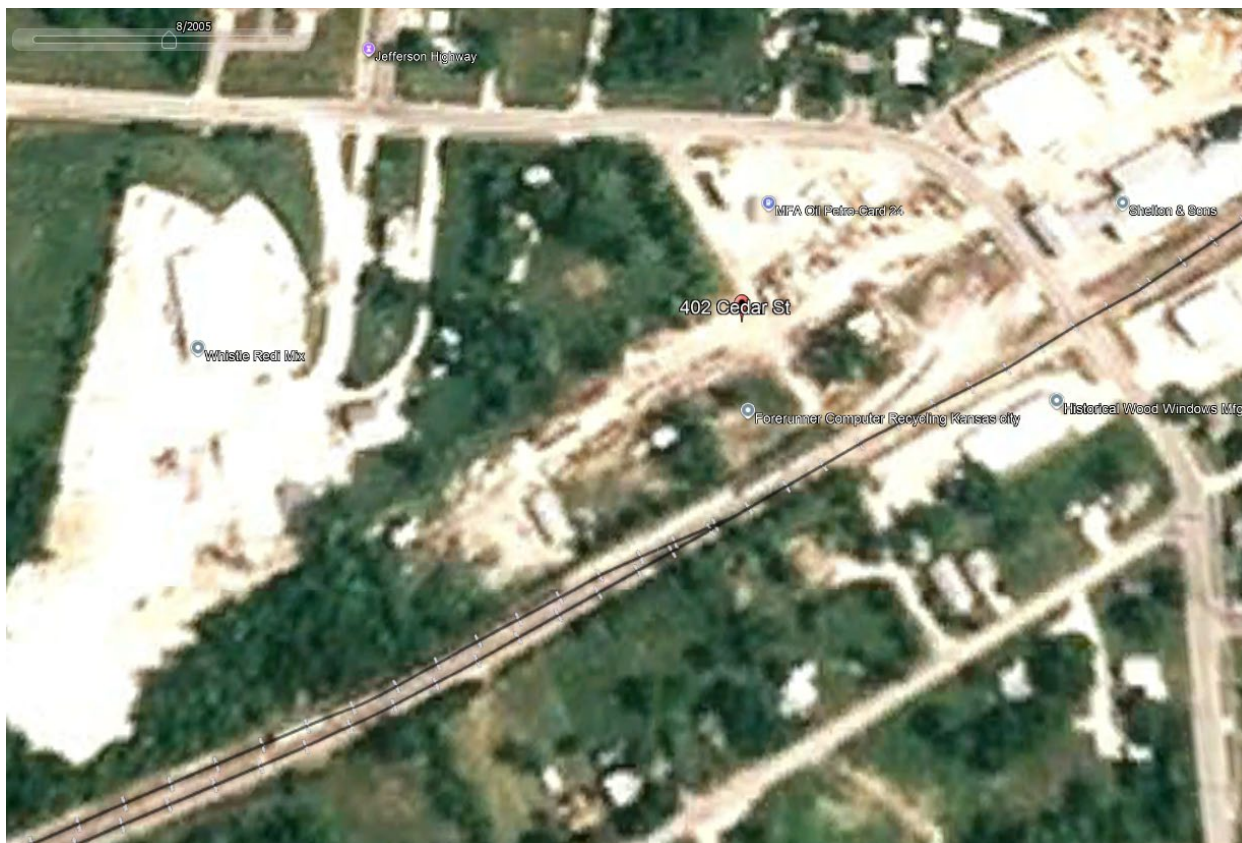
February 1996:



February 2003:



August 2005:



September 2006:



August 2007:



March 2008:



August 2009:



May 2010:



June 2011:



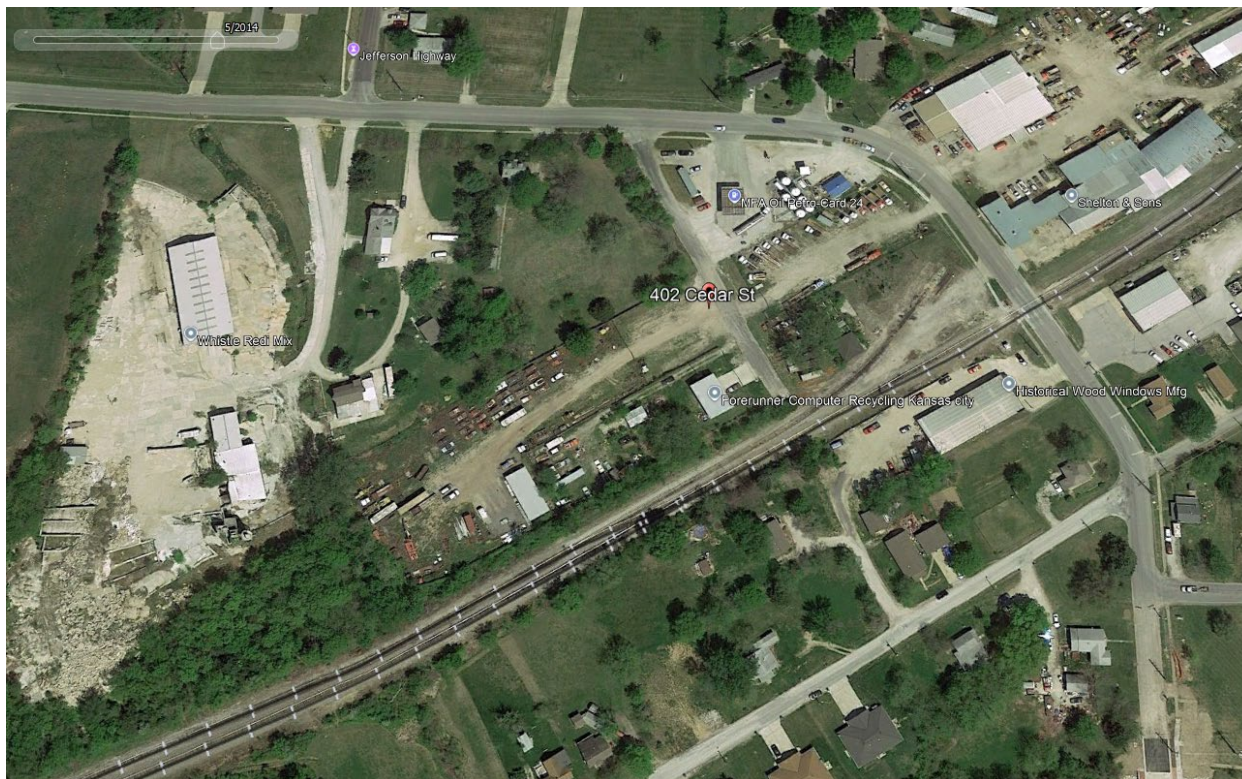
July 2012:



September 2013:



May 2014:



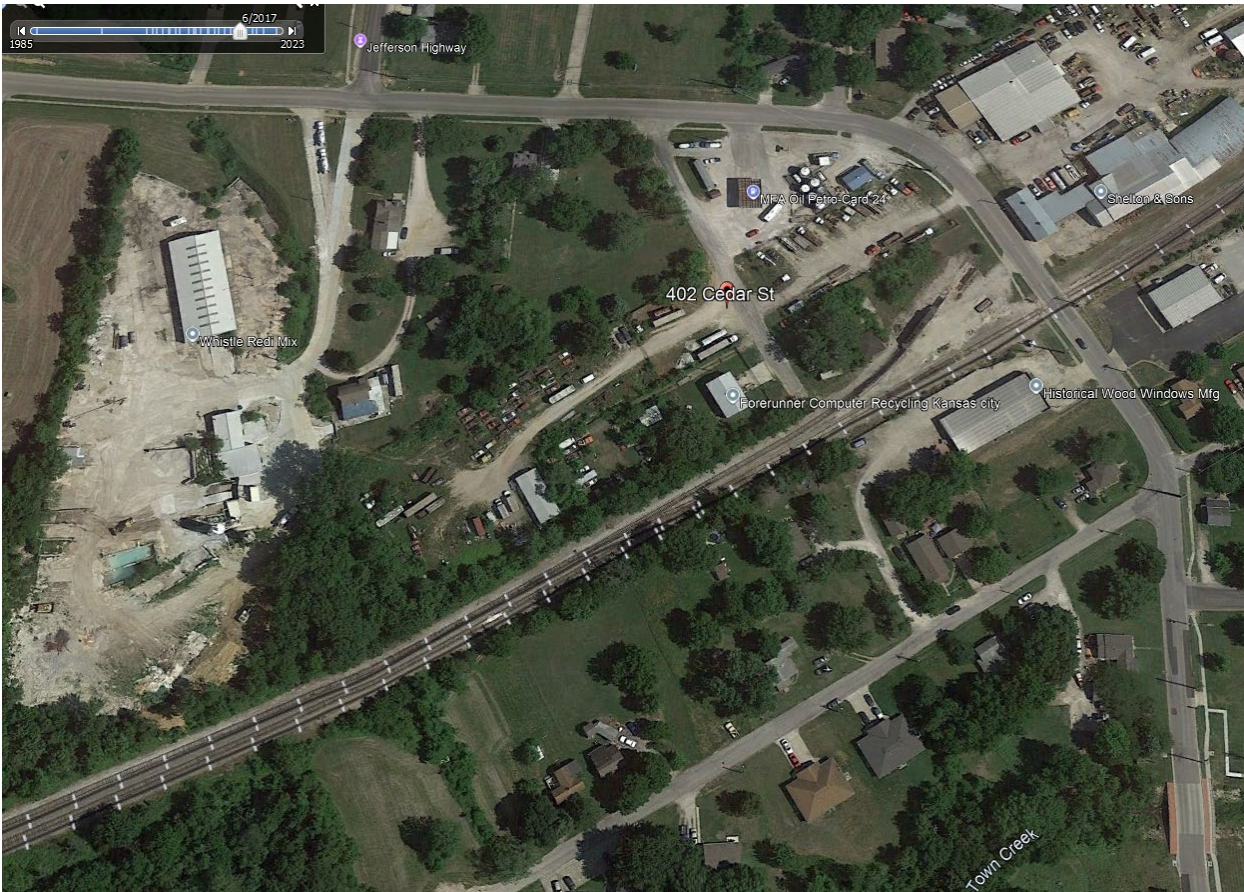
March 2015:



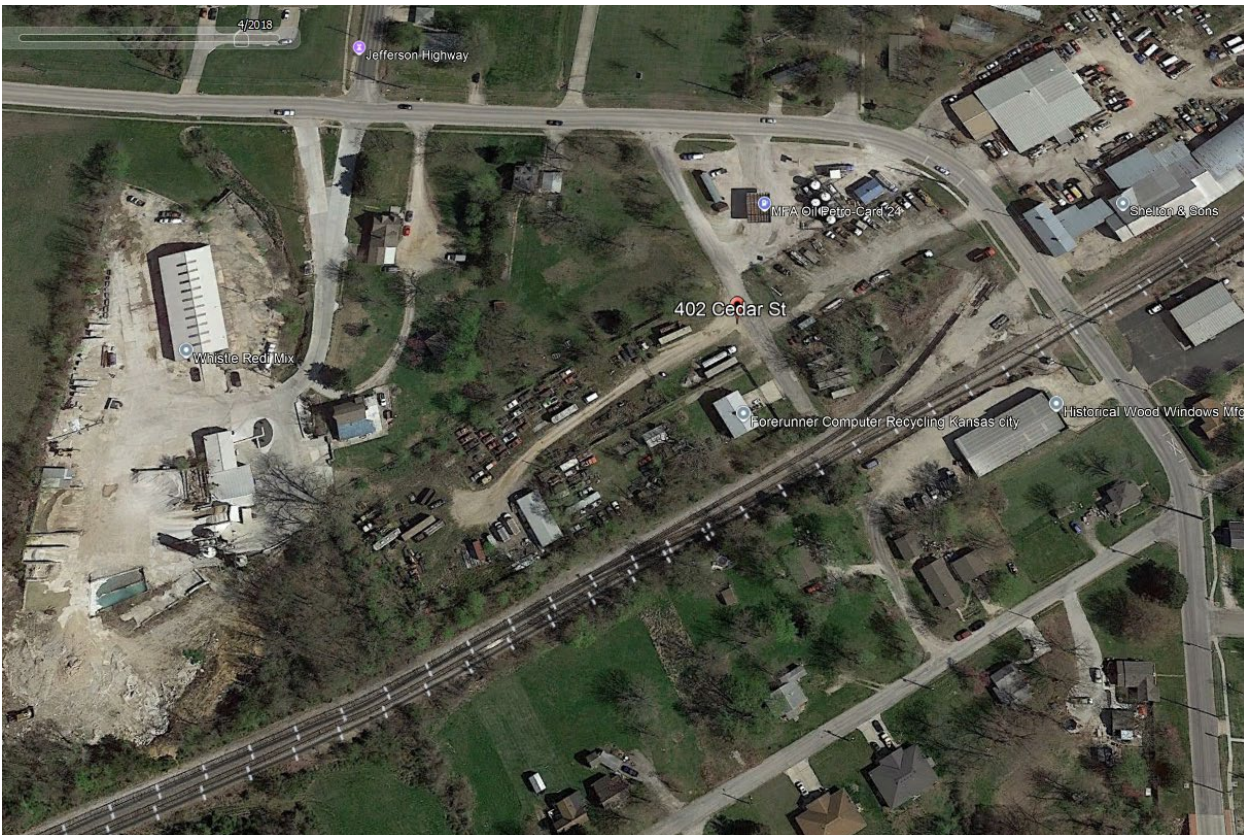
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June 2017:



April 2018:



July 2019:



February 2020:



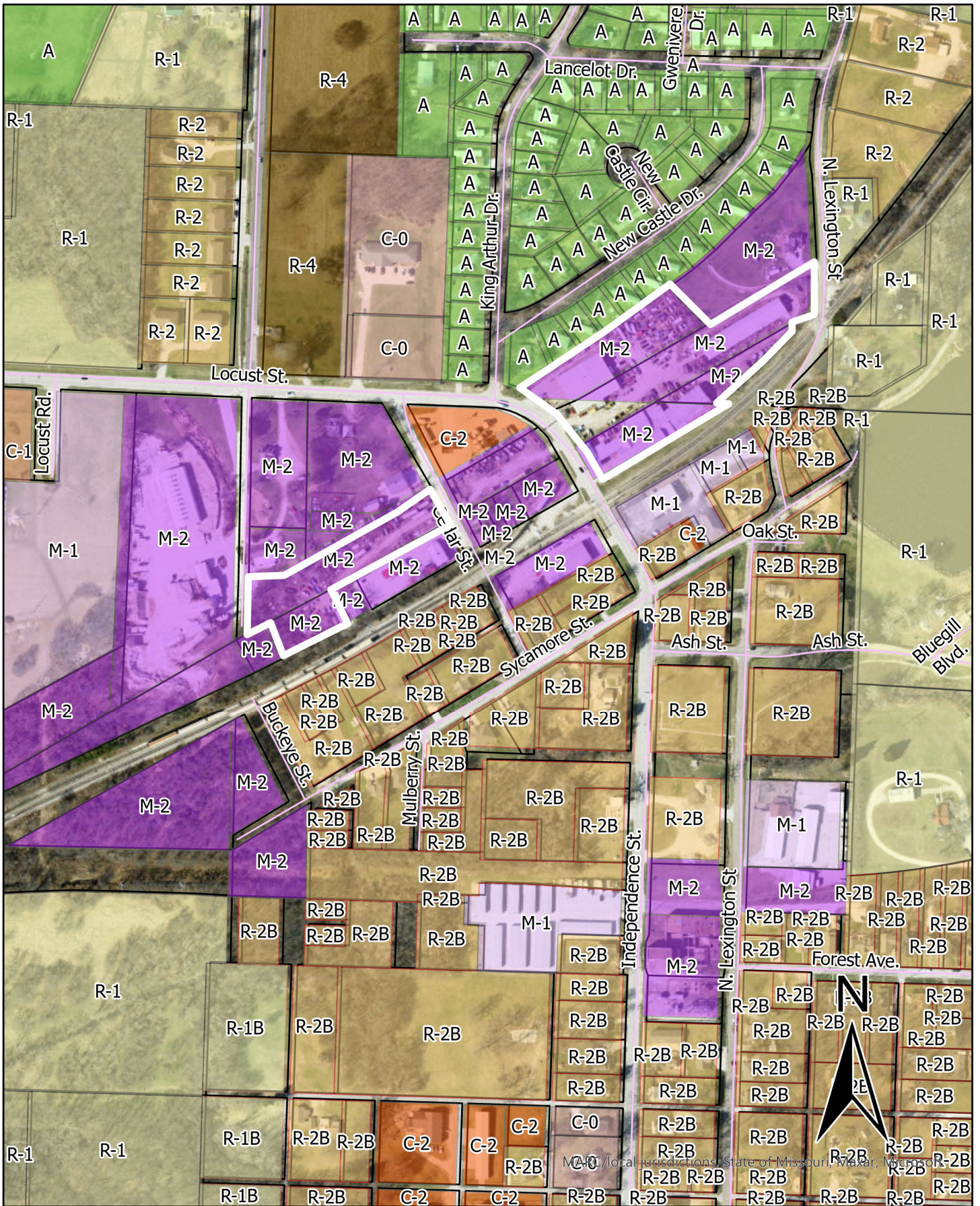
April 2021:



April 2023:



Zoning Map



Aerial Map



0 100 200 400 US Feet

MARC/local jurisdictions, MO911ServiceBoard,DNR,MDC, State of Missouri, Maxar, Microsoft

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A CONTRACTOR'S YARD AND VEHICLE STORAGE ON LAND LOCATED AT 402 CEDAR STREET (PARCELS #13-21-41-000-000-031.001 AND #13-21-41-000-000-049.000), 1409 N. INDEPENDENCE STREET, 1408 N. LEXINGTON STREET, AND 1201 N. INDEPENDENCE STREET (13-21-41-000-000-031.000 AND 08-08-34-303-000-076.000) IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Bill Shelton, with Shelton & Sons, LLC, seeking approval of a Special Use Permit for the uses of a contractor's yard and vehicles storage on land located at 402 Cedar Street (Parcels #13-21-41-000-000-031.001 and #13-21-41-000-000-049.000), 1409 N. Independence Street, 1408 N. Lexington Street, and 1201 N. Independence Street (13-21-41-000-000-031.000 and 08-08-34-303-000-076.000) in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Special Use Permit application on December 19, 2024, before the Planning & Zoning Commission and on January 6, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the November 28, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Special Use Permit was continued to a date certain of January 16, 2025, from the Planning & Zoning Commission and continued to a date certain of January 21, 2025, from the Board of Aldermen; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on January 16, 2025, and, with a voice vote of 5-0, recommended approval to the Board of Aldermen with the two (2) conditions of approval in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Special Use Permit is in the best interest of the City of Harrisonville and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Special Use Permit for the uses of a contractor's yard and vehicle storage on land located at 402 Cedar Street (Parcels #13-21-41-000-000-031.001 and #13-21-41-000-000-049.000), 1409 N. Independence Street, 1408 N. Lexington Street, and 1201 N. Independence Street (13-21-41-000-000-031.000 and 08-08-34-303-000-076.000) in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 1) The applicant shall install the required screening—"a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets"—upon approval of the Special Use Permit by the Board of Aldermen.

- 2) The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue these uses.

Section 2: The Special Use Permit comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 4, "DUTRO'S ADDITION", AND RUNNING THENCE SOUTH 57 DEGREES 02 MINUTES WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DISCONTINUED RAILWAY, 632.27 FEET TO A POINT NEAR THE NORTHWEST CORNER OF SAID BLOCK 8; THENCE NORTH 00 DEGREES 25 MINUTES 16 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 59.31 FEET TO THE RAILWAY'S MAIN TRACK CENTERLINE, SAID MAIN TRACK CENTERLINE BEING 50.0 FEET PERPENDICULAR TO SAID DISCONTINUED RAILWAY RIGHT-OF-WAY LINE; THENCE NORTH 57 DEGREES 02 MINUTES EAST, ALONG SAID MAIN TRACK CENTERLINE, 30.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 59.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID DISCONTINUED RAILWAY; THENCE NORTH 57 DEGREES 02 MINUTES EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DISCONTINUED RAILWAY, 537.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CEDAR STREET, AS PRESENTLY LOCATED; THENCE SOUTH 32 DEGREES 58 MINUTES EAST, PERPENDICULAR TO SAID DISCONTINUED RAILWAY RIGHT-OF-WAY LINE, 100.0 FEET TO THE POINT OF BEGINNING. CONTAINS 1.33 ACRES, MORE OR LESS.

TOGETHER WITH SAID RAILROAD COMPANY'S INTEREST IN AND FROM LINCOLN STREET INTO INDEPENDENCE STREET, AND ABUTTING CROSS STREETS (MULBERRY STREET AND CEDAR STREET) AND ALLEYS. (WESTERN PORTION OF 402 CEDAR STREET)

AND

LOTS 1, 2, 3, AND 4, BLOCK 8, DUTRO'S ADDITION TO THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI. (13-21-41-000-000-049.000)

AND

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 45, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE EAST LINE OF INDEPENDENCE STREET INTERSECTS THE SOUTH LINE OF SAID SECTION 34; RUNNING THENCE EASTWARDLY ALONG SAID SECTION LINE, A DISTANCE OF 36.85 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE MISSOURI, KANSAS AND TEXAS RAILROAD (NOW FRISCO), THIS POINT BEING 50 FEET DISTANCE FROM THE CENTER LINE OF THE MAIN TRACK; THENCE NORTHEASTWARDLY WITH SAID RIGHT-OF-WAY LINE 349.5 FEET; THENCE NORTHWESTWARDLY AT RIGHT ANGLES TO LAST COURSE, A DISTANCE OF 120.5 FEET TO THE CENTER LINE OF THE K.C.C. & S. RAILROAD (NOW ABANDONED); THENCE SOUTHWESTWARDLY ALONG SAID CENTER LINE, A DISTANCE OF 444.93 FEET TO INTERSECTION WITH THE RIGHT-OF-WAY LINE OF PUBLIC THOROUGHFARE KNOWN AS LOCUST STREET, AS SUCH STREET IS NOW LOCATED; THENCE SOUTHEASTWARDLY ALONG SAID RIGHT-OF-WAY, A

DISTANCE OF 93 FEET, MORE OF LESS, TO THE POINT OF BEGINNING. (1409 N INDEPENDENCE STREET)

AND

THAT PART OF THE M.K. & T. RAILROAD RIGHT-OF-WAY LYING BETWEEN NORTH INDEPENDENCE STREET AND NORTH LEXINGTON STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF BLOCK 3 IN DUTRO'S ADDITION, TO THE CITY OF HARRISONVILLE; THENCE FOLLOWING THE NORTHEASTERLY LINE OF NORTH INDEPENDENCE STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 299.46 FEET, AND A CHORD BEARING OF NORTH 42 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 101.96 FEET; THENCE NORTH 57 DEGREES 02 MINUTES EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE TO THE M.K. & T. RAILROAD 742.61 FEET; THENCE SOUTH 4 DEGREES 58 MINUTES EAST, ALONG THE WEST LINE OF NORTH LEXINGTON STREET; 19.60 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID M.K. & T. RAILROAD, 662.51 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING LOCATED IN A PART OF DUTRO'S ADDITION, IN SECTION 4, TOWNSHIP 44, RANGE 31, AND IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 45, RANGE 31, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI. (1408 N. LEXINGTON STREET)

AND

ALL OF BLOCK 3, DUTRO ADDITION TO THE TOWN OF HARRISONVILLE, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH ALL THAT PART OF VACATED LEXINGTON STREET, AS VACATED BY ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, WHICH LIES BETWEEN THE NORTHEASTERLY LINE OF SAID BLOCK 3, AND A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET NORTHEASTERLY, MEASURED ALONG THE PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID BLOCK 3, FROM THE EASTERN MOST CORNER OF SAID BLOCK 3, AND RUNNING THENCE NORTHWESTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 3, TO THE TOWNSHIP LINE DIVIDING TOWNSHIPS 44 AND 45 NORTH; THENCE WEST ALONG SAID TOWNSHIP LINE TO THE NORTHEASTERLY LINE OF SAID BLOCK 3; AND ALSO TOGETHER WITH ALL THAT PART OF VACATED GRAND AVENUE, AS VACATED BY ORDINANCE OF SAID CITY, WHICH LIES BETWEEN A LINE THAT IS 8.8 FEET NORTHWEST OF THE CENTER OF TRACT NO. 2 OF THE MISSOURI PACIFIC RAILROAD COMPANY, AS NOW LOCATED IN SAID CITY, AND A LINE COMPOSED OF THE SOUTHEASTERLY LINE OF SAID BLOCK 3, AND SAIL LINE PRODUCED NORTHEASTERLY 30 FEET, AND BETWEEN THE NORTHEASTERLY LINE OF INDEPENDENCE STREET, AND THE CENTER LINE OF LEXINGTON STREET, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION; (1201 N. INDEPENDENCE STREET)

ALSO, A TRACT OF LAND WHICH INCLUDES PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 45, OF RANGE 31, AND PART OF BLOCK 38, IN DUTRO'S ADDITION TO THE TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AND PART OF VACATED LEXINGTON STREET, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, AS SAID STREET WAS VACATED BY ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI; WHICH TRACT OF LAND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET

NORTHEASTERLY, MEASURED ALONG THE PROLONGATION OF THE SOUTHEASTERLY LINE OF BLOCK 3 OF SAID SUBDIVISION, FROM THE EASTERNMOST CORNER OF SAID BLOCK 3, AND RUNNING THENCE NORTHWESTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 3, A DISTANCE OF 67 FEET TO THE TOWNSHIP LINE DIVIDING TOWNSHIPS 44 AND 45 NORTH, WHICH LINE HAS SOMETIMES BEEN DESCRIBED AS THE MISSOURI PACIFIC RAILROAD COMPANY'S SOUTH RIGHT-OF-WAY LINE; THENCE WEST ALONG SAID TOWNSHP LINE, 45 FEET TO A POINT 50 FEET SOUTH OF THE CENTER OF THE MAIN TRACT OF THE MISSOURI, KANSAS & TEXAS RAILROAD COMPANY, AS SAID TRACT WAS LOCATED AND EXISTED ON NOVEMBER 30, 1889, AND WHICH POINT HAS ALSO SOMETIME BEEN DESCRIBED AS AN INTERSECTION OF SAID LAST MENTIONED COURSE WITH MISSOURI PACIFIC RAILROAD COMPANY'S NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 58 DEGREES EAST, ALONG A LINE THAT IS PARALLEL WITH SAID MAIN TRAT OF THE MISSOURI, KANSAS & TEXAS RAILROAD COMPANY AS SAID TRACT WAS LOCATED AND EXISTED ON NOVEMBER 30, 1889, AND WHICH LINE HAS ALSO SOMETIMES BEEN DESCRIBED AS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 45, OF RANGE 31, IN CASS COUNTY, MISSOURI; THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTER LINE, 33 FEET TO A POINT 12 ½ FEET DISTANCE NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF MISSOURI PACIFIC RAILROAD COMPANY'S TRACT NO. 1; THENCE SOUTHWESTERLY PARALLEL TO SAID TRACT NO. 1, AND CONTINUING SOUTHWESTERLY, PARALLEL TO MISSOURI PACIFIC RAILROAD COMPANY'S TRACT NO. 2, A DISTANCE OF 372 FEET TO THE NORTHWESTERLY LINE OF GRAND AVENUE; THENCE SOUTHWESTERLY 30 FEET TO THE POINT OF BEGINNING, CONTINUING 26,234 SQUARE FEET, MORE OR LESS, SAID DESCRIBED LAND BEING THE SAME LAND WHICH WAS CONVEYED TO BASTIAN-MORELY COMPANY, INC. BY GUY A. THOMPSON, TRUSTEE, MISSOURI PACIFIC RAILROAD COMPANY, BY QUIT-CLAIM DEED, DATED MARCH 5, 1946, AND RECORDED IN BOOK 342 AT PAGE 614, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, AND INCLUDES PART OF THE LAND WHICH WAS CONVEYED TO THE MISSOURI PACIFIC RAILWAY COMPANY BY WILLIAM H. BARRETT AND WIFE, BY WARRANTY DEED DATED NOVEMBER 30, 1889, AND RECORDED IN BOOK 88 AT PAGE 395, IN SAID OFFICE. (08-08-34-303-000-076.000)

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21ST OF JANUARY 2025 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3RD DAY OF FEBRUARY 2025 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF FEBRUARY 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

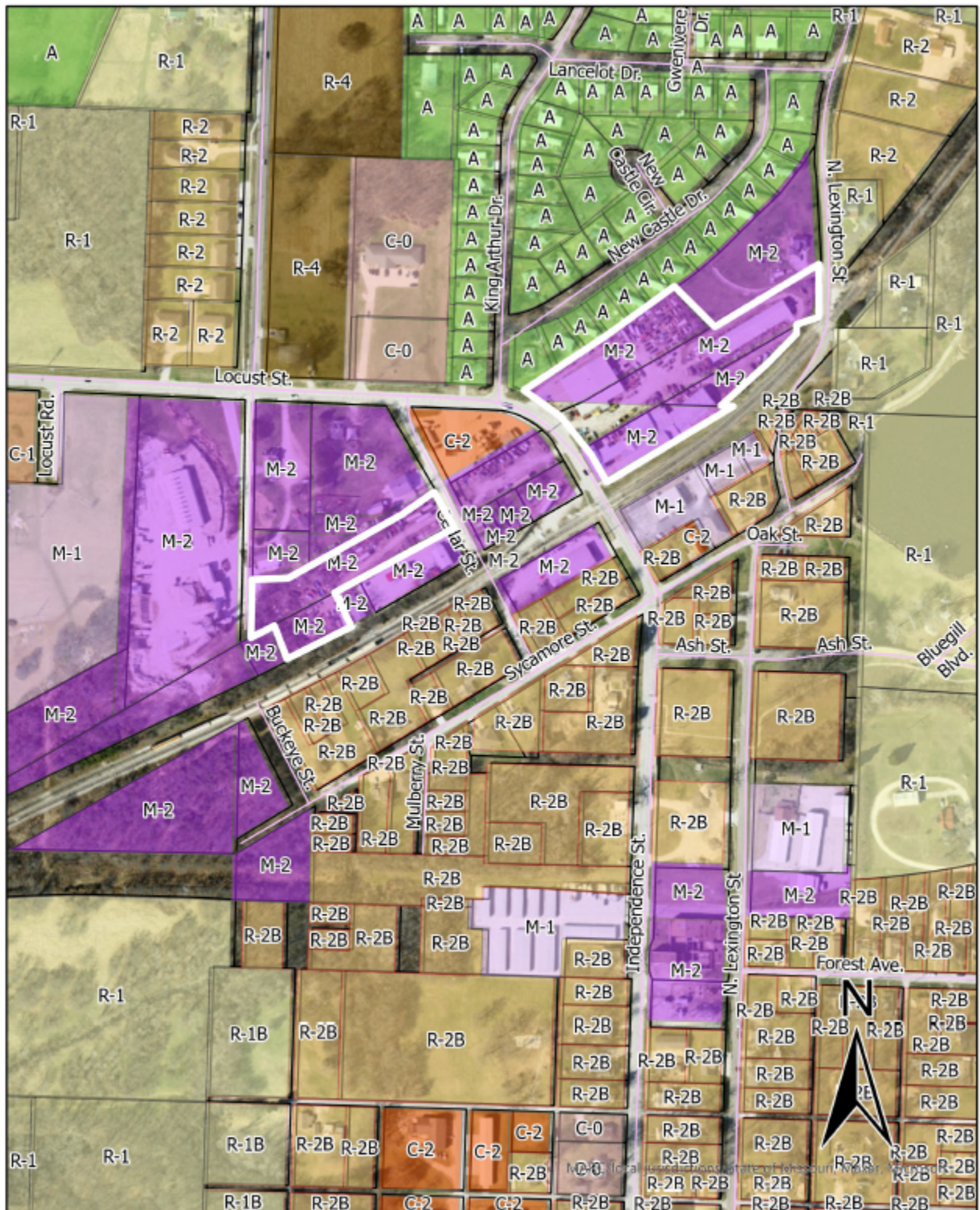
ATTEST:

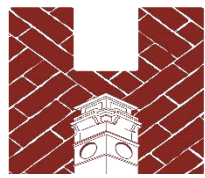
Daniel Barnett, City Clerk

WITNESS my hand and seal this 3rd day of February 2025

Attachment I: Zoning Map

Zoning Map





THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: January 21, 2025

Re: Appl. #RZ/PDP-24-002 – A REZONING from A to RP-3 for 4.38-acres and PRELIM. DEVEL. PLAN for the redevelopment of the former nursing home facility into 15 apartment units and up to 5 future fourplex structures located at 307 E. South Street

GENERAL INFORMATION

Applicant: John Coffey, Northview Properties, LLC

Requested Actions: Approval of Requested Rezoning from Agriculture (A) District to Planned Garden or Cluster Type Residential (RP-3) District and Preliminary Development Plan to allow for the redevelopment of the former nursing home facility into 15 apartment units and up to 5 future fourplex structures

Date of Application: December 3, 2024

PROPOSAL

John Coffey, with Northview Properties, LLC, is seeking approval of a rezoning of 4.38-acres from A to RP-3 to allow for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures.

The proposed preliminary development plan establishes development standards such as setbacks, lot area, quantity and quality of open spaces.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across South St.): R-1B (Near Downtown Single-Family Neighborhood) District—single-family residential

East: R-1 (Single-Family Residential) District—single-family residential and ag land

South: R-1 (Single-Family Residential) District—single-family residential

West: R-1 (Single-Family Residential) District—single-family residential and City Properties

PREVIOUS ACTIONS

- April 10, 1959—The Mayor proclaimed (Proclamation #519-B) the results of a general election that included the annexation of this property.
- March 10, 1965—The Board of Aldermen approved Ordinance #646 establishing zoning on all properties annexed into the City since April 7, 1959. This property was established as Residential District 2 (R-2).

- January 17, 1968—The Board of Aldermen approved an application (#17) for a Special Class (current day Special Use) Permit for the construction of a nursing home facility by Ordinance #750. Although Ordinance #750 clearly states that the property is “presently zoned as Residential R-2” the 1978 Zoning Map only show SUP, which is likely why the property was shown as Agriculture (A) zoning in future and the current zoning map. Staff can not find that the zoning to the property was ever changed; regardless, the applicants a required to rezone the property to Planned Cluster or Garden Type Residential (RP-3) for the planned use of apartments and to allow the deviation in the front yard setback for the future fourplexes.
- September 27, 1968—A building permit (#757) was issued for a 60-bed nursing home facility.
- January 16, 2025—The Planning & Zoning Commission held a public hearing and voted 6-0 to recommend approval to the Board of Aldermen.

KEY ISSUES

- This property is currently zoned Agriculture (A) District. The applicant is proposing to rezone 4.38-acres from A to RP-3 to allow for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures.
- The City’s 2040 Comprehensive Plan shows the property and surrounding area as Traditional Neighborhood, which encourages a variety of neighborhood-scale housing types such as townhomes and small apartment buildings.

ANALYSIS

Proposed Zoning and Standards of Development in Planned Zoning Districts. The property is currently zoned Agriculture (A) District. The applicant proposes to rezone the 4.38-acre tract of land from Agriculture (A) District to Planned Cluster or Garden Type Residential (RP-3) District to allow for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures. A typical and floor plan for the proposed fourplexes are provided in the packet. Sections 405.065, 070, and 075 establish the planned zoning districts, state the objectives of the planned zoning districts, and discuss the standards of development in planned zoning districts.

Planned zoning districts are to “provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards and open spaces”. These districts are intended to be “generally equal to that of the equivalent standard zoning districts, but permitting variations from the normal and established development techniques”. As stated in Section 405.070.C: “Deviations in yard requirements, setbacks and [the] relationship between buildings are acceptable...”. Yard requirements would include the lot width, depth and area.

The following table compares the dimensional standards for the standard R-3 District to the proposed ABC Residential development.

Dimensional Standards Comparison					
Zoning District	Front	Setbacks Side	Rear	Minimum Lot Area	Minimum Lot Width
R-3	30’	15’	15’	4,000 sqft. Per family	N/A
RP-3 (Proposed)	21’	20’ (east) and 51’ (west)	Approx. 331’	At 189,486 sqft. (4.35 acres) and 35 units proposed the per family lot area is 5,413.89	242.76’

Given the above, the proposed plan exceeds most requirements with the exception of the front yard setback.

Rezoning Criteria. Section 405.630.D.1 list review criteria a-q as that may be considered, to the extent they are pertinent to the particular application, by both the Planning & Zoning Commission and the Board of Aldermen. Among the review criteria listed a, b, d, e, j, n and q seem the most appropriate to consider.

- The character of the neighborhood.
 - The overall character appears to be consistent with the City’s 2040 Comprehensive Plan—“Traditional Neighborhood”.
- The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
 - Surrounding zoning is Near Downtown Single-Family Neighborhood (R-1B) and Single-Family Residential Districts. Though, it is worth noting that there are other apartments relatively nearby and that there is considerable natural buffers to the south and east.
- The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
 - Under the Agriculture (A) District apartments and townhomes are not permitted uses. The Cluster or Garden Type Residential (R-3) District allows for these uses.
- The length of the time, if any, the property has remained vacant.
 - The property has been vacant since the ABC nursing home facility closed in 2020.
- The extent to which there is a need for the use in the community.
 - The proposed redevelopment into 15 apartment units with up to 5 future fourplexes will provide much needed housing options.
- The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
 - The property has been on the City’s vacant, abandoned, and blighted properties list for at least the last two years. Approval of the application will result in redevelopment of the property so that it is no longer in a deteriorated condition and will increase much needed housing options.
- The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
 - The proposed uses are consistent with the permitted uses for the district proposed and surrounding properties.

Existing Conditions. The site, as it exists today, consists of an entry drive with circular turn-around, parking along the west side of the property at approximately 2-3 feet from the western property line, and the abandoned nursing home facility. Additionally, the western side of the site is largely abutted by City property and the southern portion includes floodplain and is heavily wooded. The eastern side of the property also has several mature trees along the property line. Section 405.565.F.3.c(2) requires a low-impact screen be provided between the R-3 and R-1 zoned properties. However, considering that much of the property either abut City property or already has mature trees staff thinks it is appropriate to evaluate the required screening along the eastern portion of the property at the time Final Development Plans are submitted for the proposed future fourplexes.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as “Traditional Neighborhood”.



FUTURE PLACE TYPES	
	Preservation / Rural
	Recreational Open Space
	Civic Hub
	Suburban Neighborhood
	Traditional Neighborhood
	Historic Downtown
	Community Mixed-Use
	Regional Commercial
	Employment - Light
	Employment - Heavy

According to page 38 of the City’s Comprehensive Plan, “Traditional Neighborhoods are predominantly residential areas established around the original gridded street network of Harrisonville, adjacent to the downtown core. While single-family homes are predominant, integration of a variety of neighborhood-scale housing types including duplexes, townhomes, cottage courts, accessory dwellings, and small apartment buildings are encouraged.” One of the identified “Key Priorities” for this place type states: “Expansion of quality housing options, with a preference to “missing middle” types, or neighborhood-scale apartment buildings adjacent to the Downtown Square.” With this proposed redevelopment is not adjacent to the Downtown Square it does appear to be supported by the City’s Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Rezoning of 4.38-acres from A to RP-3 and Preliminary Development Plan for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures with the following conditions:

- 1) A modification shall be granted to the required 4’ parking lot setback to allow for the existing parking to remain in its current location 2-3 feet from the western property line.
- 2) No structures shall be built within the floodplain.
- 3) All new structures shall comply with the design standards in Section 405.565.
- 4) Required landscaping along the eastern portion of the property shall be evaluated with the Final Development Plan for the proposed future fourplexes.

ATTACHMENTS

Application
 Certificate of Survey
 Site Plan
 Architecturals
 Ordinance #750
 ABC Nursing Home Site Plan
 Zoning Map
 Aerial Map



LAND USE – ZONING APPLICATION

☒ Rezoning (Fee \$300.00 + \$65 Notice Fee)

☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☐ Special Use Permit (Fee \$300.00 + \$65 Notice Fee)

☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): JOHN COFFEY **Signature:** John Coffey
Company Name: NORTHVIEW PROPERTIES, LLC
Street Address: 23915 SOUTH STATE ROUTE 7 **City:** HARRISONVILLE **State:** MO **Zip:** 64701
Phone: 816-225-1976 **Email:** johncoffey1@hotmail.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): SAME AS APPLICANT **Signature:** _____
Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Firm Preparing Application: SAME AS APPLICANT
Contact: _____
Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____
***All correspondence should be sent to:** **Applicant** _____ **Property Owner** _____ **Firm** _____

Project Information

General Location or Address: 307 EAST SOUTH STREET
Project Description: EXISTING BUILDING REHAB OF BLIGHTED PROPERTY, OLD NURSING HOME, TOTAL REMODEL INTO 15 APARTMENTS.
Acres or Sq. Ft. 4.38 ACRES **Current Zoning:** A **Proposed Zoning:** RP3

Items to be Submitted 30 Days Before Planning Commission Meeting

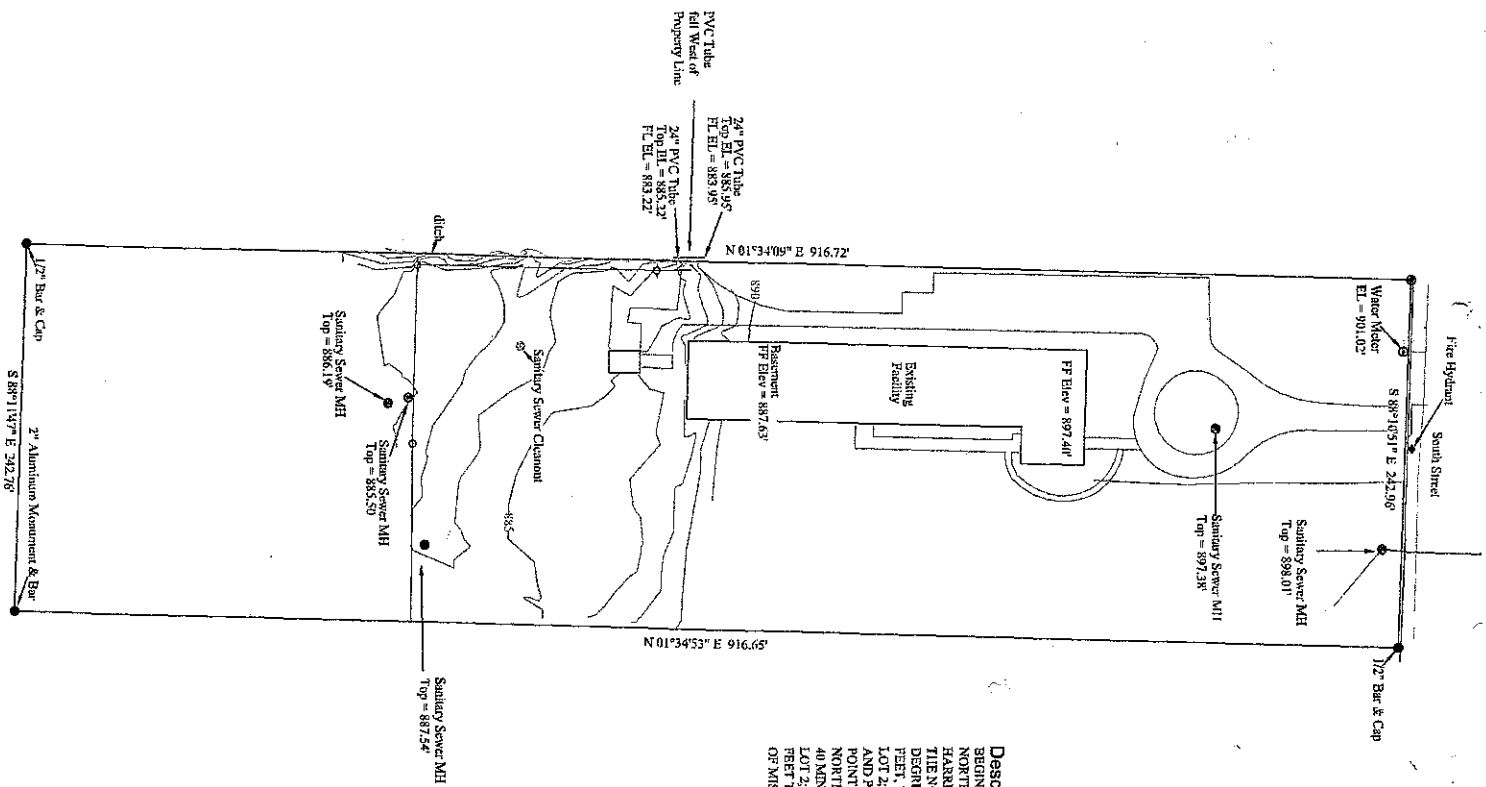
- ☒ 1) **Application**
☒ 2) **Filing Fee** – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
☒ 3) **Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 1/2" x 11", and one (1) electronic copy emailed to the planner.**
☐ 4) **Email full legal description in WORD to planner (not assessor's abbreviated description).**
City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: RZ-24-002 **Filing Fee: Amount Paid \$** 365.00 **Date Application Received:** 12/3/24
Staff-only approval: _____ **P&Z meeting:** 1/16/25 **BOA Meeting:** 1/20/25

Certificate of Survey

Northeast 1/4 of the Northwest 1/4
& Northwest 1/4 of the Northeast 1/4
Sec. - 4, Twp - 44 N, Rng - 31 W
Harrisonville, Cass County, Missouri



Description: THE NORTHWEST CORNER OF LOT 2 OF THE BEGINNING T. THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN HARRISONVILLE, CLARK COUNTY, MISSOURI, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, 165 FEET, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 165 FEET, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, 165 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS EAST, APPROXIMATELY 944.49 FEET, TO A POINT 3/4" FEET NORTH OF THE SOUTH LINE OF SAID LOT 2, THENCE SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST LINE, APPROXIMATELY 1,000 FEET, TO THE POINT OF BEGINNING, SUBJECT OF RIGHT-OF-WAY FOR MISSOURI HIGHWAY NO. 2.

Surveyor's Notes:

Basis of Hearings were established from surveys of record, and existing monumentation. Survey was established from existing monumentation, existing structures, record deed, and surveys of record.

The Missouri Board of Architects, Professional Engineers, Professional Surveyors Classify the Surveyed Property as Suburban.

- Legend:**
- Monument Found
 - ③ Set 1/2" Iron Bar & C
 - PL-5-2603013174
 - Fence Corner
 - ② Water Meter
 - ④ OHF-Overhead Powerlines
 - G- Gas Line
 - SS- Sanitary Sewer
 - W- Water Line
 - ⑦ Septic Man Hole

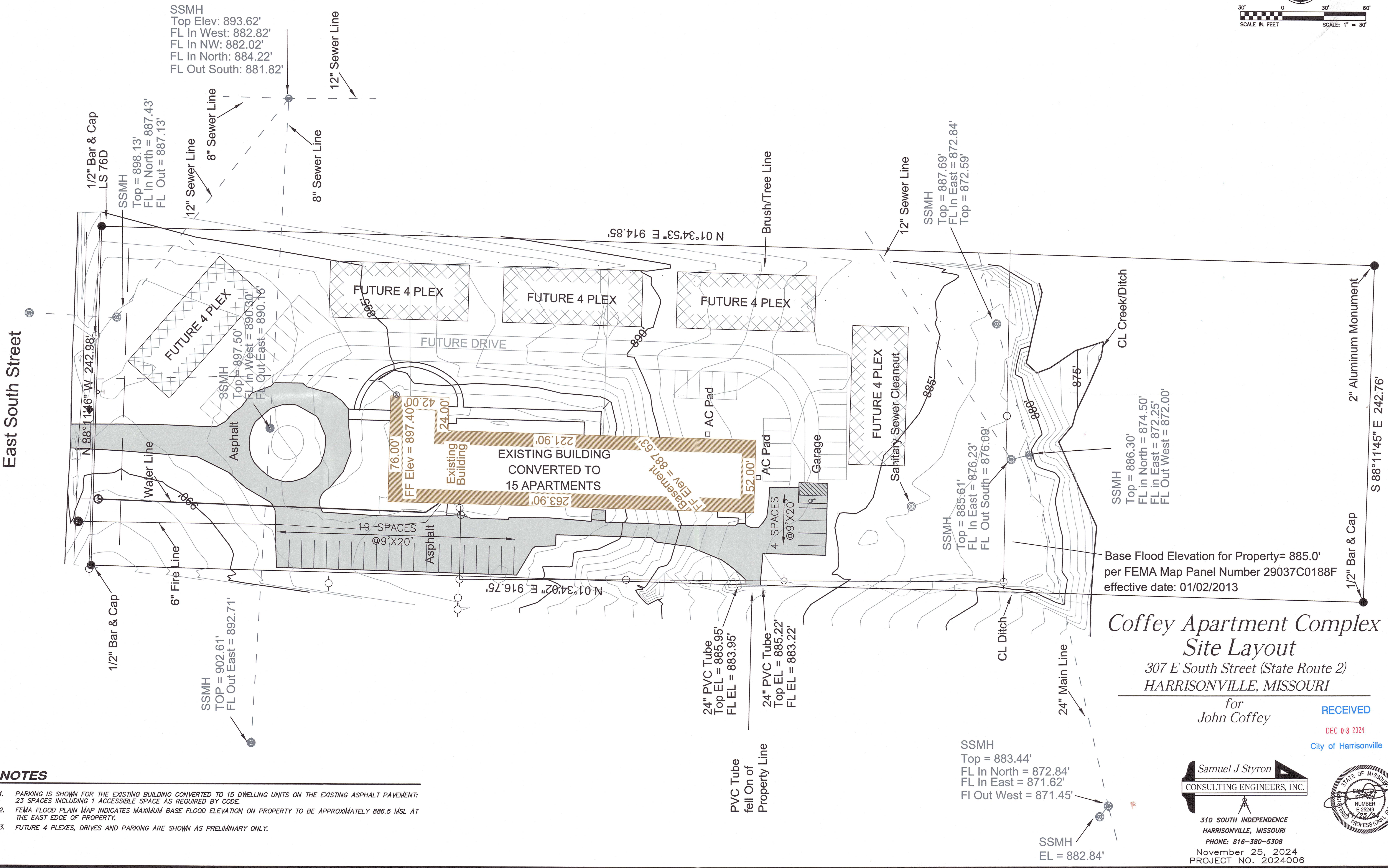
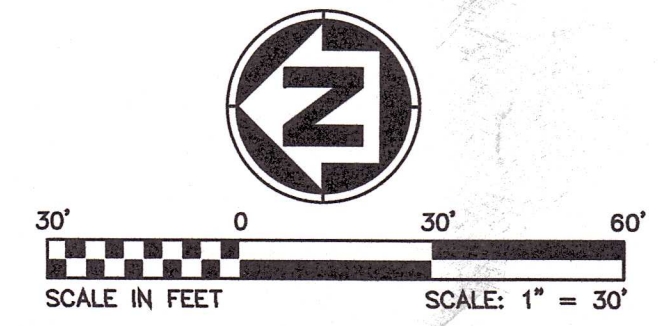
Survey Prepared by:
Northland Surveying Inc.
38995 West 42nd Street
Richmond, Missouri 64085
(816) 776-3606

Survey Prepared for
Rent - A - Space LLC
PO Box 325
Harrisonville, Missouri 64701

THIS IS THE ONLY PLACE IN THE WORLD WHERE YOU CAN FIND THE LARGEST COLLECTION OF THE WORLD'S MOST IMPORTANT AND MOST INTERESTING BOOKS. THE COLLECTION IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS AVAILABLE TO THE PUBLIC FOR RESEARCH PURPOSES. THE COLLECTION IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS AVAILABLE TO THE PUBLIC FOR RESEARCH PURPOSES.

Northeast $1/4$ of the Northwest $1/4$
 & Northwest $1/4$ of the Northeast $1/4$
 Sec. - 4, Twp. - 44 N, Rng. - 31 W
 Harrisonville, Cass County, Missouri
 Job No: 24-614 Drawn By: TDC
 Sheet: 1* of 2 Date: 4-10-24

Site Layout



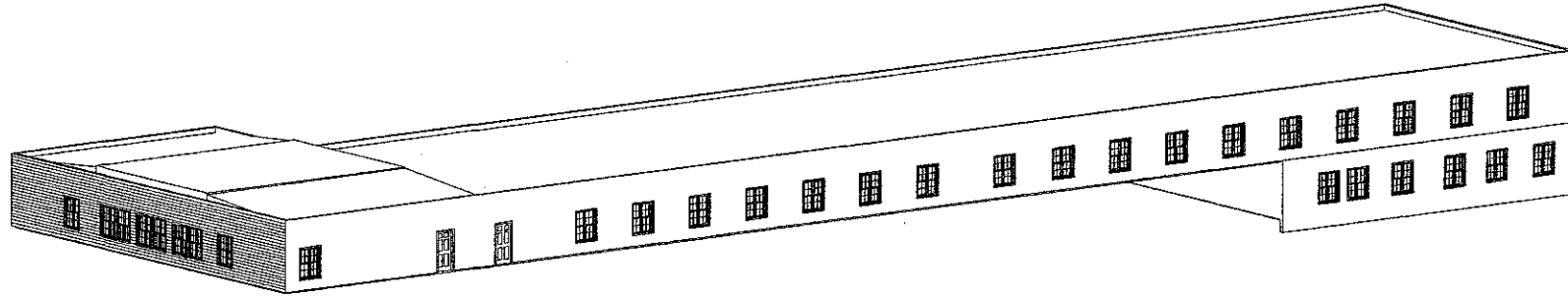
- NOTES**
1. PARKING IS SHOWN FOR THE EXISTING BUILDING CONVERTED TO 15 DWELLING UNITS ON THE EXISTING ASPHALT PAVEMENT: 23 SPACES INCLUDING 1 ACCESSIBLE SPACE AS REQUIRED BY CODE.
 2. FEMA FLOOD PLAIN MAP INDICATES MAXIMUM BASE FLOOD ELEVATION ON PROPERTY TO BE APPROXIMATELY 886.5 MSL AT THE EAST EDGE OF PROPERTY.
 3. FUTURE 4 PLEXES, DRIVES AND PARKING ARE SHOWN AS PRELIMINARY ONLY.

**Coffey Apartment Complex
Site Layout**
307 E South Street (State Route 2)
HARRISONVILLE, MISSOURI

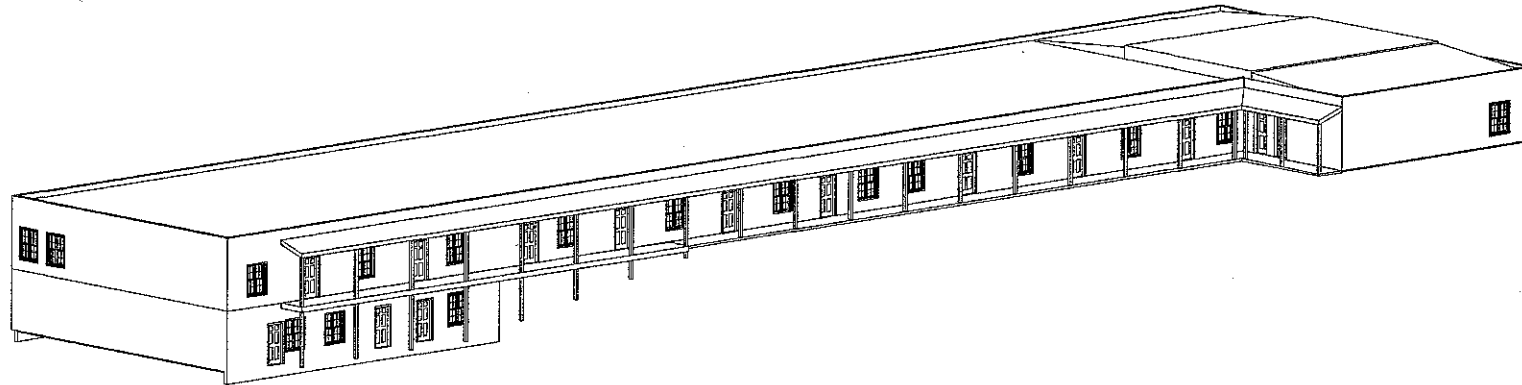
for
John Coffey
RECEIVED
DEC 03 2024
City of Harrisonville

Samuel J Styron
CONSULTING ENGINEERS, INC.
310 SOUTH INDEPENDENCE
HARRISONVILLE, MISSOURI
PHONE: 816-380-5308
November 25, 2024
PROJECT NO. 2024006



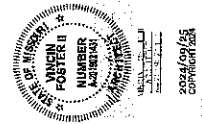


1 3D View
A000



2 3D View Copy 1
A000

Consultant



AEC
ARCHITECTURAL
CONSORTIUM



15800 E 45th Place South
Independence, MO 64055
660-865-9450

ARCHITECTURE: A-1111111111 ENGINEERING: E-1111111111

ABC Apartments

307 E South St
Harrisonville, MO

DRAWN BY:

REVIEWED BY:
Approver

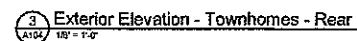
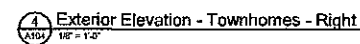
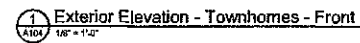
DRAWING TITLE:

3d Views

No.	Revision	Date

PROJECT NUMBER
23040
SUBMISSION DATE:
2024/09/25

SHEET NUMBER
A000
OF

[illegible]

BILL NO. 100

ORDINANCE NO. 750

AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF A SPECIAL CLASS PERMIT FOR THE CONSTRUCTION OF A NURSING HOME ON THE PROPERTY DESCRIBED HEREIN.

WHEREAS, a public hearing was held in regard the granting of a special classes permit for use as a nursing home on the following described premises by the Harrisonville Planning Commission on the 15th day of December, 1967; and,

WHEREAS, more than 10% of the property owners within the area described by Section 89.060 V.A.M.S. 1949, as amended, have duly signed, and acknowledged a protest to the proposed Special Use; and,

WHEREAS, after due consideration of the application for the special classes permit, the property upon which said nursing home is to be constructed, and the surrounding property and for the purpose of promoting the public health, safety and morals, and considering the general welfare of the community, and upon recommendation of the protest filed, and after a public hearing by the Board of Aldermen, it is determined that a special classes permit should be issued.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AS FOLLOWS:

Section 1: That a Special Classes permit is hereby issued under Section XV, Special Classes of Ordinance 522-B, as amended, of the City of Harrisonville, Missouri to permit the use of the following described property, which is presently zoned as Residential R-2, to-wit:

Beginning at the Northwest corner of Lot 2 of the Northeast Quarter of Section 4, Township 44, Range 31, in Cass County, Missouri; thence East along the North line of said Lot 2, 165 feet; thence South 0 degrees 40 minutes 20 seconds East, 185 feet to the True Point of Beginning; thence South 0 degrees 40 minutes 20 seconds East, 759.49 feet, to a point 376.20 feet North of the South line of said Lot 2; thence South 89 degrees 33 minutes 13 seconds West, and parallel with said South line of Lot 2, 243 feet, to a point 78 feet West of the East line of Lot 2 of the Northwest Quarter of Section 4; thence North 0 degrees 40 minutes 20 seconds West, 761.39 feet; thence East 243 feet to the point of beginning.

for a nursing home for the aged according to the plot plan submitted to and approved by the Planning Commission.

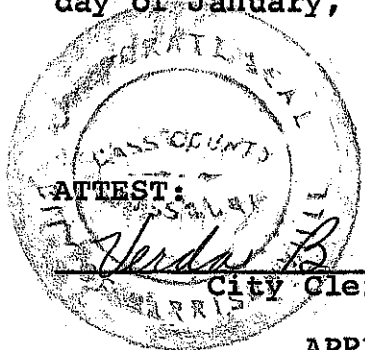
Section 2: Unless construction of said nursing home is started within two years of date of this ordinance, then said special classes permit shall become null and void.

Section 3: This ordinance shall be in full force and effect from and after date of its passage.

ORDINANCE NO. 750 Continued

-2-

Read three times and passed by the Board of Aldermen this 17th day of January, 1968.



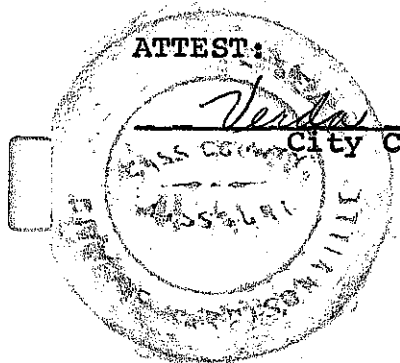
ATTEST:

Verda B. Day
City Clerk

Maurice J. Kentz
Acting President of the
Board of Aldermen

APPROVED this 17th day of January, 1968.

Maurice J. Kentz
Acting President



ATTEST:

Verda B. Day
City Clerk

SECTION BEGINNING AT THE NW CORNER OF LOT 2 OF THE NE QUARTER OF SECTION 4 TOWNSHIP 41 RANGE 31 N
HARRISONVILLE, MISSOURI, THENCE E. ALONG THE N. LINE OF SAID LOT 2, 43.49 FEET, TO A POINT 370.20 FEET N. OF THE S. LINE OF SAID
LOT 2; THENCE S. 89°35'42" E. 174.9 FEET, TO A POINT 370.20 FEET N. OF THE S. LINE OF SAID
LOT 2 OF THE NW QUARTER SECTION 4; THENCE N. 0°40'20" W. 940.39 FEET TO THE N. LINE OF LOT 3; THENCE E.
10 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 202.13 FEET.

F.H.A. PROJECT NO.

ARCHITECT

OWNER

CONTRACTOR

MORTGAGEE

FINANCING CO.

TABLETION OF LIVING UNITS

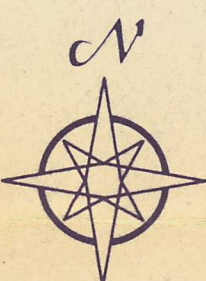
1ST FLOOR RESIDENT ROOMS

2ND FLOOR RESIDENT ROOMS

2ND FLOOR TOTAL

LAND AREA = 104,175 SQ. FT., 3.70 ACRES

17,650 SQ. FT.



PLOT PLAN
SCALE 1"=20'

Letter to owner
from Walter & Sam

harrisonville, missouri

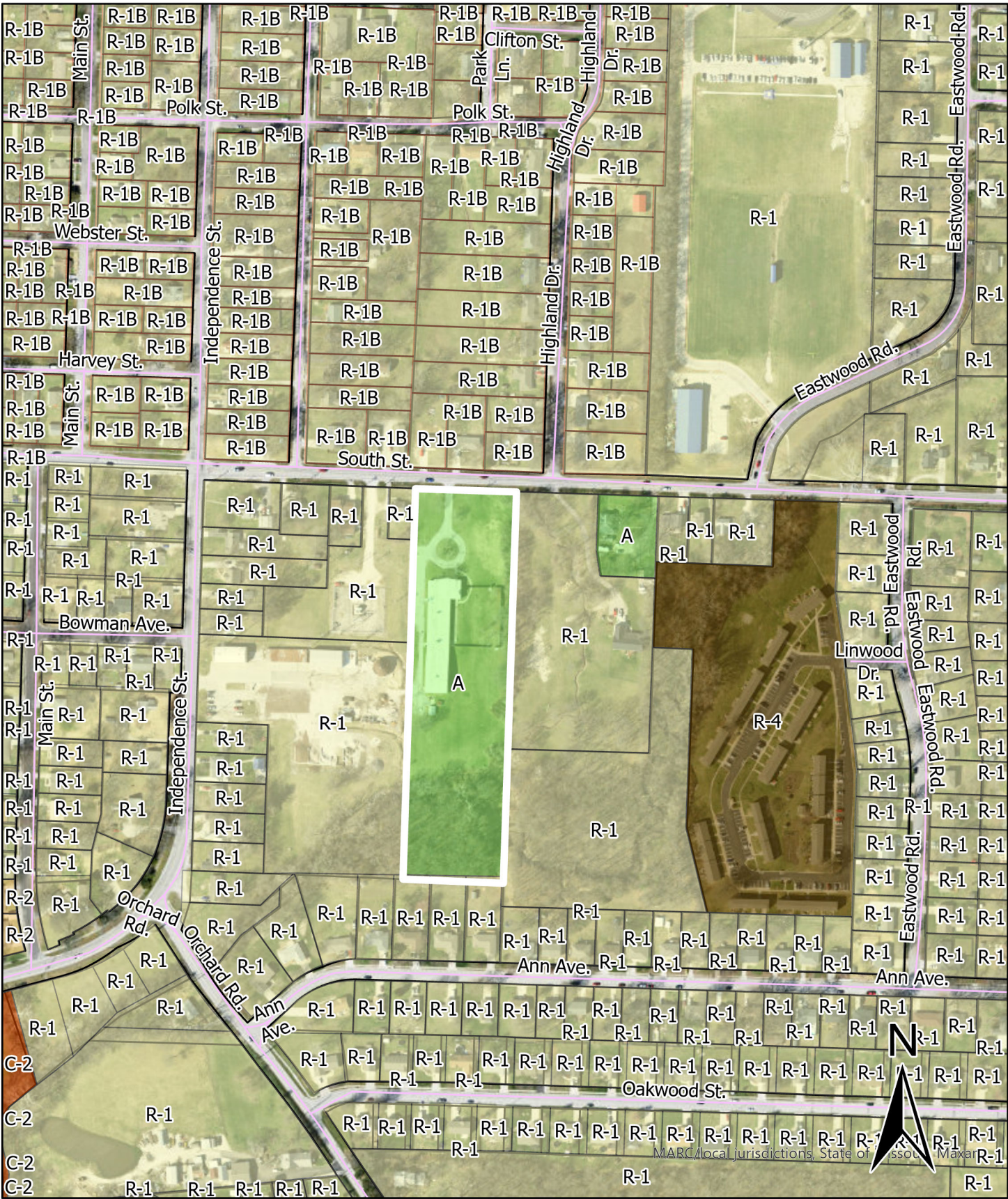
INDEX OF DRAWINGS
sh. no. title

- | | |
|---|--|
| 1 | PLOT PLAN |
| 2 | FOUNDATION & BASEMENT FLOOR PLAN - SCHEDULES |
| 3 | 1ST FLOOR PLAN - INTERIOR DETAILS |
| 4 | ELEVATIONS - EXTERIOR DETAILS |
| 5 | FRAMING PLANS - DETAILS |
| 6 | MECHANICAL |
| 7 | PLUMBING |
| 8 | ELECTRICAL |

DATE

01

Zoning Map



Aerial Map



Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A REZONING FROM A TO RP-3 AND PRELIMINARY DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF THE FORMER NURSING HOME FACILITY INTO 15 APARTMENT UNITS WITH PLANS FOR UP TO 5 FUTURE FOURPLEX STRUCTURES ON PROPERTY LOCATED AT 307 E. SOUTH STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from John Coffey, with Northview Properties, LLC, seeking approval of a Rezoning and Preliminary Development Plan for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 fourplex structures on property located at 307 E. South Street in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Rezoning and Preliminary Development Plan application on January 16, 2025, before the Planning & Zoning Commission and on January 21, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the December 26, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Rezoning and Preliminary Development Plan was considered by the Planning and Zoning Commission on January 16, 2025, and, with a vote of 6-0, recommended that the Board of Aldermen approve the requested Rezoning and Preliminary Development Plan with the four (4) conditions of approval in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Rezoning and Preliminary Development Plan is in the best interest of the City of Harrisonville and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Rezoning from A to RP-3 and Preliminary Development Plan on 4.38-acres for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 fourplex structures on land located at 307 E. South Street in the City of Harrisonville, Cass County, Missouri, with the following four (4) conditions of approval:

- 1) A modification shall be granted to the required 4' parking lot setback to allow for the existing parking to remain in its current location 2-3 feet from the western property line.
- 2) No structures shall be built within the floodplain.
- 3) All new structures shall comply with the design standards in Section 405.565.
- 4) Required landscaping along the eastern portion of the property shall be evaluated with the Final Development Plan for the proposed future fourplexes.

Section 2: The Rezoning and Preliminary Development Plan comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN HARRISONVILLE, CASS COUNTY, MISSOURI, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, 165 FEET, THENCE SOUTH 0 DEGREES 40 MINUTES 20 SECONDS EAST, APPROXIMATELY 944.49 FEET, TO A POINT 376.2 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 33 MINUTES 13 SECONDS WEST, AND PARALLEL WITH SAID SOUTH LINE OF LOT 2, 243 FEET TO A POINT 78 FEET WEST OF THE EAST LINE OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 0 DEGREES 40 MINUTES 20 SECONDS WEST 946.39 FEET TO THE NORTH LINE OF LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, 78 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY OF MISSOURI HIGHWAY NO. 2.

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21ST OF JANUARY 2025 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3RD DAY OF FEBRUARY 2025 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF FEBRUARY 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

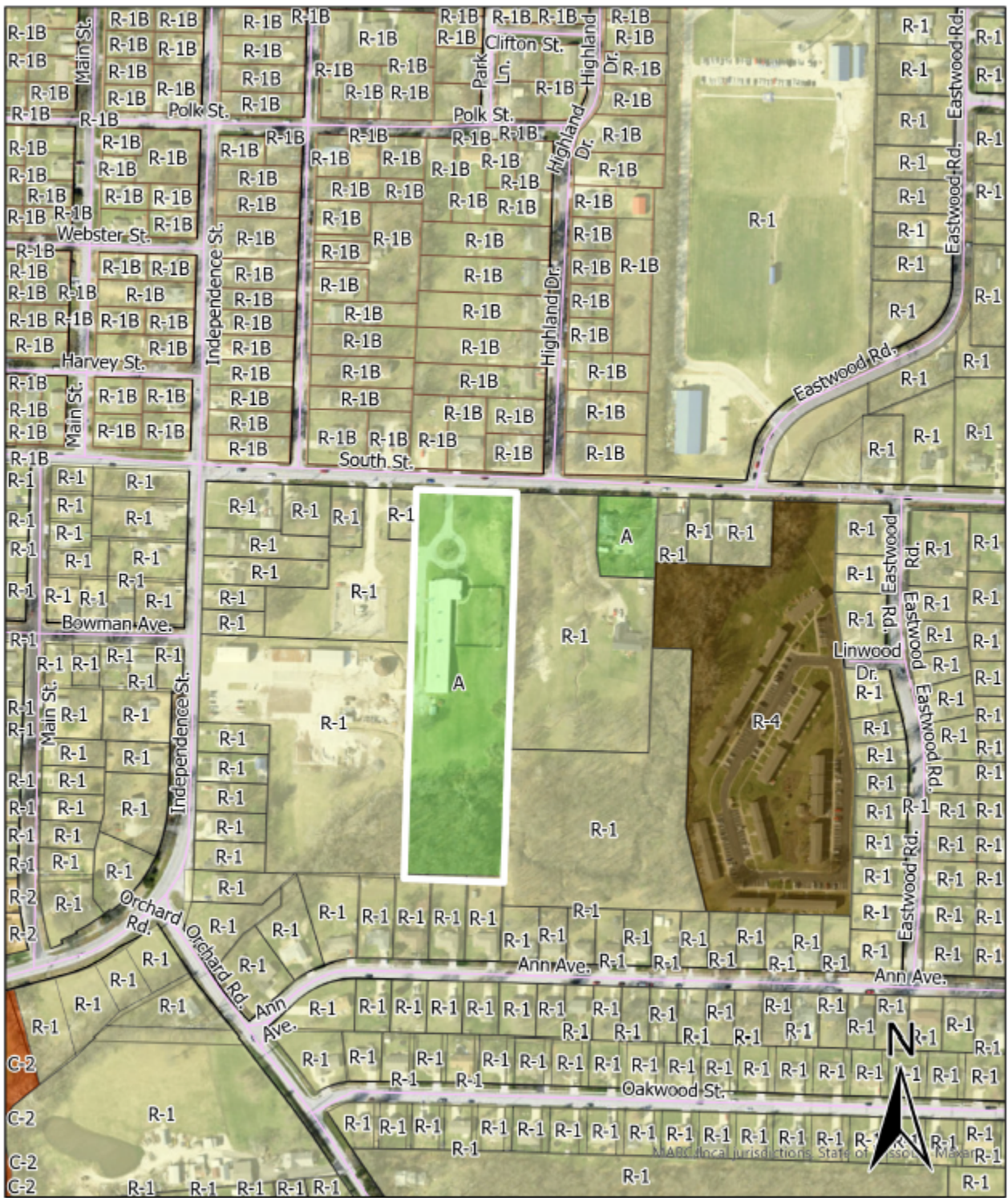
ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 3rd day of February 2025

Attachment I: Zoning Map

Zoning Map



IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **December 2024** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.


Don Lograsso
Municipal Court Judge

1/8/25
Date

Presented and reviewed as required by Court Operating Rule 4.29.


City Clerk

1-9-2025
Date

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary

RECEIVED
JAN 09 2025
CITY OF HARRISONVILLE

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Harrisonville Municipal		Reporting Period: Dec 1, 2024 - Dec 31, 2024	
Mailing Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701					
Physical Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701			County: Cass County		Circuit: 17
Telephone Number: (816)3808903			Fax Number:		
Prepared by: Michelle Shaffer			E-mail Address: michelle.shaffer@courts.mo.gov		
Municipal Judge: Don Lograsso					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		41	706	561	
B. Cases (citations/informations) filed		4	53	28	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	0	1	
3. court/bench trial - NOT GUILTY		0	4	0	
4. plea of GUILTY in court		3	36	24	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	10	0	
6. dismissed by court		0	0	0	
7. <i>nolle prosequi</i>		0	8	8	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		3	58	33	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		42	701	556	
E. Trial de Novo and/or appeal applications filed		0	0	1	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>					
1. # Issued during reporting period		61	1. # Issued during period		
2. # Served/withdrawn during reporting period		54	☐ Court staff does not process parking tickets		
3. # Outstanding at end of reporting period		1,165			
<u>IV. PARKING TICKETS</u>					

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Harrisonville Municipal	Reporting Period: Dec 1, 2024 - Dec 31, 2024
--------------------------	---------------------------------------	--

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$3,965.50	Clerk TDN Muni	\$30.00
Clerk Fee - Excess Revenue	\$492.00	Court Automation	\$495.22
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$15.17	Due To Debt Collection	\$227.00
Bond forfeitures (paid to city) - Excess Revenue	\$284.00	Law Enf Arrest-Local	\$556.00
Total Excess Revenue	\$4,756.67	Total Other Disbursements	\$1,308.22
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$16,759.50
		Bond Refunds	\$277.50
		Total Disbursements	\$17,037.00
Fines - Other	\$7,412.50		
Clerk Fee - Other	\$368.95		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$71.75		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$511.54		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$11.37		
Law Enforcement Training (LET) Fund surcharge	\$140.00		
Domestic Violence Shelter surcharge	\$138.00		
Inmate Prisoner Detainee Security Fund surcharge	\$138.50		
Restitution	\$202.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$1,700.00		
Total Other Revenue	\$10,694.61		