



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
FEBRUARY 11, 2025
6:00 PM

1. **Call to Order**
 - A. **Roll Call**
2. **Approval of Minutes**
 - A. **Minutes from the Tuesday, January 14, 2025**
3. **Agenda Items**
 - A. **Selection of Chair and Vice-Chair**
 - B. **Appl. #VAR-24-013--VARIANCE to Chapter 435, the Maximum Sign Area and Height Allowed Under Section 435.080.A.8, Entrance/Exit Sign, on Property Located at 1801 W. Vine Street**
 - C. **Appl. #VAR-24-013--VARIANCE to Chapter 435, the Maximum Sign Area and Height Allowed Under Section 435.080.A.8, Entrance/Exit Sign, on Property Located at 1801 W. Vine Street - CONSIDERATION**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 3rd day of February, 2025.

Daniel Barnett, City Clerk

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JANUARY 14, 2025
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Bryan Wooten

Attendee Name	Organization	Title	Status	Arrived
Obie Carl	Harrisonville		Present	
Bryan Wooten	Harrisonville		Present	
Michelle Hart	Harrisonville		Excused	
Amanda Stites	Harrisonville	Alternate	Present	
Angela Kramer	Harrisonville		Excused	
Charles Hotchkiss	Harrisonville		Present	
April McLaughlin	Harrisonville		Excused	

Also in attendance were Craig and Denise White, Applicants; Travis and Shelly Charlton, Neighboring Property Owners; Chris and Lisa Giefer, Neighboring Property Owners; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Dec 10, 2024 6:00 PM

Two of the four members of the Board at this meeting were not at the previous meeting. The minutes from December 10, 2024, will be posted for approval at the next scheduled meeting.

RESULT:	TABLED [0 TO 0]
ABSTAIN:	Obie Carl, Bryan Wooten, Amanda Stites, Charles Hotchkiss
EXCUSED:	Michelle Hart, Angela Kramer, April McLaughlin

3. Agenda Items

A. Variances to Section 405.560.F-Open Yard Exceptions - PUBLIC HEARING

Director Stanton presented the Staff Report. She said the applicant is seeking 2 separate variances. The first variance is to the exception requirement for a front yard to allow for a front yard setback of approximately 21 feet 10 inches. The setback is normally 30 feet. The second is to the canopy exception, asking for a variance of 103.3 square feet for a

roofed area of 163.3 square feet. She said that the Final Plat of Deacon Place, Lots 1-24 was recorded with the Cass County Recorder's Office on October 7, 1929. This plat indicated a 50 foot Building Line, but it does not appear to have been observed as none of the homes are set back 50 feet. The house at 404 S. Stella was constructed in 1950 according to the Cass County parcel data. May 14, 1959, the Board of Aldermen approved the City's first Zoning Ordinance, #522-B, which established a 25 foot as the minimum front yard setback. September 20, 1978, the Board of Aldermen approved a new Zoning Ordinance, #1194. Under this Zoning Ordinance the properties were zoned R-1A with an established front yard setback of 35 feet. She said there were a few other permits associated with this property. On December 3, 2024, Code Enforcement was made aware of work being done to the exterior of the house without a building permit. Code Enforcement opened case #PERMIT-24-0039 and issued a stop-work order. The case was closed when the variance application was submitted.

Director Stanton said the property is currently zoned Single-Family Residential (R-1) District. Under current Zoning Regulations, Section 405.140.B: "Front yards. Any building hereafter constructed shall provide a front yard, the minimum depth of which shall be thirty (30) feet." There is an exception that allows for 6 feet into the front yard. Stella Street has a right-of-way of 56 feet, which means that there is 28 feet from centerline of the street to the property line for a total of 58 feet from the centerline of the street to the required front yard setback. The applicant has measured 48 feet 2 inches from the outer edge of the porch to the center of the road. If half the street right-of-way, 28 feet, is taken from the stated measurement of 48 feet 2 inches, the result is the requested front yard setback of approximately 21 feet 10 inches. Section 405.560.F states: "Required Yard or Court To Be Open - Exceptions. Every part of a required yard shall be open from its lowest point to the sky unobstructed, except for... and provided further that canopies or open porches having a roof area not exceeding sixty square feet may project a maximum of 6 feet into the required front or rear yard shall not be enclosed." The applicants hired a contractor who did not check City Codes or file for a building permit. The newly constructed porch is 8 feet 2 inches by 20 feet, 163.3 square feet. Section 405.560.F would have covered the previously existing stoop; the newly constructed porch exceeds the size allowed by Section 405.560.F by 103.3 square feet and is approximately 21 feet 10 inches from the property line. The front yard setback exception would have allowed for a setback of up to 24 feet. This means that the applicants require a variance of 103.3 square feet for the overall area allowed in the exception and a variance of 2 feet 2 inches more than the exception allows by right.

Director Stanton said the physical surroundings, shape and topographical conditions of the property are not atypical and thus not unique. The need for the variance is due to the applicants' previous contractor not checking City Codes or obtaining a building permit. As the improvement currently is existing, the hardship is a financial hardship. The main reason the applicant is requesting this variance is to allow for their existing, recently constructed, front porch improvements to remain. The alleged difficulty or hardship is being caused by the current property owner's desire to have existing front porch improvements that, in its current configuration, encroaches into the required front yard setback by 8 feet 2 inches. Section 405.560.F allows for an encroachment of up to 6 feet when "canopies or open porches having a roof area not exceeding sixty (60) square feet", which means the applicant needs a variance of 2 feet 2 inches to the allowed encroachment and a variance of 103.3 square feet. The granting of the requested variance will not result in a detriment to the public welfare in the area. The variance would allow the property owner to have a front yard setback of 21 feet 10 inches. The 8 feet 2 inch encroachment is towards the 56 foot right-of-way, and the adjacent existing residential building to the east is approximately 119 feet, including the 56 foot right-of-way, from the existing structure. The requested variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor will it substantially diminish or impair the property values within the neighborhood. Staff recommends approval of the requested variance.

Shelly Charlton, a neighboring property owner, told the Board that she believes this improvement will increase property values on the street and that the neighbors are in favor of the variance.

With nothing further from the Public, the Public Hearing was closed a 6:10 PM.

B. Variances to Section 405.560.F-Open Yard Exceptions - CONSIDERATION

The variance request has met all of the criteria. The variance was approved.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Obie Carl, Bryan Wooten, Amanda Stites, Charles Hotchkiss
EXCUSED:	Michelle Hart, Angela Kramer, April McLaughlin

4. Discussion Items

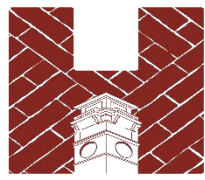
There were no discussion items.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. Amanda Stites seconded. The meeting was adjourned at 6:17 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary



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 Zoning Adjustments

From: Christina Stanton, AICP, Community Development Director

Date: February 11, 2025

Re: Appl. #VAR-24-013—Variance of Chapter 435, the maximum sign area and height allowed under 435.080.A.8, Entrance/Exit Sign, on property located at 1801 W. Vine Street

GENERAL INFORMATION

Applicant: Jason Rohe, Donaldson Company, Inc., 1801 W. Vine St.

Requested Actions: Approval of requested variances from Chapter 435, the maximum sign area and height allowed under Section 435.080.A.8 on property located at 1801 Vine Street

Date of Application: December 30, 2024

PURPOSE AND AUTHORITY

In accordance with Section 405.610 of the City’s Code, the Board of Zoning Adjustment (BZA) “may decide that there are practical difficulties or particular hardship in the way of carrying out the strict letter of these regulations”. The BZA “may grant variances from the provisions of this Chapter in harmony with its general purpose and intent” based upon the standards listed in Section 405.615, which are listed below in staff’s analysis. The concurring vote of four (4) members of the Board is required for approval of a variance.

PROPOSAL

The applicant is seeking variances to the maximum sign area and height allowed under Section 435.080.A.8. More specifically, the applicant is proposing two directional signs one at each drive entrance and each 32" high x 48" wide and each 5' above grade at top of sign.

PREVIOUS ACTIONS

Required legal notices have been issued.

- **March 14, 1963**—The Board of Aldermen approved an Ordinance (#608) to annex certain adjacent territory. This annexation included 66 tracts of land. Staff suspects that this may have been the ordinance that annexed the subject property and established it’s zoning as Industrial.
- **August 16, 1978**—The Board of Aldermen approved an Ordinance (#1194) which established new zoning districts and associated regulations. The subject property’s zoning

was changed from the previously established Industrial District to Light Industrial (M-1) District.

- 1985—The Cass County Assessor’s website indicates that the existing buildings were constructed in 1985.
- February 20, 2024—The Board of Aldermen approved a Preliminary Development Plan for the iFIL Expansion.

KEY ISSUES

- The property is currently zoned Light Industrial (M-1) District.
- The applicant is proposing two entrance/exit (or directional) signs, one at each drive and each 32" x 48" (10.67 square feet) with a total above grade height of 5'.
- Section 435.080.A.8 allows for such signs at the driveway entrances, but subpart "c" states "Each Sign shall not exceed six (6) square feet in Sign Face Area nor be more than two and one-half (2 1/2) feet in height.

ANALYSIS

The Applicant is seeking variances to the Sign Regulations. More specifically, the applicant is seeking a variance to the maximum sign area and height allowed for entrance/exit or directional signs. Section 435.080.A.8.c allows for a sign area of 6 square feet, the proposed signs are 10.67 square feet which means that the applicant needs a variance of 4.67 square feet for the sign area for both entrance/exit signs. Additionally, Section 435.080.A.8.c allows for these types of signs to be 2 ½ feet in height, the proposed signs are 5' above grade which means that the applicant needs a variance of 2 ½ feet in height for both signs as well as.

Regarding Municipal Code: 405.615 Standards

- A. The Board of Zoning Adjustments may vary the provisions of this Chapter as authorized in this Section, but only when it shall have made findings based upon evidence presented to it in the following specific cases:

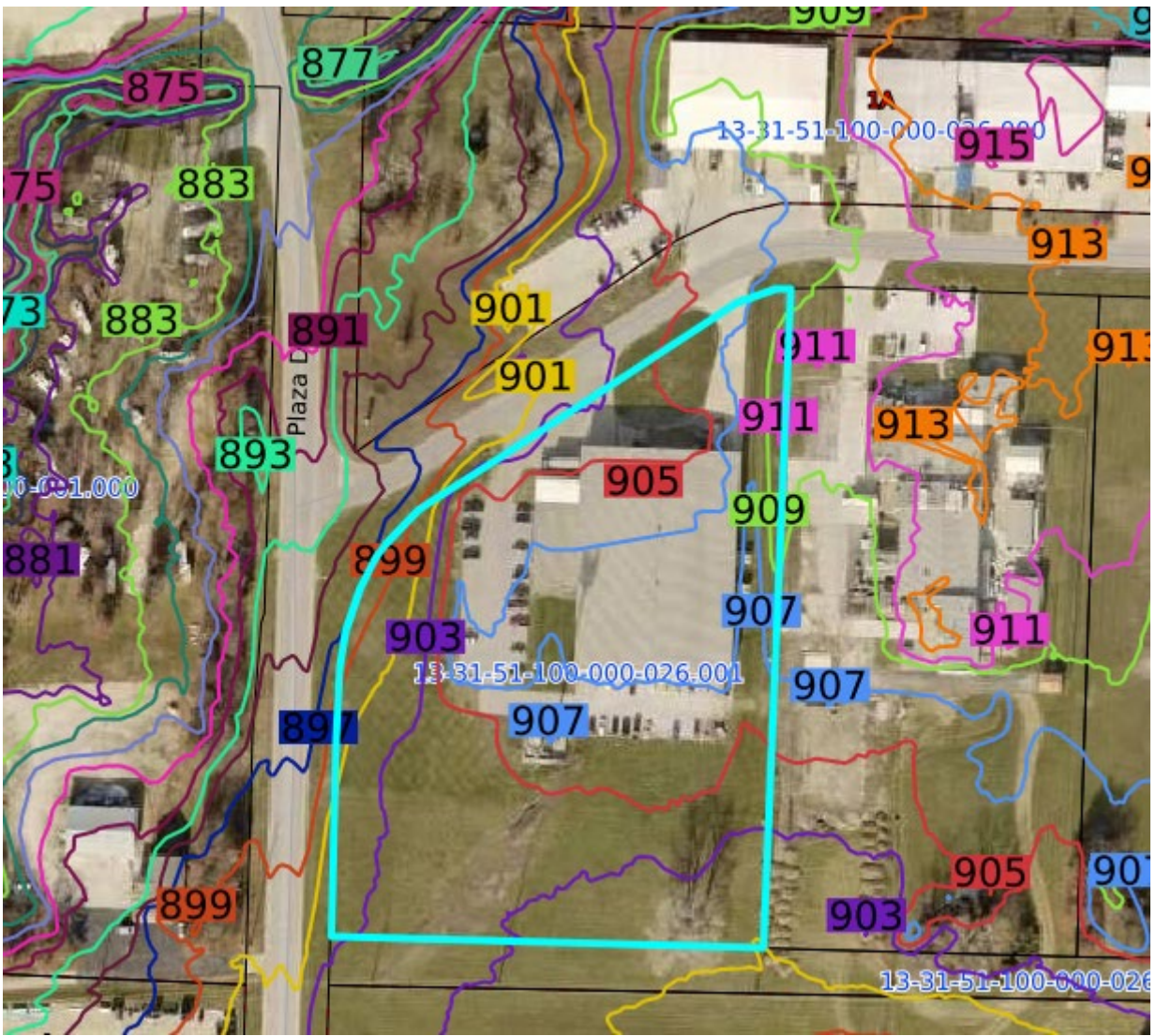
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

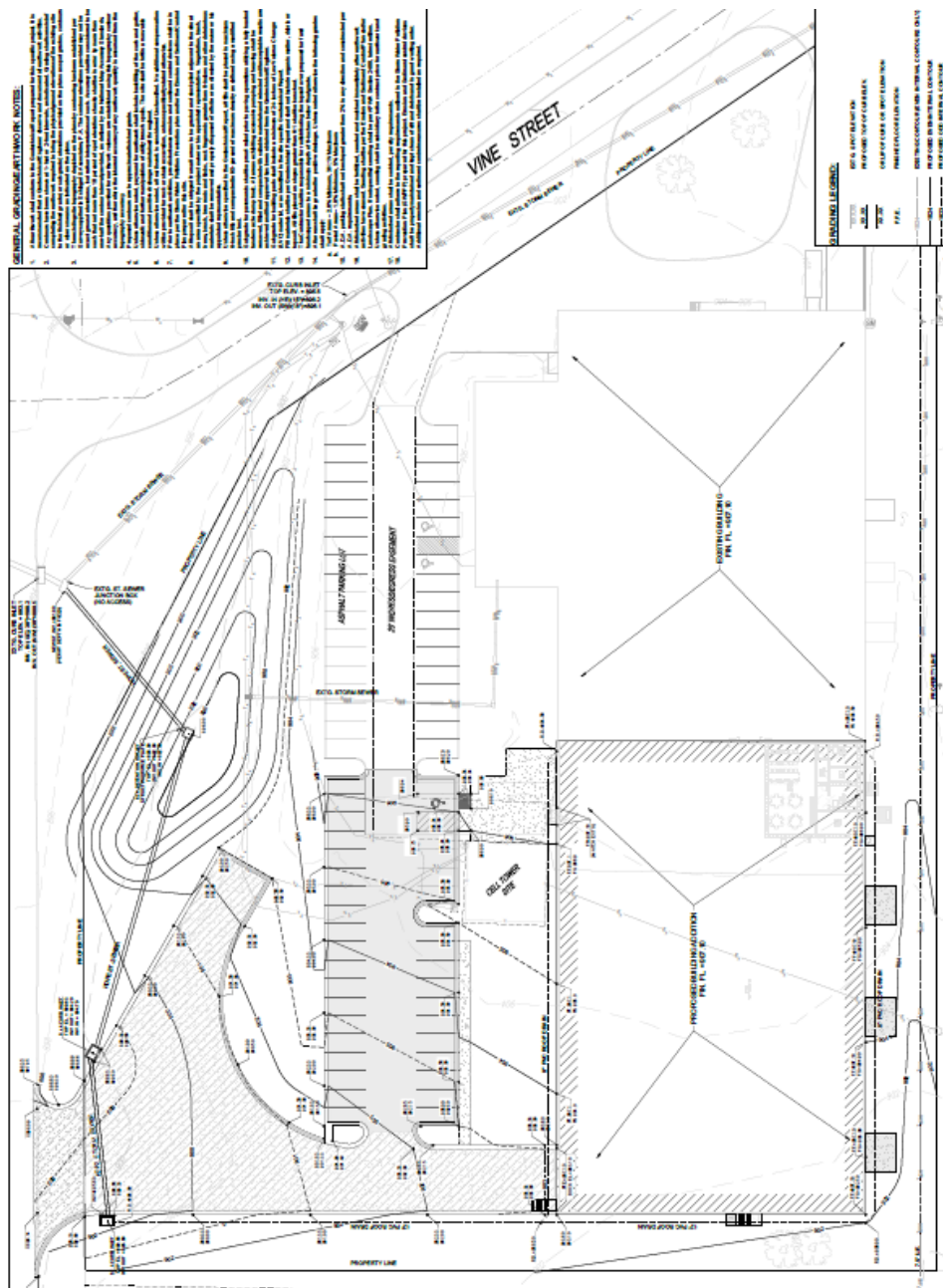
The property can yield a reasonable return. The property could still be used as intended. However, the signage would not be as large as desired, and the usefulness of the texts may be hampered by having to be reduced.

2. The plight of the owner is due to unique circumstances;

This standard typically refers to the shape of the lot, topographical conditions, or other unique physical surroundings of the property such as existing utilities. The applicant states: "The topography of the site along with the intersection of Vine Street and Plaza Drive creates confusion around property entrances. Directional signage will allow clear communication to improve traffic flow."

The topography of the lot and area is depicted from a snip from the County’s mapper with their 2’ Contour layer turned on and a snip from the grading plan that was part of the Preliminary Development Plan.





3. The variance, if granted, will not alter the essential character of the locality.

The variance, if granted, will not alter the essential character of the locality. The most notable difference will likely be the taller entrance/exit signage, but will not affect the essential character of the locality since it is very site specific.

B. For the purpose of supplementing the above standards, the Board of Adjustment shall also, in making the determination of whether there are practical difficulties or particular hardship, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

The applicant could meet the letter of the Code, but the effectiveness of the signage to actually help direct traffic would be impacted and could affect traffic congestion around and within the site.

2. The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;

The requested variances apply specifically to this property due to the various users (employees, visitors, deliveries, and drivers for shipping) and the layout of the site.

3. The alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this Chapter;

The effective date of this chapter was in 1991. The alleged difficulty or hardship is being caused by the various users of the site and the need to provide adequate directional signage to alleviate traffic congestions around and within the site.

4. The granting of the variance will not be detrimental to the public welfare in the neighborhood in which the property is located;

The granting of the requested variances will not result in a detriment to the public welfare in the area. The variances would allow the property owner to have taller and somewhat larger directional signage than Code will allow by right.

5. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The proposed variances will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor are the taller and somewhat larger signs likely to substantially diminish or impair property values within the neighborhood.

STAFF COMMENTS AND SUGGESTIONS

In support of the requested variances are the facts that:

- **The purpose of the Sign Regulations “to provide minimum standards to safeguard life, health, property, property values and public welfare by regulating and controlling the quality of materials, construction, location installation, maintenance and abandonment of Signs, in addition to the number, size, sign type, and type of illumination...” (Section 435.020.A);**
- **While the strict letter of the Code could potentially be met the effectiveness of the signage to help direct traffic would be impacted and could affect traffic congestion around and within the site; and**
- **The granting of the variances will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent property or increase the danger of fire or otherwise endanger the public safety nor is it likely to diminish or impair surrounding property values.**

STAFF RECOMMENDATION

Staff recommends approval of the requested variances.

ATTACHMENTS

Application and Supporting Documentation
Zoning Map
Aerial Map



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

VARIANCE APPLICATION

DATE: 12/30/24

Applicant (Print): Donaldson Company, Inc. Signature: Jason Rohe
 Company Name: Donaldson Company, Inc.
 Street Address: 1801 W Vine St City: Harrisonville State: MO Zip: 64701
 Telephone: 612-209-9847 Email: jason.rohe@donaldson.com

Property Owner Authorization Required if Applicant Different from Property Owner

Property Owner Name (print): _____ Signature: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Telephone: _____ Email: _____

Firm Preparing Application (if applicable): _____
 Contact: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Telephone: _____ Email: _____

* All correspondence should be sent to (check one): Applicant Property Owner Firm

Project Information

General Location or Address: 1801 W Vine St, Harrisonville MO.
 Harrisonville Properties, Donaldson Company (iFIL USA, LLC) Acres or Sq. Ft. 4.61 Ac Gross Lot

Process and Submittal Requirements

City of Harrisonville Zoning Ordinance Section 405.610

The Board of Zoning Adjustment may grant variances from the provisions of this Chapter in harmony with its general purpose and intent and may vary them only in specific instances hereinafter set forth. The Board of Zoning Adjustment, based on standards hereafter prescribed and after hearing, may decide that there are practical difficulties or hardship in the way of carrying out the strict letter of these regulations. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement or decision of the party appealed from or to issue an order or variance or to decide in favor of an appellant.

Step 1. Hold pre-application conference with City staff.

Step 2. Submit complete application and the following at least thirty (30) days prior to the BZA Meeting:

1. \$200 filing fee PLUS \$65.00 notice fee, payable to the City of Harrisonville
2. Letter explaining the project and why variance needed.
3. One (1) 8 1/2 x 11 electronic copy of site plan showing property, existing and proposed structures and additional important information.

Step 3. City staff publishes legal notice and sends letters to property owners within 185 feet.

Step 4. Board of Zoning Adjustments Meeting 2nd Tuesday of month at 6 PM at City Hall.

Please Answer Following Questions

The BZA may approve a variance to the provisions of the Zoning and Subdivision Regulations, but only as allowed by the regulations and only when it has made findings based upon evidence presented to it in specific cases. *Section 405.615 (A) Standards*

- 1. Can the property in question yield a reasonable return if used only under the regulations governing the zoning district in which it is located?

Applicant Response: The site will still function.

- 2. Is the plight of the owner due to unique circumstances? (*Unique circumstances include, but are not limited to, the shape, topographical conditions, or physical surroundings of the property.*)

Applicant Response: The topography of the site along with the intersection of Vine Street and Plaza Drive creates confusion around property entrances. Directional Signage will allow clear communication to improve traffic flow.

- 3. Will the variance, if granted, alter the character of the locality and/or neighborhood?

Applicant Response: The variance requested is for minor dimensional increases of allowable signage for directing traffic flow (Visitors, Employees, Shipping, and Receiving)

For the purpose of supplementing the above standards and in determining whether there are practical difficulties or hardships, the BZA shall also take into consideration the extent to which the following facts have been established by the evidence. *Section 405.615 (B)*

- 1. If the strict letter of the regulation is carried out, will the physical surroundings, shape or topographical conditions of the specific property create a hardship for the owner as distinguished from a mere inconvenience?

Applicant Response: The inconvenience will be felt in impacts to traffic congestion around the site.

- 2. Do the reasons for his variance apply just to this property or generally to other properties in the same zoning classification?

Applicant Response: Signage proposed will be specifically for directing traffic into the driveway entrances at this site.

- 3. Has the alleged difficulty or hardship been created by any person having an interest in the property at any time after May 13, 1991, the effective date of this Chapter?

Applicant Response: The site improvement is at the request of the property owner.

4. Will the granting of the variance be detrimental to the public welfare in the neighborhood in which the property is located?
 Applicant Response: No. The costs of the signage improvements will be paid for
by the property owner.

5. Will the proposed variance impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood?
 Applicant Response: No.

Resources

City Website	www.ci.harrisonville.mo.us
Zoning Map	https://www.ci.harrisonville.mo.us/documentcenter/view/6182
Zoning Regulations	https://www.ecode360.com/27908265
Subdivision Regulations	https://www.ecode360.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

Contacts

City Hall, 300 E. Pearl, Harrisonville, MO 64701		(816) 380-8900	Fax (816) 380-8910
John Morris	Building Official	(816) 380-8917	jmorris@harrisonville.com
Christina Stanton	Community Development Director	(816) 380-8922	cstanton@harrisonville.com
Jamie Martin	Administrative Secretary	(816) 380-8958	martin@harrisonville.com
Public Works Department, 201 W. Chestnut, Harrisonville, MO 64701			Fax (816) 380-3997
Carl Brooks	Director of Public Works	(816) 380-8964	cbrooks@harrisonville.com
Ted Martin	City Engineer	(816) 380-8964	tmartin@harrisonville.com

For Office Use Only

Case No: VAR-24-013 Filing Fee. Amount Paid: \$ 265⁰⁰ Date: _____
 Date Application Received: 12/30/24 BZA Meeting Date: Feb. 11, 2025
 Note: _____

December 2024

Dear City of Harrisonville, Board of Zoning Adjustment

Donaldson Company Inc. is expanding manufacturing operations at 1801 W Vine Street, Harrisonville, MO, to accommodate a need for growing business operations and an increasing number of employees.

With the property located at the intersection of Vine Street and Plaza Drive, the convergence of roadways and general topography already create confusion regarding the entrance to the property. As part of the plant expansion, the site will also add a driveway dedicated to Shipping products out of the facility, which will add to the confusion of proper entry and exit on site.

Signage will be expected at each of the driveway entrances to direct vehicles based on Visitors, Employees, Shipping, and Receiving traffic to the proper entrances. However, existing limitations for these types of signs is for a maximum height of 2-1/2 feet tall and a total face area of 6 square feet. To accommodate all desired communication at a visible size, this request is for a variance to allow larger directional signage to be installed.

The proposed directional signage requested is to be 32" High x 48" Wide. This variance is only 2" higher than the 30" maximum requirement and 21" wider than the 6 square feet face area allowable. Based on visual reviews through the development, the minor dimensional increases will allow clearer communication for improving and directing traffic flow, especially increasing traffic volumes expected after the plant expansion is complete.

Thank you for your time and consideration. If you need additional information, please feel free to contact me via e-mail at Jason.Rohe@Donaldson.com.

Thanks,

Jason Rohe
Donaldson Company, Inc



15146 174th St Bonner Springs, KS 66012
 Phone (913) 441-6883
 Fax (913) 441-8692
 Designer: jennifer@millersignshoppe.com

Customer:

Donaldson Filtration Solutions
 Contact Name: Jason Rohe | Facility Engineering
 Sr. Engineer, Project Manager
 Donaldson Company, Inc.
 Phone Number: Donaldson Company, Inc.
 Phone: 952.887.3320
 Mobile: 612-209-9847
 Email: jason.rohe@donaldson.com

SIZE :

QTY :

PROOF 4

Installation Notes :

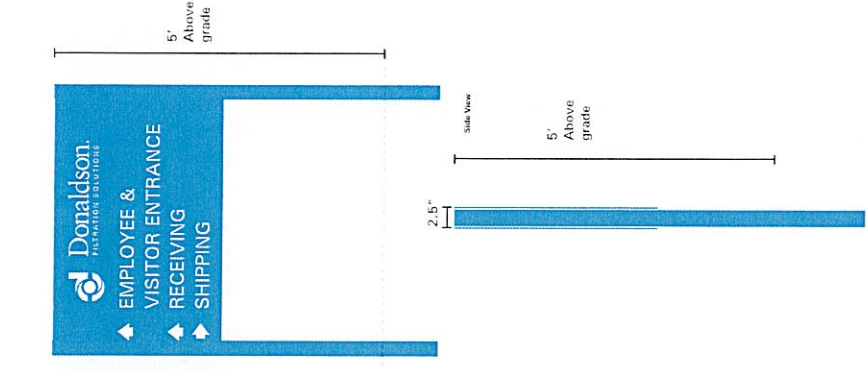
COPYRIGHT NOTICE
 This drawing and all reproductions thereof are the property of Miller Sign Shoppe, LLC and may not be reproduced, published, changed or used in any way without written consent.

Post and Panel
 Qty 1 Each, 2 Total
 48" W x 32" H, Two-Sided
 PMS 3005 - Donaldson Blue
 White Reflective Vinyl

Qty 4 Posts
 2" x 2" x 84"
 Aluminum, PMS 3005



Donaldson Filtration Solutions
 Directionals
 8.9.24



CUSTOMER'S SIGNATURE OF APPROVAL
 X *Jason Rohe*

PRINTED NAME
 Jason Rohe

DATE
 10/03/2024

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18250 Middlebrook Circle
 Overland Park, KS 66223
 P: 913.451.1100
 F: 913.451.1101
 State Certificate of Authority Number:
 11001243890

Project Number: 11001243890
 Date: 05/11/2023
 Drawn By: [Name]
 Checked By: [Name]

CIVIL CONSULTANT
 SCHLAGEL & ASSOCIATES
 14970 W. 107th St.
 State Certificate of Authority # 22000208824
 Phone Number: 913.451.0158

STRUCTURAL CONSULTANT
 BOLD, CAMPBELL & COMPANY
 1400 W. 107th St.
 State Certificate of Authority # 22000208824
 Phone Number: 913.451.0158

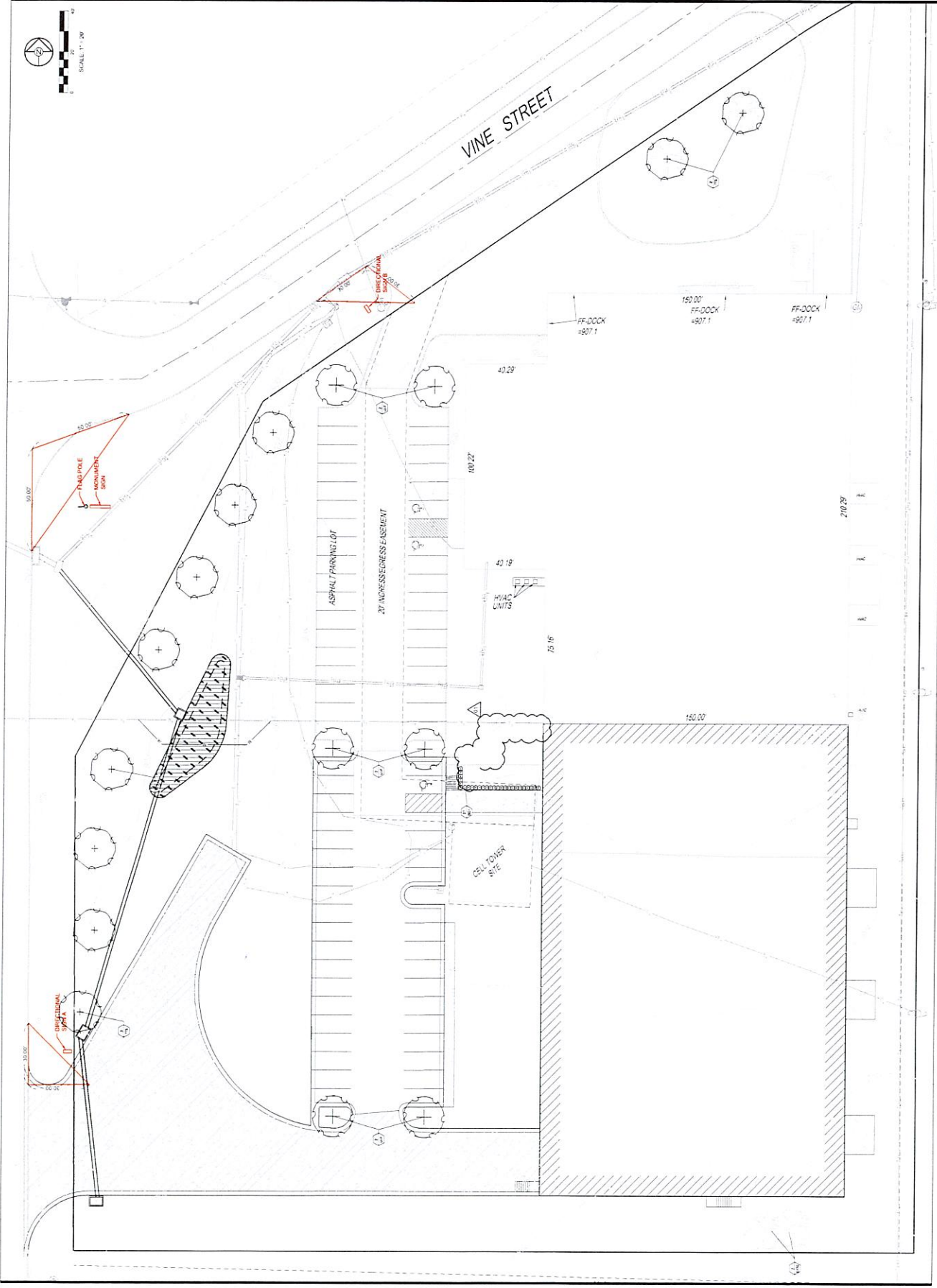
MEP CONSULTANT
 EYE ENGINEERS
 1400 W. 107th St.
 State Certificate of Authority # 22000208824
 Phone Number: 913.451.0158

A Production Facility Expansion for:
!FIL
 Innovative Filtration Technology
 1801 West Vine Street
 Harrisonville, MO 64701

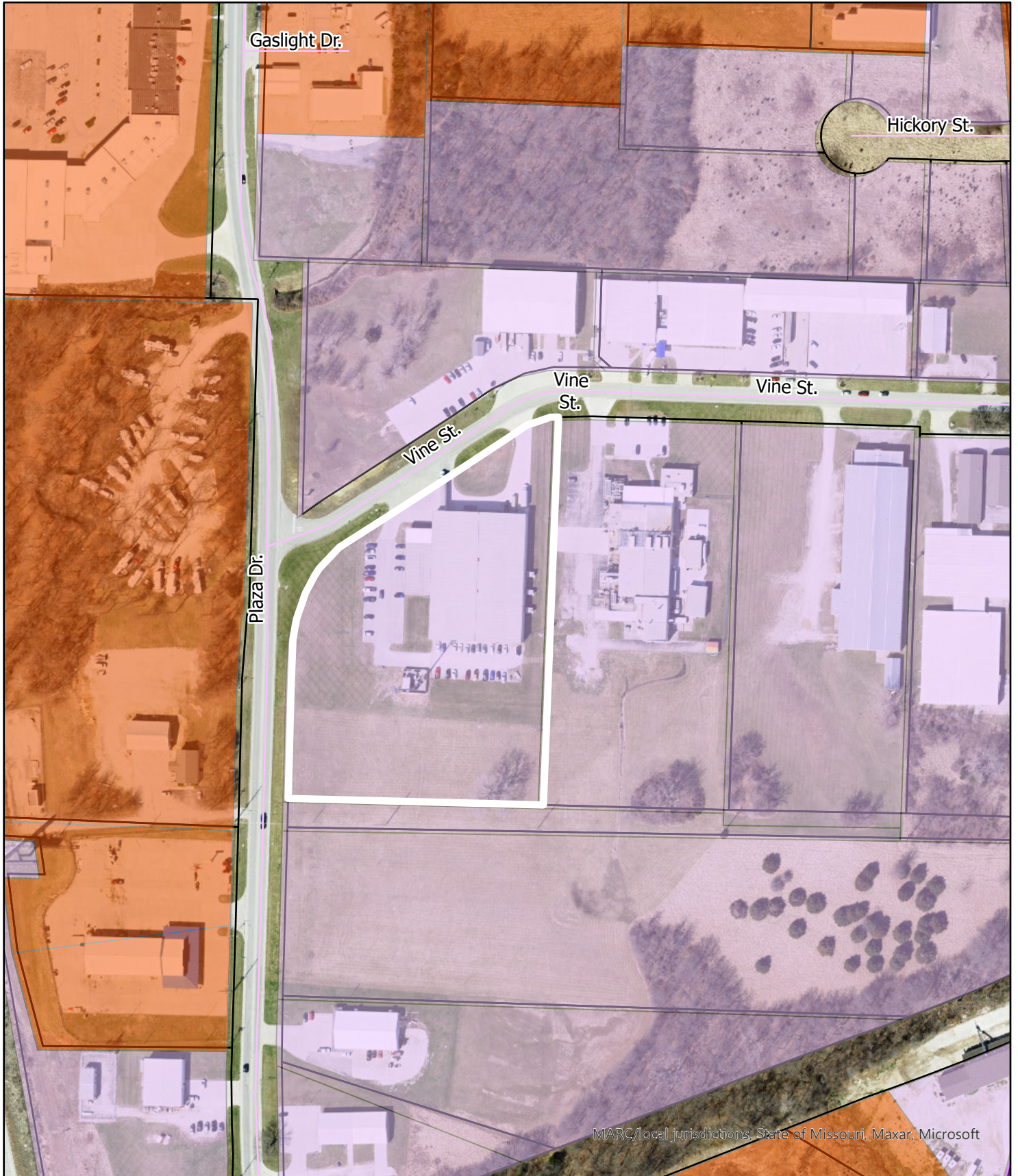
Date: 05/11/2023
 Drawn By: [Name]
 Checked By: [Name]

Person: [Name]
 Title: [Title]
 Date: 05/11/2023
 Project: 11001243890
 Sheet: 18 of 20
 Scale: 1" = 20'

L1.0
 LANDSCAPE PLAN WORKSHEET



Zoning Map



0 260 520 1,040 US Feet



Aerial Map



MARC/local jurisdictions, State of Missouri, Maxar, Microsoft

0 237.5 475 950 US Feet

