



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
DECEMBER 15, 2014
7:00 PM**

- 1. Call to Order & Pledge of Allegiance**
- 2. Roll Call**
 - A. Roll Call**
- 3. Ceremonial Matters**
- 4. Public Participation**
 - A. Public Participation**
- 5. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Dec 1, 2014 7:00 PM**
- 6. Agenda Items**
 - A. Public Hearing for Rezoning Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9, from C-1 to R-2**
 - B. Council Bill 099: AN ORDINANCE TO APPROVE REZONING OF PROPERTY GENERALLY LOCATED SOUTH OF THE MORNINGVIEW DRIVE AND MECHANIC STREET INTERSECTION FROM “C-1” LOCAL BUSINESS DISTRICT TO “R-2” TWO-FAMILY RESIDENTIAL DISTRICT.**
 - C. Council Bill 100: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT LOCATED WITHIN HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - D. Council Bill 101: AN ORDINANCE TO ACCEPT THE FINAL PLAT OF MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT WITHIN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**

- E. Council Bill 102: A Resolution authorizing the City Administrator of the City of Harrisonville, Missouri to enter into an agreement with Dale Brothers to purchase rip rap for use in City Park in an amount not to exceed \$37,986.**
- 7. Aldermen and Committee Reports**
 - 8. Report from the City Administrator**
 - 9. Report from the Mayor**
 - 10. Questions from the Media**
 - 11. Adjourn to Executive Session**
 - 12. Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 11th day of December 2014

Kim Hubbard, City Clerk

The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
DECEMBER 1, 2014
7:00 PM

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**

Attendee Name	Title	Status	Arrived
Bret Brown	Board Member	Present	
Bret Reece	Board Member	Present	
David Dickerson	Board Member	Present	
Doug Meyer	Board Member	Present	
Ivan Stull	Board Member	Absent	
Marcia Milner	Board Member	Present	
Morris Coburn	Board Member	Present	
Stacey Dahlman	Board Member	Present	
Kevin Wood	Mayor	Present	

Others Present: City Administrator Keith Moody, Finance Director Mike Tholen, City Attorney Steve Mauer, Police Chief John Hofer, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley, Parks & Recreation Director Chris Deal, Emergency Services Director Larry Francis, Public Works Director Jerry Gibbs, and Assistant Public Works Director Eric Patterson

3. **Ceremonial Matters**

- A. **Recognition of Katelyn Hazen for Gifts to the Animal Shelter**

Chief Animal Control Officer Shawna Walker along with Animal Control Officers Kristi Osborn and Jamie Hasenyager recognized Katelyn Hazen for her donations to the Animal Shelter. Ms. Walker shared that Katelyn had asked for shelter donations instead of presents for her 9th birthday. Katelyn was presented a \$25 gift card.

- B. **Citizen Fire Academy Award Presentation**

Director Francis spoke about the recent Citizen Fire Academy that was conducted by the EMS Department. Director Francis presented certificates and t-shirts to Gary Forbis, Sheryl Stanley, and Bethany Bashoum.

Mayor Wood announced that Chief Hofer is working on a Citizen Police Academy.

Minutes Acceptance: Minutes of Dec 1, 2014 7:00 PM (Approval of Minutes)

4. Public Participation**A. Public Participation**

None.

5. Approval of Minutes**A. Board of Aldermen - Regular Meeting - Nov 17, 2014 7:00 PM**

Minutes were approved as presented.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Stacey Dahlman, Board Member
SECONDER:	Doug Meyer, Board Member
AYES:	Brown, Reece, Dickerson, Meyer, Milner, Coburn, Dahlman
ABSENT:	Ivan Stull

6. Agenda Items**A. Request for Pet Goats**

City Clerk Hubbard reported that Sarah Eppert was requesting permission to keep two (2) miniature goats as pets and Ms. Eppert met the requirements which have been implemented for individuals requesting chickens. Mr. Moody clarified the city code states anyone wanting to keep animals outside of chickens must obtain permission from the Board.

The request was approved to keep the goats as pets.

RESULT:	APPROVED [6 TO 1]
MOVER:	David Dickerson, Board Member
SECONDER:	Bret Reece, Board Member
AYES:	Brown, Reece, Dickerson, Milner, Coburn, Dahlman
NAYS:	Doug Meyer
ABSENT:	Ivan Stull

B. AN ORDINANCE TO AMEND ORDINANCE NO. 3015 AND TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460, SECTION 700.470 AND SECTION 700.480 BY ESTABLISHING NEW RATES FOR MUNICIPAL WATER SERVICES, BULK WATER RATES AND SEWER SERVICES. (To be tabled until Dec. 1, 2014)

Council Bill 058 was read for a second time by City Attorney Mauer by title only. Alderman Dickerson shared his concerns of agenda item 6.D the agreement with the City of Peculiar allowing them to haul their sludge to our waste water plant. Alderman Dickerson shared his thoughts that the citizens should get a reduction, not an increase in their sewer rates, that the money received from Peculiar should help offset this.

Council Bill 058 became Ordinance 3293.

Minutes Acceptance: Minutes of Dec 1, 2014 7:00 PM (Approval of Minutes)

RESULT: ADOPTED [5 TO 2]
AYES: Brown, Reece, Meyer, Milner, Dahlman
NAYS: David Dickerson, Morris Coburn
ABSENT: Ivan Stull

C. AN ORDINANCE OF THE CITY OF HARRISONVILLE ESTABLISHING A NEW RATE FOR RESIDENTIAL SOLID WASTE COLLECTION

City Attorney Mauer read Council Bill 091 for a second time by title only.

Council Bill 091 became Ordinance 3294

RESULT: ADOPTED [5 TO 2]
AYES: Brown, Reece, Meyer, Milner, Dahlman
NAYS: David Dickerson, Morris Coburn
ABSENT: Ivan Stull

D. A Resolution authorizing the City Administrator of the City of Harrisonville, Missouri to enter into an agreement with the City of Peculiar, Missouri to accept partially digested waste materials for disposal in the city's sanitary sewer facility.

City Attorney Mauer read Council Bill 096 by title only. Mr. Gibbs reported on the proposed five (5) year agreement, that it has been reviewed by staff, it comes with a positive recommendation from the Public Works Committee, and it has been reviewed by the City Attorney. There was discussion regarding the dollar amount the City was charging Peculiar and that the amount charged has to be justified, the City cannot overcharge. There was also discussion on what the net dollar would be for the City and it was explained that it is a variable costs.

Council Bill 096 became Resolution 063.

RESULT: ADOPTED [6 TO 1]
MOVER: Bret Reece, Board Member
SECONDER: Doug Meyer, Board Member
AYES: Brown, Reece, Meyer, Milner, Coburn, Dahlman
NAYS: David Dickerson
ABSENT: Ivan Stull

E. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE, SECTION 105.035. CANDIDATES FOR MUNICIPAL OFFICE - NO ARREARAGE FOR MUNICIPAL TAXES OR USER FEES PERMITTED.

City Attorney Mauer read Council Bill 097 by title only for its first time.

City Clerk Hubbard reported this amendment is a housekeeping item due to changes in the state statute. Ms. Hubbard noted the change eliminates the requirement that a candidate cannot owe municipal user but requires the candidate to complete an affidavit verifying all state, personal/real property taxes are paid. Ms. Hubbard also noted that the statute reflected in the draft ordinance was incorrect and would be corrected.

Alderman Meyer made the motion to suspend the rules and move Council Bill 097 to its second reading. Alderman Reece seconded the motion and it was approved with the following roll call vote:

Ayes: Aldermen Coburn, Reece, Dickerson, Dahlman, Meyer, Milner, and Brown.

Nays: None

Absent: Alderman Stull

Abstain: None

City Attorney Mauer read Council Bill 097 by title only for a second time.

Council Bill 097 became Ordinance 3295.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Brown, Reece, Dickerson, Meyer, Milner, Coburn, Dahlman
ABSENT:	Ivan Stull

F. AN ORDINANCE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2014, THROUGH DECEMBER 31, 2014.

City Attorney Mauer read Council Bill 098 by title only for it's first time. Mr. Tholen reviewed the changes.

Alderman Milner made the motion to suspend the rules and move Council Bill 098 to it's second reading. Alderman Dahlman seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Dickerson, Dahlman, Brown, Meyer, Reece, Milner, and Coburn.

Nays: None

Absent: Alderman Stull

Abstain: None

City Attorney Mauer read Council Bill 098 for a second time by title only.

Council Bill 098 became Ordinance 3296.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Brown, Reece, Dickerson, Meyer, Milner, Coburn, Dahlman
ABSENT:	Ivan Stull

7. Aldermen and Committee Reports

Alderman Milner reported an individual who participated in the Citizen Fire Academy had shared with her how great they thought it was.

Alderman Coburn shared how much he enjoyed the Thanksgiving dinner for the senior citizens at the high school.

Alderman Dickerson extended his congratulations to Bethany Bashioum on her marriage.

Alderman Reece shared he had attended the DARE graduation recently and what a great job everyone had done.

8. Report from the City Administrator

Mr. Moody reminded everyone of the Mayor's Christmas Tree Lighting this Saturday and that Mr. Gibbs and Mr. Patterson would be meeting on the SRF project soon.

9. Report from the Mayor

Mayor Wood updated everyone that the Shepard's Pantry had been approved for the CDBG Grant they had applied for. Mayor Wood also reported he had attended the dinner at the high school for the senior citizens and that the program was great.

10. Questions from the Media

None.

11. Adjourn to Executive Session

None.

12. Adjourn From Regular Session

Alderman Coburn moved to adjourn the meeting. Alderman Dickerson seconded the motion and it was approved by voice vote.

The meeting adjourned at 7:57 p.m.

Kevin Wood, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Dec 1, 2014 7:00 PM (Approval of Minutes)



TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: December 9, 2014
SUBJECT: Public Hearing for Rezoning Application of Freddie Pope

Type of Item: *Public Hearing*

Issue: Approval of Rezoning Request.

Background:

Request: Approval of rezoning to “R-2”

Location: South of the Morningview Drive & Mechanic Street
Intersection

Applicant: Freddie Pope

Owner: Freddie Pope

Engineer/Surveyor: Greg Bowers

Existing Zoning: “C-1” Local Business District

Surrounding Zoning: North: “R-1” Single Family Residential District
(Antioch Church)
South: “R-2” Two Family Residential District
East: “R-2” Two Family Residential District
West: “C-0” Non-Retail Business District
“R-1” Single Family Residential District

(Churches)

Acres: Approximately 1.64 acres +/-

This parcel of land was originally subdivided in January of 1993. It was then re-subdivided in March of 1994. The land was zoned “C-1” Local Business District. It is likely that the commercially zoned parcels had not developed due to the way they were subdivided. The existing lots are between 20,000 and 30,000 square feet (typically commercial lots are 40,000 square feet or larger. Furthermore, Morningview Drive has a center line radius of 63 feet. This is very awkward for motorists and especially larger vehicles. This radius does not conform to any design standard whether it is commercial or residential.

The Comprehensive Plan designates this parcel as low-density residential. Therefore, rezoning the property to two-family residential would conform to the Comprehensive Plan. Furthermore, given the way in which this property was subdivided, the logical use for it would be for low density residential.

Options:

The City may:

- Approve the application for rezoning with no conditions.
- Conditionally approve the application for rezoning.
- Deny the request for rezoning.

Recommendations:

Planning and Zoning Commission: (November 20, 2014)

Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

Staff Recommendation:

Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

A. Discussion Item (ID # 1679)

Public Hearing for Rezoning Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9, from C-1 to R-2

COUNCIL BILL NO.

ORDINANCE NO.

AN ORDINANCE TO APPROVE REZONING OF PROPERTY GENERALLY LOCATED SOUTH OF THE MORNINGVIEW DRIVE AND MECHANIC STREET INTERSECTION FROM “C-1” LOCAL BUSINESS DISTRICT TO “R-2” TWO-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing on November 20, 2014, in regard to the rezoning application of Freddie Pope, to rezone the hereinafter described property; and

WHEREAS, the Planning and Zoning Commission on November 20, 2014, recommended approval of the rezoning contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes to the Board of Aldermen; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing; and after considering the property to be rezoned and the surrounding properties, and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described property should be rezoned.

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

Section 1: That the Board of Aldermen of the City of Harrisonville, Missouri, hereby finds and declares that the following described property shall be rezoned from “C-1” Local

Business District to “R-2” Two Family Residential District contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A SUBDIVISION OF LAND IN SECTION 3, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

Section 2: That the official zoning map of the City of Harrisonville shall be amended to reflect such change in zoning.

Section 3: That this ordinance shall be effective immediately upon its passage and approval.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF DECEMBER 2014 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON THE 15TH DAY OF DECEMBER 2014 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF DECEMBER 2014.

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

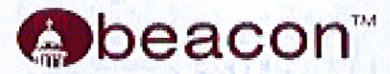
Kim Hubbard, City Clerk

APPROVED by the Mayor this 15th day of December 2014.

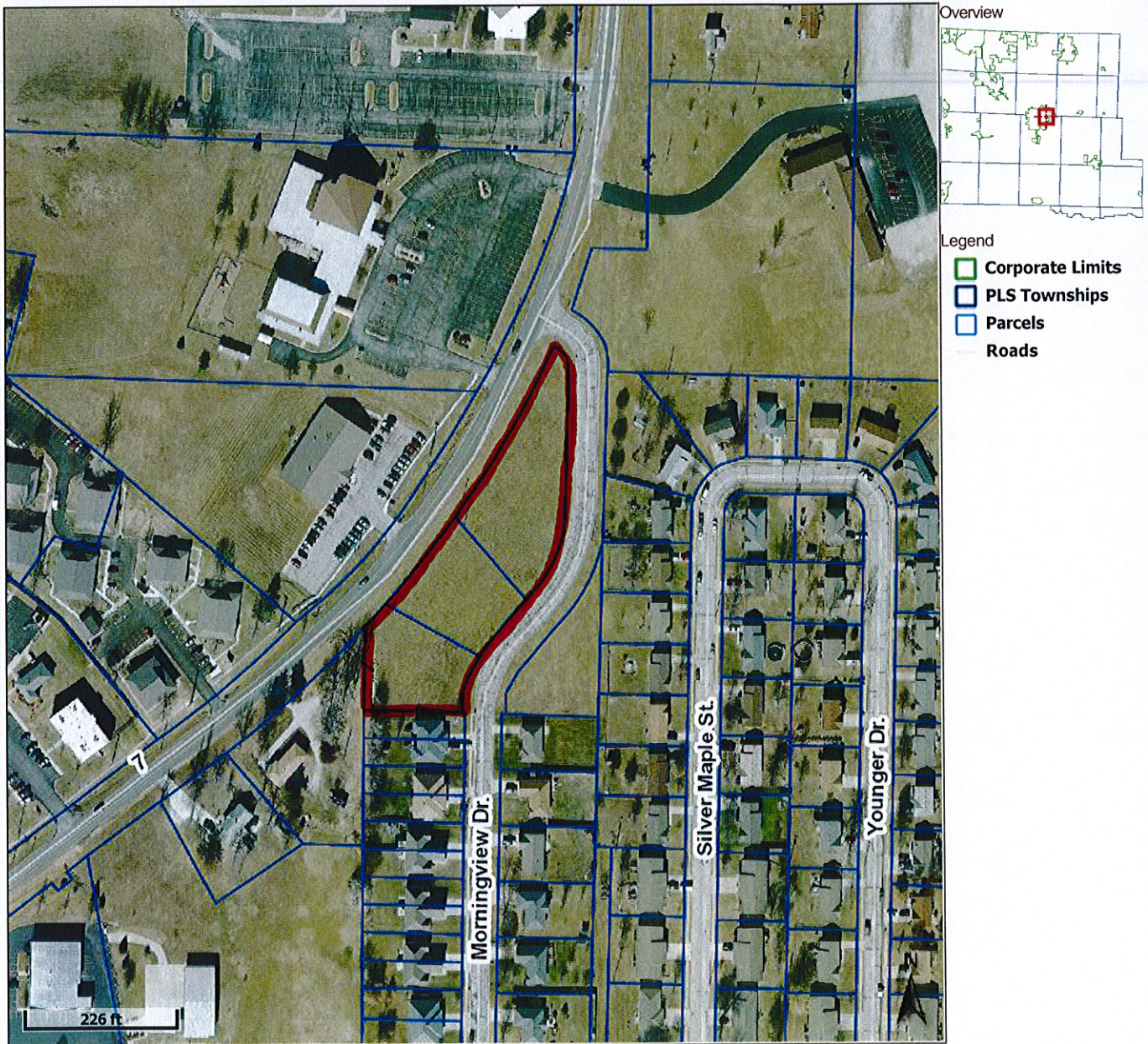
Attachments:

Morningview Rezoning Attachments (1) (PDF)

Cass County, MO



Date Created: 11/13/2014



Last Data Upload: 11/13/2014 6:20:15 AM



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The Schneider Corporation
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Attachment: Morningview Rezoning Attachments (1) (1679 : Public Hearing for Rezoning Application of Freddie Pope)

FEE: \$50
 REC'D BY: ALC
 (STAFF USE ONLY)

**APPLICATION
 FOR
 REZONING
 CITY OF HARRISONVILLE**
 PLEASE PRINT

CASE NO.: RZ- 1409
 PC DATE: 11/20/14
 (STAFF USE ONLY)

REQUESTED ZONING AMENDMENT: R-2

GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: _____

LEGAL DESCRIPTION: Lots 7,8, and 9, MORNINGVIEW RESURVEY, a subdivision
in the Harrisonville, Cass County, Missouri, according to the
recorded plat thereof, filed in Plat ACRES/SQ.FT.: 1.64

Book 12 at Page 273
 CURRENT ZONING ON PROPERTY: C-1 CURRENT LAND USE: Vacant

PROPERTY OWNER'S NAME(S): Freddie Pope PHONE: 626-3322

COMPANY: _____ FAX: _____

MAILING ADDRESS: 22701 S Camp Branch Rd. Pleasant Hill, MO 64080
 STREET CITY STATE ZIP

E-MAIL ADDRESS: _____

APPLICANT/AGENT'S NAME(S): Freddie Pope PHONE: 626-3322

COMPANY: _____ FAX: _____

MAILING ADDRESS: 22701 S Camp Branch Rd. Pleasant Hill, MO 64080
 STREET CITY STATE ZIP

E-MAIL ADDRESS: _____

ENGINEER/ARCHITECT'S NAME(S): _____ PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
 STREET CITY STATE ZIP

E-MAIL ADDRESS: _____

NOTE: *It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Planning and Zoning Commission meeting will not be scheduled until the application is complete. It is the applicant's responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. It is the applicant's responsibility to be familiar with the applicable city land use ordinances and requirements prior to the submission of the application. See attached material for examples and instructions.*

SIGNATURE OF OWNER OR AGENT: Freddie Pope

NOTE: IF NOT SIGNED BY OWNER, AUTHORIZATION OF AGENT MUST ACCOMPANY APPLICATION

Attachment: Morningview Rezoning Attachments (1) (1679 : Public Hearing for Rezoning Application of Freddie Pope)

FREDDIE POPE
22701 S Camp Branch Rd
Pleasant Hill, MO 64080
(816) 626-3322

October 10, 2014

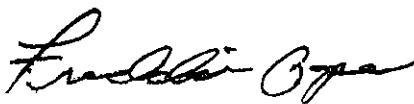
Rick DeLuca
Director of Community Development
City of Harrisonville, Missouri
300 E. Pearl Street
Harrisonville, MO 64701

RE: Authorization for Rezoning and Re-subdividing of
Lots 7, 8 and 9 MORNINGVIEW RESURVEY

Dear Mr. DeLuca,

This letter will serve to acknowledge that I have authorized my attorney Aaron L. Aurand, Crouch, Spangler & Douglas, as my agent and representative for the filing of a rezoning application and application for preliminary and final plat approval with the City of Harrisonville. I specifically authorize my said attorney to file an application on my behalf seeking rezoning of the above-described property from "C-1" Local Business District (Commercial) to "R-2" Two-Family Residential District (Residential Duplexes), re-subdividing of the property into four (4) lots, and replatting of the property in accordance with the preliminary plat and final plat of Morningview Resurvey, Lots 7, 8 & 9 Replat in accordance with the preliminary and final plats prepared for me by Bowers Survey LLC. I state that I am the owner of record of this property and I authorize the above-named attorney to act in my behalf on these applications for rezoning, re-subdividing, and replatting (preliminary and final) of the above-described property.

Very truly yours,



Freddie Pope

Attachment: Morningview Rezoning Attachments (1) (1679 : Public Hearing for Rezoning Application of Freddie Pope)

CROUCH, SPANGLER & DOUGLAS
ATTORNEYS AT LAW
 POST OFFICE BOX 280
 117 SOUTH LEXINGTON STREET
 HARRISONVILLE, MISSOURI 64701
 Telephone 816/380-3238 Facsimile 816/380-2976

LESLIE M. CROUCH (1872-1966)
 L.M. CROUCH, JR. (1902-1980)
 ROBERT W. SPANGLER (Retired)
 ELVIN S. DOUGLAS, JR. (1933-2012)
 JAMES E. THOMPSON, JR.
 CHARLES E. WEEDMAN, JR.
 AARON L. AURAND
 ANDREW G. GOFFINET *

LINDA L. SHERMAN (of counsel)

RAYMORE-BELTON OFFICE
 8420 CLINT DRIVE
 BELTON, MISSOURI 64012
 TELEPHONE 816/331-3400
 FACSIMILE 816/331-4111

PLEASE REPLY TO:
 HARRISONVILLE

* Admitted in MO & KS

October __, 2014

TO WHOM IT MAY CONCERN:

This letter is notify you of a public hearing before the Harrisonville Planning and Zoning Commission which is scheduled for 6:00 P.M. on Thursday, November 20, 2014 in City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for rezoning from "C-1" Local Business District to "R-2" Two-Family Residential District and applications for preliminary plat and final plat approval submitted by Freddie Pope on the following described property:

Lots 7, 8 and 9 MORNINGVIEW RESURVEY, a subdivision in Harrisonville, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 12 at Page 273.

The property is generally located on E. Mechanic Street, south of the intersection of Morningview Drive and E. Mechanic Street (a/k/a Missouri State Hwy No. 7).

As an adjacent landowner, you are being notified of this public hearing as required by municipal ordinance. You are also welcome to express any opinions regarding this application during the public hearing; however, your appearance is not required.

If you have any questions prior to the hearing, we will be happy to discuss these matters with you and the plans in more detail.

Sincerely,

CROUCH, SPANGLER & DOUGLAS

Aaron L. Aurand
aaaurand@csdlaw.net

ALA/lk
 enclosure

Attachment: Morningview Rezoning Attachments (1) (1679 : Public Hearing for Rezoning Application of Freddie Pope)



P.O. Box 208
Harrisonville, MO 64701
816-380-3445

201492318

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Lots 7, 8 and 9 MORNINGVIEW RESURVEY, A SUBDIVISION IN Harrisonville, Cass County, Missouri, according to the recorded Plat thereof, filed in Plat Book 12 at Page 273.

Owner: Freddie Pope

Prepared For: Crouch, Spangler & Douglas

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 200 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Harrisonville United Methodist Church, Inc.
2600 E. Mechanic
Harrisonville, MO 64701
2. Antioch Southern Baptist Church, Inc.
2601 E. Mechanic
Harrisonville, MO 64701

3. Gordon K. Chadwick
624 Silver Maple
Harrisonville, MO 64701
4. Mary E. Blood
622 Silver Maple
Harrisonville, MO 64701
5. Benjamin A. Smith
620 Silver Maple
Harrisonville, MO 64701
6. Zurubbabel D. and Samararah L. Speer
618 Silver Maple
Harrisonville, MO 64701
7. Zackery and Aimee Breiner
616 Silver Maple
Harrisonville, MO 64701
8. Tim & Karen Soulis Properties, LLC
26705 E. State Route EE
Harrisonville, MO 64701
9. Same as No. 8
10. S & S Builders, Inc.
905 N. Commercial
Harrisonville, MO 64701
11. J Franklin Properties, LLC
1104 N. Commercial
Harrisonville, MO 64701
12. Douglas A. Gilmore
613 Morningview Dr.
Harrisonville, MO 64701
13. Ronald J. and Nancy J. Cummings
P. O. Box 128
Harrisonville, MO 64701
14. Alisa Anne Peoples
610 Morningview Dr.
Harrisonville, MO 64701
15. Mary Ellen Nichols
612 Morningview Dr.
Harrisonville, MO 64701
16. Allison W. Smith
905 N. Commercial St.
Harrisonville, MO 64701
17. Elizabeth Eileen Gridley
85 Oaks
Harden City, MO 64747

18. Ruberta A. Bandy
618 Morningview Dr.
Harrisonville, MO 64701
19. Paul & Tina Leone
2405 E. Mechanic
Harrisonville, MO 64701
20. Holly R. Gillogly
2407 E. Mechanic
Harrisonville, MO 64701
21. Harrisonville Housing Associates LP
P. O. Box 68
111 N. Main St.
Clarkton, MO 63837-0068
22. 2500 Mechanic LLC
25706 E. Shadybrook Ln.
Lee's Summit, MO 64086

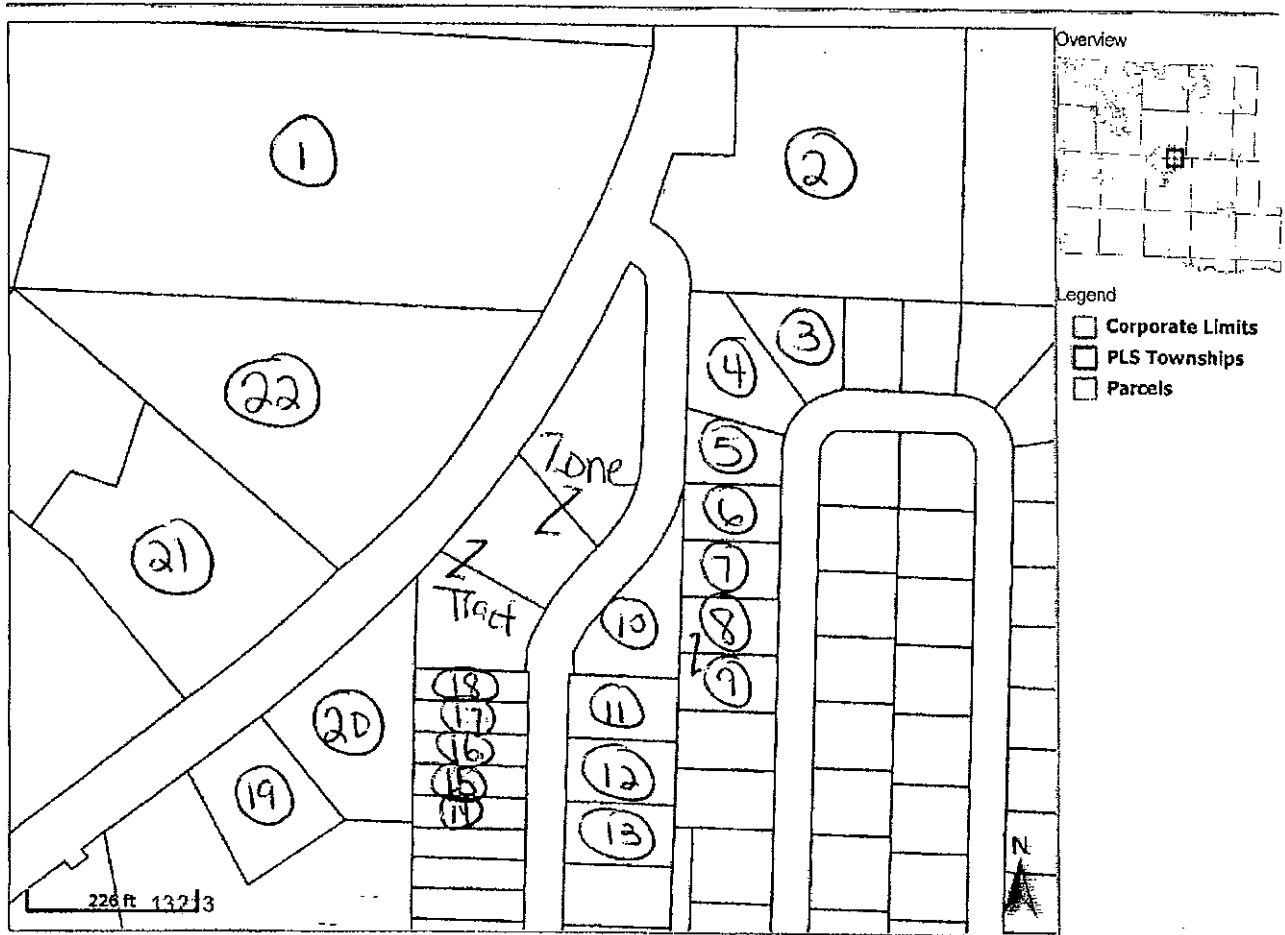
Coffelt Land Title, Inc.

A handwritten signature in cursive script, reading "Rosemary Lentry". The signature is written in black ink and is positioned below the printed name of the company.

Cass County, MO



Date Created: 7/24/2014



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The Schneider Corporation
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Notice of Public Hearing

Before the Planning and Zoning Commission of the City of Harrisonville, Missouri.

NOTICE IS HEREBY GIVEN of a public hearing before the Planning and Zoning Commission of the City of Harrisonville, Missouri to be held at 6:00 P.M. on Thursday, November 20, 2014 at City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for rezoning from "C-1" Local Business District to "R-2" Two-Family Residential District and applications for preliminary plat and final plat approval submitted by Freddie Pope on the following described property:

Lots 7, 8 and 9 MORNINGVIEW RESURVEY, a subdivision in Harrisonville, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 12 at Page 273.

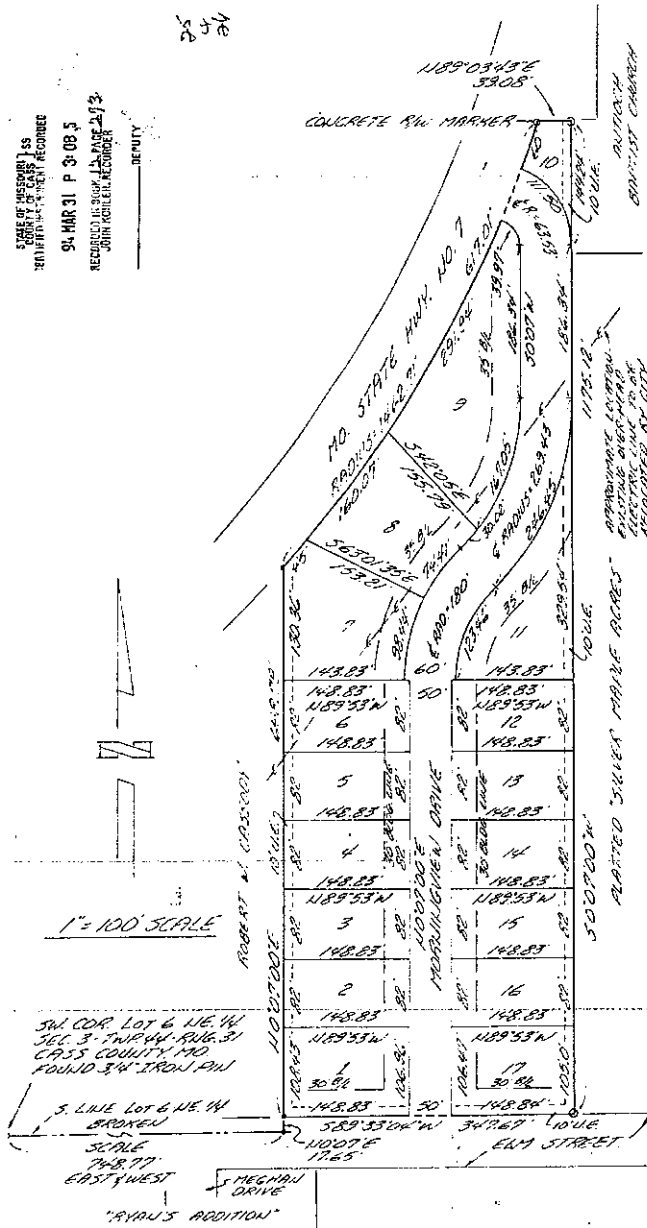
The property is generally located on E. Mechanic Street, south of the intersection of Morningview Drive and E. Mechanic Street (a/k/a Missouri State Hwy No. 7).

The public is encouraged to attend the meeting.

April L. Clark
Secretary of the Planning and Zoning Commission

For Publication
Cass County Democrat-Missourian
Week of October 24 edition

STATE OF MISSOURI
COUNTY OF CASS
RECORDED & INDEXED
94 MAR 31 P 3:08.5
RECORDED IN BOOK PAGE 213
JOHN KOTLEB RECORDER
DEPUTY



"MORNINGVIEW RESURVEY"

A RESURVEY OF LOT 1, "MORNINGVIEW"

IN THE CITY OF HARRISONVILLE

IN CASS COUNTY, MISSOURI

Note: This Plat constitutes a resurvey of Lot 1, "Morningview", in the City of Harrisonville, in Cass County, Missouri.

Description: Lot 1, "Morningview", a subdivision of land in the City of Harrisonville, in Cass County, Missouri, according to the recorded final plat thereof.

Dedication: The undersigned proprietors of the above tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Morningview Resurvey". It shall be sufficient description of each lot platted hereon to be designated by the number which appears on said lot, followed by the words "Morningview Resurvey". An easement or license is hereby granted to the City of Harrisonville, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and designated by the words "Utility Easement" (U.E.) or "Storm Drainage & Utility Easement" (S.D. & U.E.).

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the Office of the Recorder of Deeds in Cass County, Missouri.

The streets or roads shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Owner's Certificate: As owner I hereby certify that I have caused the land on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on this plat.

In testimony whereof, the undersigned proprietors have hereunto set their hands this 24th day of March, 1994.

John Kotleba, Inc.
by James D. Smith, Pres.

Subscribed and sworn before me the day and year last written above.

Notary Public: John Kotleba, Inc.

My Commission Expires: September 25, 1994

Approved: The City Planning Commission of Harrisonville, Missouri.

Signed: William E. Smith
Chairman

Date: March 8, 1994

Approved: The City Council of Harrisonville, Missouri.

Signed: William E. Smith
Mayor

Date: 3-28-94

Attest: John L. Powell
City Clerk

The undersigned Registered Land Surveyor hereby states the plat of "Morningview Resurvey" is based upon an actual survey made by Bowers Brenizer & Associates, Professional Land Surveyors, under his direct supervision, and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey. He further states that he has complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of his professional knowledge.



Jerrall T. Bowers
Land Surveyor MO. L.S. 1733

Date: Feb. 21st 1994

By: Bowers Brenizer & Associates
Professional Land Surveyors
P.O. Box 71, Harrisonville, Missouri

Note: Bearings shown are based upon the recorded final plat of "Morningview", in the City of Harrisonville, Missouri.

Note: One-half inch iron pins with plastic caps stamped Bowers Brenizer to be set on all boundary and rear lot corners and reference notches to be set on back of curbs upon completion of street.

O = 5/8" Iron Pin Found with 2" Aluminum Cap stamped Bowers Brenizer.

• = 1/2" Iron Pin Found.

Attachment: Morningview Rezoning Attachments (1) (1679 : Public Hearing for Rezoning Application of Freddie Pope)



TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: December 9, 2014
SUBJECT: Rezoning Application of Freddie Pope for Morningview Resurvey, Lots 7, 8,
& 9, from C-1 to R-2

Type of Item: *Approval*

Council Bill No. 099**Ordinance No.**

**AN ORDINANCE TO APPROVE REZONING OF PROPERTY GENERALLY
LOCATED SOUTH OF THE MORNINGVIEW DRIVE AND MECHANIC
STREET INTERSECTION FROM “C-1” LOCAL BUSINESS DISTRICT TO “R-
2” TWO-FAMILY RESIDENTIAL DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing on November 20, 2014, in regard to the rezoning application of Freddie Pope, to rezone the hereinafter described property; and

WHEREAS, the Planning and Zoning Commission on November 20, 2014, recommended approval of the rezoning contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes to the Board of Aldermen; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing; and after considering the property to be rezoned and the surrounding properties, and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described property should be rezoned.

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

Section 1: That the Board of Aldermen of the City of Harrisonville, Missouri, hereby finds and declares that the following described property shall be rezoned from “C-1” Local Business District to “R-2” Two Family Residential District contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A SUBDIVISION OF
LAND IN SECTION 3, TOWNSHIP 44, RANGE 31, IN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY
PLATTED AND RECORDED.

Section 2: That the official zoning map of the City of Harrisonville shall be amended to reflect such change in zoning.

Section 3: That this ordinance shall be effective immediately upon its passage and approval.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF DECEMBER 2014 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON

**THE 15TH DAY OF DECEMBER 2014 AND PASSED BY THE BOARD OF ALDERMEN
THIS 15TH DAY OF DECEMBER 2014.**

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 15th day of December 2014.



TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: December 9, 2014
SUBJECT: Preliminary Plat Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9 Replat

Type of Item: *Approval*

Issue: Approval of Preliminary and Final Plats.

Background:

Request: Approval of preliminary and final plats

Location: South of the Morningview Drive & Mechanic Street
Intersection

Applicant: Freddie Pope

Owner: Freddie Pope

Engineer/Surveyor: Greg Bowers

Existing Zoning: "C-1" Local Business District
(Pending rezoning to "R-2")

Surrounding Zoning: North: "R-1" Single Family Residential District
(Antioch Church)
South: "R-2" Two Family Residential District
East: "R-2" Two Family Residential District
West: "C-0" Non-Retail Business District

“R-1” Single Family Residential District
(Churches)

Lots: Existing 3 lots; Proposed 4 lots

Acres: Approximately 1.64 acres +/-

This parcel of land was originally subdivided in January of 1993. It was then re-subdivided in March of 1994. The land was zoned “C-1” Local Business District. It is likely that the commercially zoned parcels had not developed due to the way they were subdivided. The existing lots are between 20,000 and 30,000 square feet (typically commercial lots are 40,000 square feet or larger. Furthermore, Morningview Drive has a center line radius of 63 feet. This is very awkward for motorists and especially larger vehicles. This radius does not conform to any design standard whether it is commercial or residential.

The layout of this subdivision does not meet several standards in our subdivision regulations. Since the infrastructure is currently in place, these discrepancies are being brought to your attention. If the infrastructure had not been in place, Staff would not recommend approval. Staff is not recommending significant modifications to the infrastructure.

Section 410.350 C states that *“Whenever the proposed subdivision contains or is adjacent to a limited access roadway or where lots back onto a public street (double frontage lots), the subdivision shall provide the following treatment: In residential districts a buffer strip at least fifty (50) feet in depth shall be provided in addition to the normal lot depth required. The strip may be a part of the platted lots or a separate tract of land and shall have the following restriction lettered on the face of the plat: “This strip reserved for the planting of trees or shrubs; the building of structures or fences hereon is prohibited.”.... All landscaping must be established according to the Guidelines for Landscaping Along Arterial Roadways.”* Given the dimensions, a 50 foot landscape buffer is not possible. Furthermore, an electric transmission line would be located within this buffer. Smaller (ornamental) trees will primarily be used in this area.

Furthermore, the aforementioned radius of 63 feet at the intersection of Morningview and Mechanic does not meet standards. The access to Mechanic is not at 90 degrees and is off-set from the Methodist Church drive by approximately 100 feet. It should be noted that all lots in this replat will not be allowed access to Mechanic Street.

The infrastructure required for this development will include the location of an electric line (for a street light) to the north line of proposed lot 100. A short sewer main extension (with manhole at the north end) will be constructed.

Options:

The City may:

- Approve the application for rezoning with no conditions.
- Conditionally approve the application for rezoning.
- Deny the request for rezoning.

Recommendations:

Planning and Zoning Commission: (November 20, 2014)

Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

Staff Recommendation:

Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

Council Bill No. 100

Resolution No.

**A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE
PRELIMINARY PLAT OF MORNINGVIEW RESURVEY, LOTS 7, 8 & 9
REPLAT LOCATED WITHIN HARRISONVILLE, CASS COUNTY, MISSOURI.**

WHEREAS, after review by the city staff, the application was submitted to the Planning and Zoning Commission for their recommendation; and,

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on November 20, 2014, and hereby recommends approval, contingent upon the staff recommendations to the Board of Aldermen; and,

WHEREAS, after a recommendation of approval had been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the proposed preliminary plat and has determined the plat is consistent with the City of Harrisonville Zoning Ordinance, Subdivision Regulation and Comprehensive Plan.

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

Section 1: That the preliminary plat of Morningview Resurvey, Lots 7, 8 & 9 Replat, filed with the City of Harrisonville, is hereby approved and that the preliminary plat comprises the following described real estate in Cass County, Missouri, to-wit:

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A SUBDIVISION OF LAND IN SECTION 3, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

Section 2. That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

Section 3: That this ordinance shall be effective immediately upon its passage and approval.

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 15th day of December 2014.

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

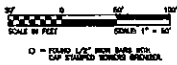
ATTEST:

Kim Hubbard, City Clerk

WITNESS my hand and seal this 15th day of December 2014.

Preliminary Plat of "Morningview Resurvey, Lots 7, 8 & 9 Replat"

a Re-Subdivision of Land in
the City of Harrisonville, Missouri



Description:

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A
SUBDIVISION OF LAND IN SECTION 3, TOWNSHIP 44,
RANGE 31, IN THE CITY OF HARRISONVILLE, GAS
COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND
RECORDED.

Notes:

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF
THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD
INSURANCE RATE MAP NO. 25037D0187Y, DATED
JANUARY 2, 2013. BOWERS SURVEY LLC ASSUMES
NO LIABILITY AND OFFERS NO WARRANTY AS TO
THE LOCATION OF SAID FLOOD ZONE.

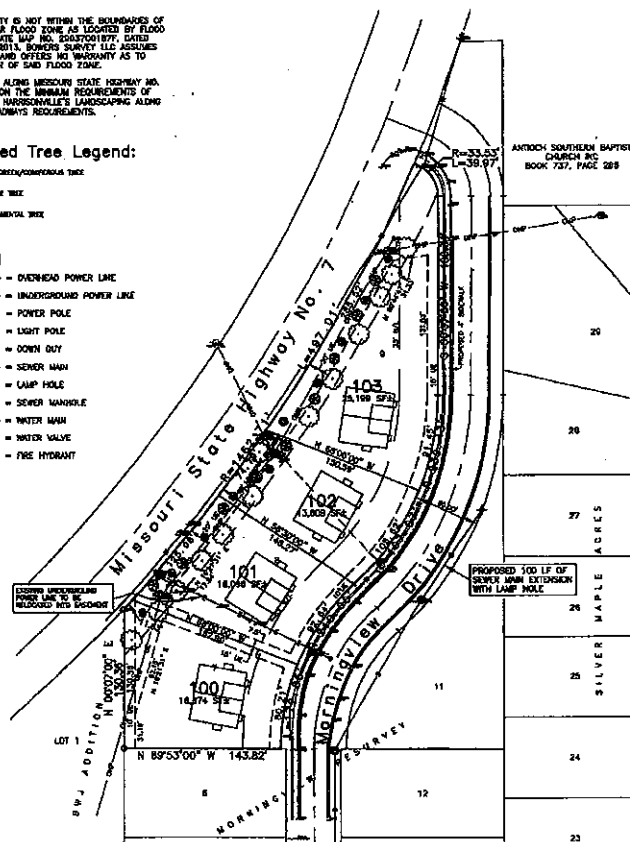
LANDSCAPING ALONG MISSOURI STATE HIGHWAY 160,
7 IS BASED ON THE MINIMUM REQUIREMENTS OF
THE CITY OF HARRISONVILLE'S LANDSCAPING ALONG
ARTERIAL ROADWAYS REQUIREMENTS.

Proposed Tree Legend:

- ① - DECIDUOUS/COMPOUND TREE
- ② - CONIFER TREE
- ③ - ORNAMENTAL TREE

Legend

- — — — — OVERHEAD POWER LINE
- — — — — UNDERGROUND POWER LINE
- — POWER POLE
- — LIGHT POLE
- — — — — DOWN GUT
- — — — — SEWER MAIN
- — — — — LAMP POLE
- — — — — SEWER MANHOLE
- — — — — WATER MAIN
- — — — — WATER VALVE
- — — — — FIRE HYDRANT



Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE
SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON
THIS PLAT.
IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREIN SET THEIR HANDS THIS
____ DAY OF _____, 2014.

STATE OF _____
COUNTY OF _____
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2014,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____
TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND MAY ACKNOWLEDGE THE EXECUTION OF SAID
INSTRUMENT (HEREIN), I HAVE HEREIN SET MY HAND AND AFFIRMED MY NOTARIAL SEAL THE DAY
AND YEAR ABOVE WRITTEN.

(SIGN)
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE REFERENCED HEREIN HAVE CAUSED THE SAME
TO BE SURVEYED IN THE MANNER AS SHOWN ON THIS PLAT WHICH SUBDIVISION AND PLAT SHALL
HEREIN BE KNOWN AS "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT". IT SHALL BE SUFFICIENT
DESCRIPTION OF EASE OR PARTIAL EASE TO BE DEDICATED BY THE PLANNERS WHO APPEAR ON
SAID LOT FOLLOWED BY THE WORDS "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE,
CONSTRUCT AND MAINTAIN OR TO AUTHORE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF
CONCRETE, WATER, GAS AND SEWER PIPES, POLES, WIRING AND ACCESSORS AND ALL OR ANY OF
THEM UPON THOSE AREAS IN THIS SUBDIVISION SHOWN ON THIS PLAT AND DEDICATED BY THE
WORDS "UTILITY EASEMENT" (ULE) OR "STORM DRAINAGE AND UTILITY EASEMENT" (SD & ULE).

THE STREETS OR ROAD SECTIONS ON THIS PLAT AND NOT ALREADY DEDICATED TO THE PUBLIC ARE
HEREBY SO DEDICATED.
THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED
IN THE OFFICE OF THE RECORDER OF DEEDS IN GAS COUNTY, MISSOURI.

THIS PLAT OF "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT" HAS BEEN SUBMITTED TO AND
APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF
_____, 2014.

PLANNING & ZONING COMMISSION CHAIRMAN

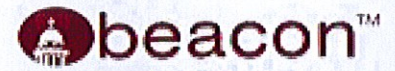
THIS PLAT OF "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT" INCLUDING EASEMENTS AND
WORDS-OF-USE ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED
BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. _____ DATED
PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE _____ DAY OF
_____, 2014.

(SIGN)
MAYOR _____
ATTORNEY _____
CITY CLERK _____
CITY ENGINEER _____
COMMUNITY DEVELOPMENT DIRECTOR _____

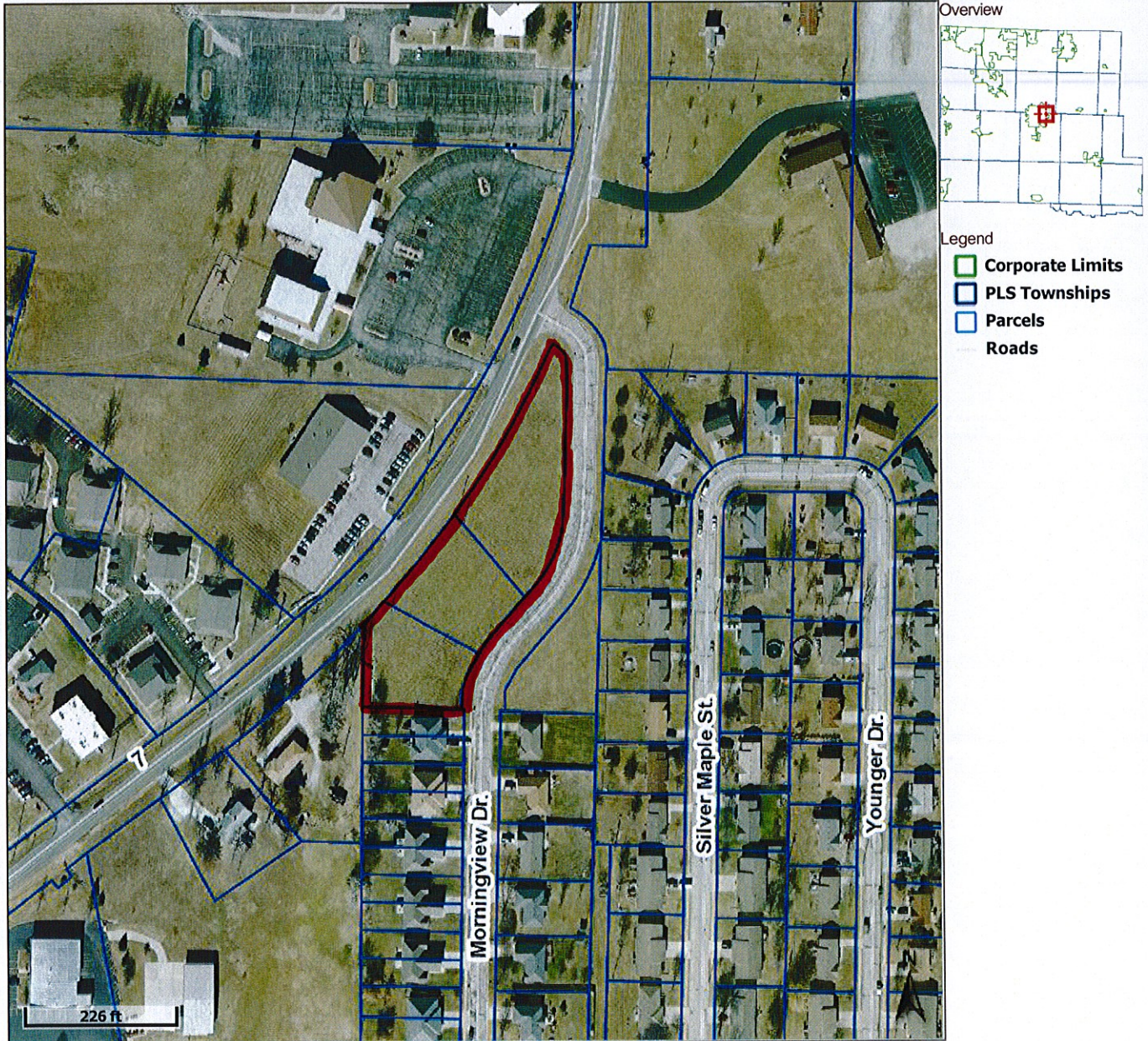
NOTE: THIS PRELIMINARY PLAT IS FOR PLANNING AND ZONING PURPOSES
ONLY. IT DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ORIGIN OF
PROPERTY.

FROM: MR. FREDDIE POPE		CREATED BY: MR. ED SCORRILL	
BOWERS SURVEY LLC 1101 N. WEST WILLOW AVE. SUITE 100 HARRISONVILLE, MISSOURI 64643 PHONE: (816) 262-4444 FAX: (816) 262-4444			
SECTION	TOWNSHIP	RANGE	COUNTY
3	44	31	GAZ
CREATED BY	DATE	DATE	DATE
ED SCORRILL	8/25/14	8/25/14	8/25/14
CREATED BY	DATE	DATE	DATE
ED SCORRILL	8/25/14	8/25/14	8/25/14

Cass County, MO



Date Created: 11/13/2014



Last Data Upload: 11/13/2014 6:20:15 AM

 developed by
The Schneider Corporation
www.schneidercorp.com

Attachment: Morningview Preliminary Replat Attachments (1) (1681 : Preliminary Plat Application of Freddie Pope for Morningview Resurvey,

FEE: \$ 120
 REC'D BY: ALC
 (STAFF USE ONLY)

APPLICATION
 FOR
 PLATS
 CITY OF HARRISONVILLE
 PLEASE PRINT

CASE NO RP-1410
 PC DATE: 11/28/14
 (STAFF USE ONLY)

PLEASE ☒ APPLICABLE ☒ PRELIMINARY ☐ FINAL ☐ SMALL SUBDIVISION

NAME OF PROPOSED SUBDIVISION: Morningview Resurvey, Lots 7,8 & 9 Replat
 LOCATION OR ADDRESS OF SUBJECT PROPERTY E. Mechanic Street, south of the intersection of Morningview Dr. and E. Mechanic St (a/k/a MO State Hwy 7)
 LEGAL DESCRIPTION Lots 7,8 and 9, MORNINGVIEW RESURVEY, A subdivision in Harrisonville, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 12 at Page 273.
 ZONING ON SUBJECT PROPERTY C-1 CURRENT LAND USE Vacant
 TOTAL ACREAGE: 1.64 NUMBER OF LOTS: 4

DEVELOPER'S NAME(S) Freddie Pope PHONE: 626-3322
 COMPANY: _____ FAX: _____
 MAILING ADDRESS: 22701 S Camp Branch Rd. Pleasant Hill, MO 64080
 STREET CITY STATE ZIP

PROPERTY OWNER'S NAME(S) Freddie Pope PHONE: 626-3322
 COMPANY: _____ FAX: _____
 MAILING ADDRESS: 22701 S Camp Branch Rd., Pleasant Hill, MO 64080
 STREET CITY STATE ZIP

Surveyor's
 ENGINEER'S NAME(S) Greg Bowers PHONE: 380-4821
 COMPANY: Bowers Survey LLC FAX: _____
 MAILING ADDRESS: 1908 W Mechanic, Suite 104, Harrisonville, MO 64701
 STREET CITY STATE ZIP

NOTES:

- SEE ATTACHED "GUIDE TO PLATTING" FOR INFORMATION REGARDING HARRISONVILLE'S PLATTING PROCESS.
- TEN (10) COPIES OF THE PROPOSED PLAT MUST ACCOMPANY THIS APPLICATION FOR STAFF REVIEW.
- AFTER STAFF REVIEW, FIVE (5) REVISED PLATS WILL BE REQUIRED INCLUDING A REVISED 8½" X 11" COPY.
- IT IS RECOMMENDED THAT THE APPLICANT OBTAIN A COPY OF THE STAFF REPORT PRIOR TO THE PLANNING AND ZONING MEETING.
- IT IS THE APPLICANTS RESPONSIBILITY TO BECOME FAMILIAR WITH THE APPLICABLE CITY LAND USE ORDINANCES AND REQUIREMENTS PRIOR TO SUBMITTING AN APPLICATION FOR PLAT.

SIGNATURE OF APPLICANT: Freddie Pope

DATE: 10/13/14

Attachment: Morningview Preliminary Replat Attachments (1) (1681 : Preliminary Plat Application of Freddie Pope for Morningview Resurvey,

FREDDIE POPE
22701 S Camp Branch Rd
Pleasant Hill, MO 64080
(816) 626-3322

October 10, 2014

Rick DeLuca
Director of Community Development
City of Harrisonville, Missouri
300 E. Pearl Street
Harrisonville, MO 64701

RE: Authorization for Rezoning and Re-subdividing of
Lots 7, 8 and 9 MORNINGVIEW RESURVEY

Dear Mr. DeLuca,

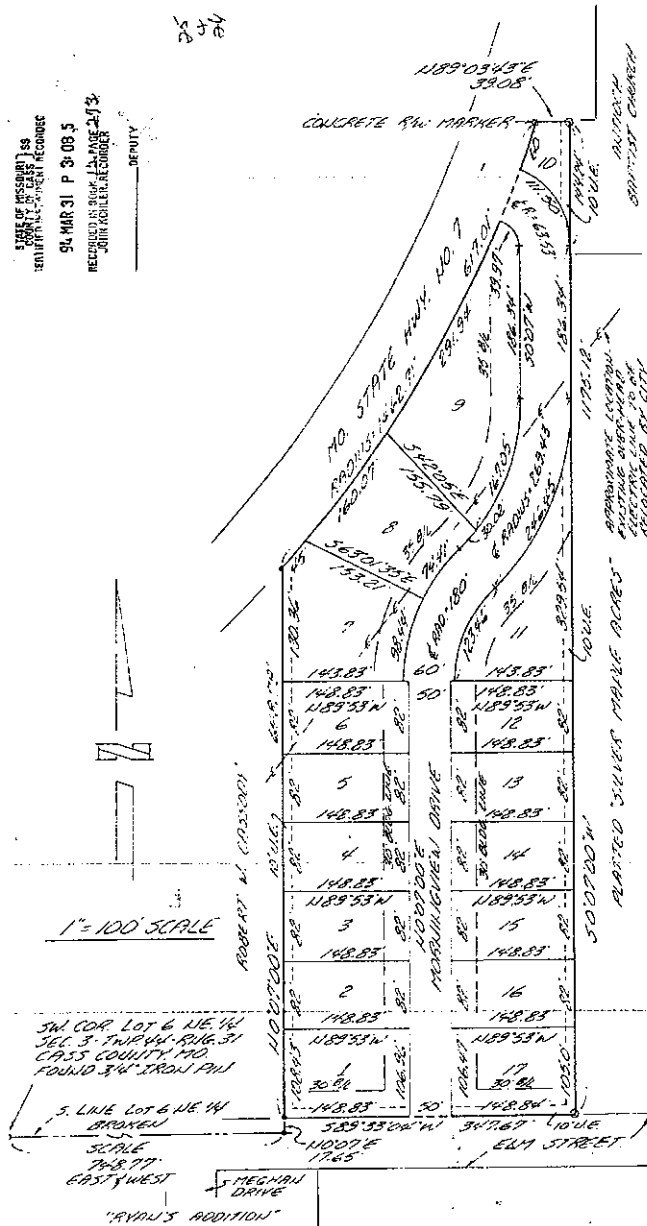
This letter will serve to acknowledge that I have authorized my attorney Aaron L. Aurand, Crouch, Spangler & Douglas, as my agent and representative for the filing of a rezoning application and application for preliminary and final plat approval with the City of Harrisonville. I specifically authorize my said attorney to file an application on my behalf seeking rezoning of the above-described property from "C-1" Local Business District (Commercial) to "R-2" Two-Family Residential District (Residential Duplexes), re-subdividing of the property into four (4) lots, and replatting of the property in accordance with the preliminary plat and final plat of Morningview Resurvey, Lots 7, 8 & 9 Replat in accordance with the preliminary and final plats prepared for me by Bowers Survey LLC. I state that I am the owner of record of this property and I authorize the above-named attorney to act in my behalf on these applications for rezoning, re-subdividing, and replatting (preliminary and final) of the above-described property.

Very truly yours,



Freddie Pope

STATE OF MISSOURI
COUNTY OF CASS
RECORDED IN BOOK 15 PAGE 213
JANUARY 1994
DEPUTY



"MORNINGVIEW RESURVEY" A RESURVEY OF LOT 1, "MORNINGVIEW" IN THE CITY OF HARRISONVILLE IN CASS COUNTY, MISSOURI

Note: This Plat constitutes a resurvey of Lot 1, "Morningview", in the City of Harrisonville, in Cass County, Missouri.

Description: Lot 1, "Morningview", a subdivision of land in the City of Harrisonville, in Cass County, Missouri, according to the recorded final plat thereof.

Dedication: The undersigned proprietors of the above tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Morningview Resurvey". It shall be sufficient description of each lot platted hereon to be designated by the number which appears on said lot, followed by the words "Morningview Resurvey". An easement or license is hereby granted to the City of Harrisonville, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and designated by the words "Utility Easement" (U.E.) or "Storm Drainage & Utility Easement" (S.D. & U.E.).

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the Office of the Recorder of Deeds in Cass County, Missouri.

The streets or roads shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Owner's Certificate: As owner I hereby certify that I have caused the land on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on this plat.

In testimony whereof, the undersigned proprietors have hereunto set their hands this 24th day of March, 1994.

David B. Bowers, Inc.
by Lawrence D. Smith, Pres.

Subscribed and sworn before me the day and year last written above.

Notary Public: David B. Bowers

My Commission Expires: September 25, 1994

Approved: The City Planning Commission of Harrisonville, Missouri.

Signed: William P. Miller
Chairman

Date: March 8, 1994

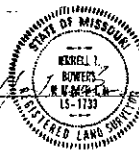
Approved: The City Council of Harrisonville, Missouri.

Signed: William P. Miller
Mayor

Date: 3-28-94

Attest: Chris L. Powell
City Clerk

The undersigned Registered Land Surveyor hereby states the plat of "Morningview Resurvey" is based upon an actual survey made by Bowers Brenizer & Associates, Professional Land Surveyors, under his direct supervision, and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey. He further states that he has complied with all statutes, ordinances and regulations governing the practice of surveying, and the platting of subdivisions to the best of his professional knowledge.



Jerrell T. Bowers
Land Surveyor MO. L.S. 1733

Date: Feb. 21st 1994

By: Bowers Brenizer & Associates
Professional Land Surveyors
P.O. Box 71, Harrisonville, Missouri

Note: Bearings shown are based upon the recorded final plat of "Morningview", in the City of Harrisonville, Missouri.

Note: One-half inch iron pins with plastic caps stamped Bowers Brenizer to be set on all boundary and rear lot corners and reference notches to be set on back of curbs upon completion of street.

○ = 5/8" Iron Pin Found with 2" Aluminum Cap stamped Bowers Brenizer.

● = 1/2" Iron Pin Found.

Attachment: Morningview Preliminary Replat Attachments (1) (1681 : Preliminary Plat Application of Freddie Pope for Morningview Resurvey,



TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: December 9, 2014
SUBJECT: Final Plat Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9, Replat

Type of Item: *Approval*

Issue: Approval of Preliminary and Final Plats.

Background:

Request: Approval of preliminary and final plats

Location: South of the Morningview Drive & Mechanic Street Intersection

Applicant: Freddie Pope

Owner: Freddie Pope

Engineer/Surveyor: Greg Bowers

Existing Zoning: "C-1" Local Business District
(Pending rezoning to "R-2")

Surrounding Zoning: North: "R-1" Single Family Residential District
(Antioch Church)
South: "R-2" Two Family Residential District
East: "R-2" Two Family Residential District
West: "C-0" Non-Retail Business District

“R-1” Single Family Residential District
(Churches)

Lots: Existing 3 lots; Proposed 4 lots

Acres: Approximately 1.64 acres +/-

This parcel of land was originally subdivided in January of 1993. It was then re-subdivided in March of 1994. The land was zoned “C-1” Local Business District. It is likely that the commercially zoned parcels had not developed due to the way they were subdivided. The existing lots are between 20,000 and 30,000 square feet (typically commercial lots are 40,000 square feet or larger. Furthermore, Morningview Drive has a center line radius of 63 feet. This is very awkward for motorists and especially larger vehicles. This radius does not conform to any design standard whether it is commercial or residential.

The layout of this subdivision does not meet several standards in our subdivision regulations. Since the infrastructure is currently in place, these discrepancies are being brought to your attention. If the infrastructure had not been in place, Staff would not recommend approval. Staff is not recommending significant modifications to the infrastructure.

Section 410.350 C states that *“Whenever the proposed subdivision contains or is adjacent to a limited access roadway or where lots back onto a public street (double frontage lots), the subdivision shall provide the following treatment: In residential districts a buffer strip at least fifty (50) feet in depth shall be provided in addition to the normal lot depth required. The strip may be a part of the platted lots or a separate tract of land and shall have the following restriction lettered on the face of the plat: “This strip reserved for the planting of trees or shrubs; the building of structures or fences hereon is prohibited.”.... All landscaping must be established according to the Guidelines for Landscaping Along Arterial Roadways.”* Given the dimensions, a 50 foot landscape buffer is not possible. Furthermore, an electric transmission line would be located within this buffer. Smaller (ornamental) trees will primarily be used in this area.

Furthermore, the aforementioned radius of 63 feet at the intersection of Morningview and Mechanic does not meet standards. The access to Mechanic is not at 90 degrees and is off-set from the Methodist Church drive by approximately 100 feet. It should be noted that all lots in this replat will not be allowed access to Mechanic Street.

The infrastructure required for this development will include the location of an electric line (for a street light) to the north line of proposed lot 100. A short sewer main extension (with manhole at the north end) will be constructed.

Options:

The City may:

- Approve the application for rezoning with no conditions.
- Conditionally approve the application for rezoning.
- Deny the request for rezoning.

Recommendations:

Planning and Zoning Commission: (November 20, 2014)

Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

Staff Recommendation:

Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

Council Bill No. 101

Ordinance No.

**AN ORDINANCE TO ACCEPT THE FINAL PLAT OF MORNINGVIEW
RESURVEY, LOTS 7, 8 & 9 REPLAT WITHIN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI**

WHEREAS, the Planning and Zoning Commission on November 20, 2014 recommended approval of the final plat, contingent upon Approval contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes; and

WHEREAS, after considering the property for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that this final plat be approved contingent upon staff recommendations.

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

Section 1. That the final plat and dedication of easements of the City of Harrisonville for Morningview Resurvey, Lots 7, 8 & 9 Replat, as shown by the plat, filed with the City Clerk of the City of Harrisonville, is hereby accepted and approved contingent upon compliance with the zoning and subdivision regulations.

Section 2. That the final plat comprises the following described real estate in Cass County, Missouri, to wit:

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A SUBDIVISION OF
LAND IN SECTION 3, TOWNSHIP 44, RANGE 31, IN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY
PLATTED AND RECORDED.

Section 3. *Effective Date.* That this ordinance shall become effective immediately upon its passage and approval.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF DECEMBER 2014 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON THE 15TH DAY OF DECEMBER 2014 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF DECEMBER 2014.

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 15th day of December 2014.

Final Plat of "Morningview Resurvey, Lots 7, 8 & 9 Replat"

a Re-Subdivision of Land in
the City of Harrisonville, Missouri



SCALE 1" = 40'
O = 1/2" LONG 1/2" HIGH IRON BAR SET
OF SIMILAR SQUARE BARREL

Description:

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A
SUBDIVISION OF LAND IN SECTION 3, TOWNSHIP 44,
RANGE 31, IN THE CITY OF HARRISONVILLE, CLATS
COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND
RECORDED.

Notes:

BEARINGS SHOWN ARE BASED ON THE RECORDED
FINAL PLAT OF MORNINGVIEW RESURVEY, A
SUBDIVISION OF LAND IN THE CITY OF
HARRISONVILLE, MISSOURI, AS PREVIOUSLY PLATTED
AND RECORDED.

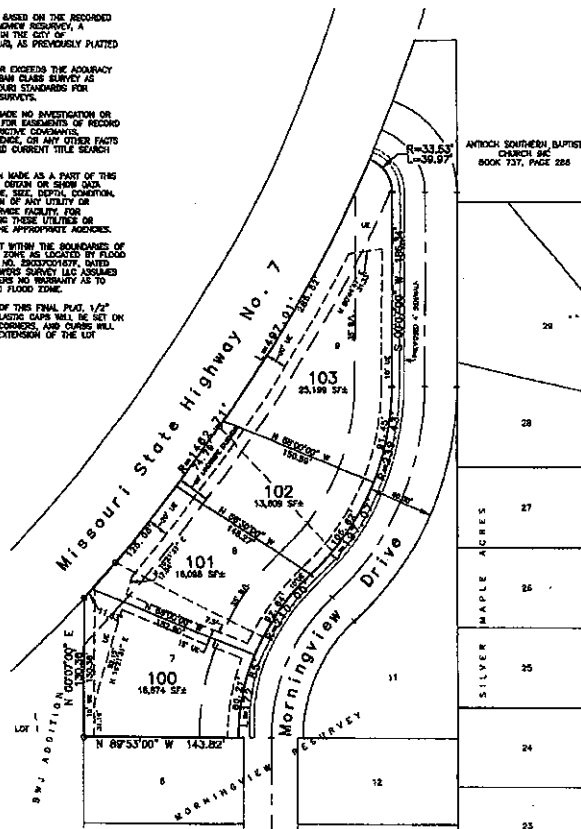
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY
STANDARDS OF AN URBAN CLASS SURVEY AS
DETERMINED BY THE MISSOURI STANDARDS FOR
PROPERTY BOUNDARY SURVEYS.

THE SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS OF RECORD
ENCUMBRANCES, RESPECTIVE COVENANTS,
OWNERSHIP TITLE EASEMENTS, OR ANY OTHER FACTS
THAT AN ACCURATE AND CURRENT TITLE SEARCH
MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS
BOUNDARY SURVEY TO OBTAIN OR SHOW DATA
CONCERNING ELEVATION, SIZE, DEPTH, LOCATION,
CAPACITY, OR LOCATION OF ANY UTILITY OR
MANAGING PUBLIC SERVICE FACILITY. FOR
INFORMATION REGARDING THESE UTILITIES OR
FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF
THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD
INSURANCE RATE MAP NO. 2200000000, DATED
JANUARY 5, 2013. BOWERS SURVEY LLC ASSUMES
NO LIABILITY FOR OTHERS WHO MIGHT AS TO
THE LOCATION OF SAID FLOOD ZONE.

UPON THE APPROVAL OF THIS FINAL PLAT, 1/2"
IRON BARS WITH 1" PLASTIC CAPS WILL BE SET ON
ALL CORNER BOUNDARY CORNERS, AND CURBS WILL
BE NOTCHED AT THE EXTENSION OF THE LOT
LINES.



Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND RECORDED ON THIS PLAT TO BE
SURVEYED, DRAWN, MAPPED, RECORDED AND ADJUDICATE RIGHTS RESERVED AS REPRESENTED ON
THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS
____ DAY OF _____, 2014.

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HAVE
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HAVE

DECLARED THE FOREGOING INSTRUMENT OF WRITING AND THAT ACKNOWLEDGING THE EXECUTION OF SAID
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY NOTARIAL SEAL THE DAY
AND YEAR ABOVE WRITTEN.

(S&A)

NOTARY PUBLIC

MY COMMISSION EXPIRES

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE RECORDED HEREON HAVE CAUSED THE SAME
TO BE SURVEYED IN THE MANNER AS SHOWN ON THE PLAT WHICH SUBDIVISION AND PLAT SHALL
HEREAFTER BE KNOWN AS MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT. IT SHALL BE SUFFICIENT
DESCRIPTION OF EACH LOT PLATTED HEREON TO BE FORWARDED TO THE CLERK OF THE COURT IN THE
SAID LOT FOLLOWED BY THE WORDS "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT."

AN EASEMENT OF EGRESS IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE TO LOCATE
CONCRETE AND MAINTAIN OR TO IMPROVE THE LOCAL CONSTRUCTION AND MAINTENANCE OF
CONCRETE, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ACCESSORIES AND ALL OR ANY OF
THEM UPON ANY AREAS IN THE SUBDIVISION SHOWN ON THE PLAT AND PROVIDED BY THE
WORDS "UTILITY EASEMENT (U/E)" OR "SEWER EASEMENT AND UTILITY EASEMENT (S&U/E)".

THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT ALREADY DEDICATED TO THE PUBLIC ARE
HEREBY SO DEDICATED.

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED
IN THE OFFICE OF THE RECORDER OF DEEDS IN CLATS COUNTY, MISSOURI.

THIS PLAT OF "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT" HAS BEEN SUBMITTED TO AND
APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS ____ DAY OF
_____, 2014.

PLANNING & ZONING COMMISSION MEMBERS

THIS PLAT OF "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT" INCLUDING EASEMENTS AND
RIGHTS-OF-WAY ADOPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED
BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. _____, DULY
PASSED AND APPROVED BY THE BOARD OF HARRISONVILLE, MISSOURI, IN THE ____ DAY OF
_____, 2014.

(S&A)

WITNESSES:

ATTEST:

CITY CLERK

CITY ENGINEER

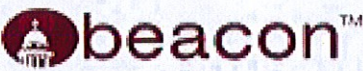
COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REDEVELOPER LAND SURVEYOR HEREBY CERTIFIES THAT THE RECORDED PROPERTY HAS BEEN
SURVEYED UNDER HIS DIRECT SUPERVISION AND SUBMITTED AS SHOWN ON THIS PLAT IN ACCORDANCE
WITH THE CLATS COUNTY RECORDS, EXCEPT FOR PROPERTY BOUNDARY EASEMENTS, HE HEREBY CERTIFIES THAT
HE HAS COMPLIED WITH ALL PROVISIONS, ORDINANCES AND REGULATIONS CONCERNING THE PREPARE OF
SURVEYS AND THE FILING OF SUBORDINATE TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE.

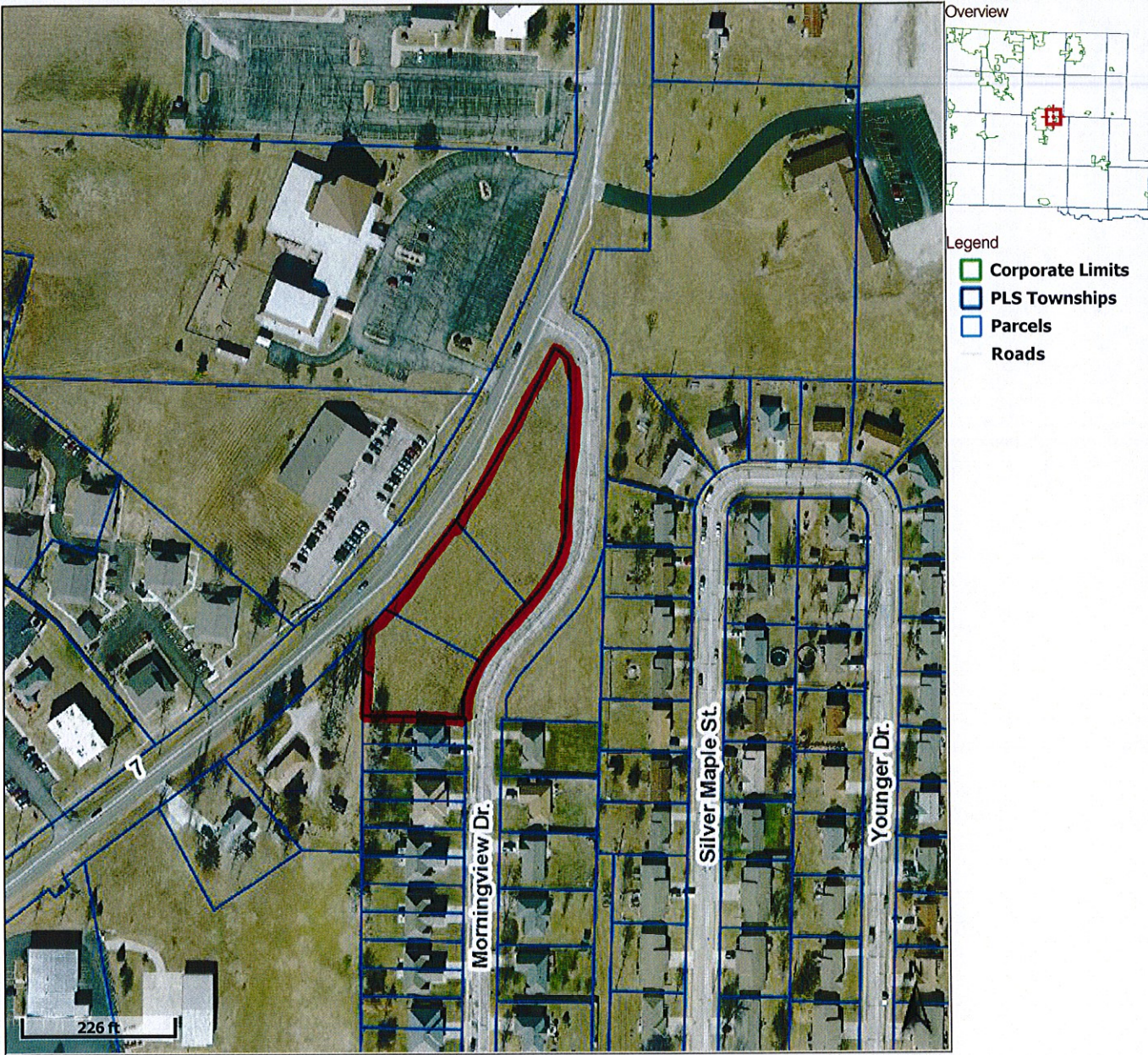
FOR MR. FREDDIE POPE		ORDERED BY MR. FREDDIE POPE	
BOWERS SURVEY LLC		ESTABLISHED 1982	
1000 WEST WILSON ROAD, SUITE 100		HARRISONVILLE, MISSOURI 64303	
PHONE (816) 481-4881		FAX (816) 481-4881	
SECTION	TOWNSHIP	RANGE	COUNTY
3	44	21	CLATS
BOOK	PAGE	DATE	JOB NO.
2	44	3/28/14	20004-14
CREATED BY	REVIEWED BY	DATE	STATUS
BOB BOWERS	BOB BOWERS	3/28/14	COMPLETED

FOR REVIEW

Cass County, MO



Date Created: 11/13/2014



Last Data Upload: 11/13/2014 6:20:15 AM



Attachment: Morningview Final Plat Attachments (3) (1682 : Final Plat Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9,

FEE: \$120
 REC'D BY: ALC
 (STAFF USE ONLY)

**APPLICATION
FOR
PLATS
CITY OF HARRISONVILLE**
 PLEASE PRINT

CASE NO.: EP-1411
 PC DATE: 11/20/14
 (STAFF USE ONLY)

PLEASE ☒ APPLICABLE ☐ PRELIMINARY ☒ FINAL ☐ SMALL SUBDIVISION

NAME OF PROPOSED SUBDIVISION: Morningview Resurvey, Lots 7,8,& 9 Replat
 LOCATION OR ADDRESS OF SUBJECT PROPERTY: E. Mechanic Street, south of the inter-
section of Morningview Dr. and E. Mechanic St. (a/k/a MO State Hwy 7)
 LEGAL DESCRIPTION: Lots 7,8 and 9, MORNINGVIEW RESURVEY, A subdivision in
Harrisonville, Cass County, Missouri, according to the recorded plat
thereof, filed in Plat Book 12 at Page 273.
 ZONING ON SUBJECT PROPERTY: C-1 CURRENT LAND USE: Vacant
 TOTAL ACREAGE: 1.64 NUMBER OF LOTS: 4

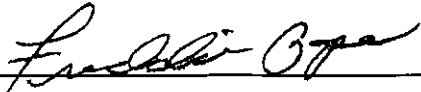
DEVELOPER'S NAME(S): Freddie Pope PHONE: 626-3322
 COMPANY: _____ FAX: _____
 MAILING ADDRESS: 22701 S Camp Branch Rd. Pleasant Hill, MO 64080
 STREET CITY STATE ZIP

PROPERTY OWNER'S NAME(S) Freddie Pope PHONE: 626-3322
 COMPANY: _____ FAX: _____
 MAILING ADDRESS: 22701 S Camp Branch Rd. Pleasant Hill, MO 64080
 STREET CITY STATE ZIP

Surveyor's
 ENGINEER'S NAME(S): Greg Bowers PHONE: 380-4821
 COMPANY: Bowers Survey LLC FAX: _____
 MAILING ADDRESS: 1908 W Mechanic, Suite 104, Harrisonville, MO 64701
 STREET CITY STATE ZIP

NOTES:

- SEE ATTACHED "GUIDE TO PLATTING" FOR INFORMATION REGARDING HARRISONVILLE'S PLATTING PROCESS.
- TEN (10) COPIES OF THE PROPOSED PLAT MUST ACCOMPANY THIS APPLICATION FOR STAFF REVIEW.
- AFTER STAFF REVIEW, FIVE (5) REVISED PLATS WILL BE REQUIRED INCLUDING A REVISED 8½" X 11" COPY.
- IT IS RECOMMENDED THAT THE APPLICANT OBTAIN A COPY OF THE STAFF REPORT PRIOR TO THE PLANNING AND ZONING MEETING.
- IT IS THE APPLICANTS RESPONSIBILITY TO BECOME FAMILIAR WITH THE APPLICABLE CITY LAND USE ORDINANCES AND REQUIREMENTS PRIOR TO SUBMITTING AN APPLICATION FOR PLAT.

SIGNATURE OF APPLICANT:  DATE: 10/13/14

Attachment: Morningview Final Plat Attachments (3) (1682 : Final Plat Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9,

FREDDIE POPE
22701 S Camp Branch Rd
Pleasant Hill, MO 64080
(816) 626-3322

October 10, 2014

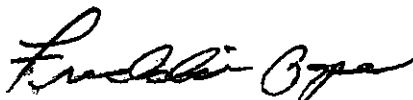
Rick DeLuca
Director of Community Development
City of Harrisonville, Missouri
300 E. Pearl Street
Harrisonville, MO 64701

RE: Authorization for Rezoning and Re-subdividing of
Lots 7, 8 and 9 MORNINGVIEW RESURVEY

Dear Mr. DeLuca,

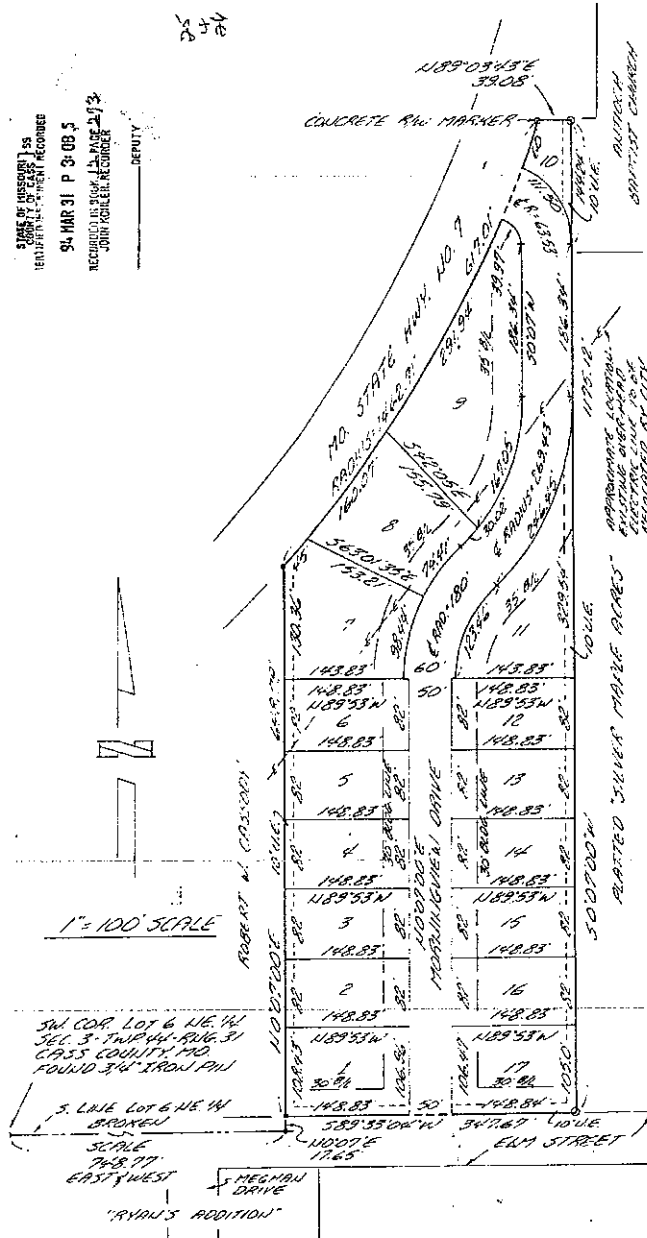
This letter will serve to acknowledge that I have authorized my attorney Aaron L. Aurand, Crouch, Spangler & Douglas, as my agent and representative for the filing of a rezoning application and application for preliminary and final plat approval with the City of Harrisonville. I specifically authorize my said attorney to file an application on my behalf seeking rezoning of the above-described property from "C-1" Local Business District (Commercial) to "R-2" Two-Family Residential District (Residential Duplexes), re-subdividing of the property into four (4) lots, and replatting of the property in accordance with the preliminary plat and final plat of Morningview Resurvey, Lots 7, 8 & 9 Replat in accordance with the preliminary and final plats prepared for me by Bowers Survey LLC. I state that I am the owner of record of this property and I authorize the above-named attorney to act in my behalf on these applications for rezoning, re-subdividing, and replatting (preliminary and final) of the above-described property.

Very truly yours,



Freddie Pope

STATE OF MISSOURI
COUNTY OF CASS
RECORDED IN BOOK 155
PAGE 273
MAR 31 P 3:08 P
JOHN ASHLER RECORDER
DEPUTY



"MORNINGVIEW RESURVEY"

A RESURVEY OF LOT 1, "MORNINGVIEW"

IN THE CITY OF HARRISONVILLE

IN CASS COUNTY, MISSOURI

Note: This Plat constitutes a resurvey of Lot 1, "Morningview", in the City of Harrisonville, in Cass County, Missouri.

Description: Lot 1, "Morningview", a subdivision of land in the City of Harrisonville, in Cass County, Missouri, according to the recorded final plat thereof.

Dedication: The undersigned proprietors of the above tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Morningview Resurvey". It shall be sufficient description of each lot platted hereon to be designated by the number which appears on said lot, followed by the words "Morningview Resurvey". An easement or license is hereby granted to the City of Harrisonville, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and designated by the words "Utility Easement" (U.E.) or "Storm Drainage & Utility Easement" (S.D. & U.E.).

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the Office of the Recorder of Deeds in Cass County, Missouri.

The streets or roads shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Owner's Certificate: As owner I hereby certify that I have caused the land on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on this plat.

In testimony whereof, the undersigned proprietors have hereunto set their hands this 14th day of March, 1994.

Lord Builders, Inc.
by Lawrence D. Smith, Pres.

Subscribed and sworn before me the day and year last written above.

Notary Public: John A. Bowers

My Commission Expires: September 25, 1994

The undersigned Registered Land Surveyor hereby states the plat of "Morningview Resurvey" is based upon an actual survey made by Bowers Brenizer & Associates, Professional Land Surveyors, under his direct supervision, and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey. He further states that he has complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of his professional knowledge.



Jerrall T. Bowers
Land Surveyor MD. L.S. 1733

Date: Feb. 21st 1994

By: Bowers Brenizer & Associates
Professional Land Surveyors
P.O. Box 71, Harrisonville, Missouri

Note: Bearings shown are based upon the recorded final plat of "Morningview", in the City of Harrisonville, Missouri.

Note: One-half inch iron pin with plastic cap, stamped Bowers Brenizer to be set on all boundary and rear lot corners and reference notches to be set on back of curbs upon completion of street.

○ = 5/8" Iron Pin Found with 2" Aluminum Cap stamped Bowers Brenizer.

● = 1/2" Iron Pin Found.

Attachment: Morningview Final Plat Attachments (3) (1682 : Final Plat Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9,



TO: Board of Aldermen
FROM: Eric Patterson, Asst. Director
DATE: December 11, 2014
SUBJECT: 2014 LAKE RIP-RAP

Type of Item: *Approval*

Staff Report

Issue:

Finish placing Rip-Rap armor on the upper lake dam in City Park

In 2012 the City contracted to do approximately 400' of a rip-rap blanket in City Park on the upper lake, That was 2 years appropriations from the Board of Aldermen. We did this to make the job larger and receive lower bid prices. We have taken this approach again to finish out the project.

On December 4th , the following 9 bids were received to install approximately 531' of rip-rap:

- | | |
|------------------------------|-------------|
| • Dale Brothers | \$37,986.00 |
| • She Digs It | \$40,958.00 |
| • Midwest Heavy Construction | \$42,851.00 |
| • Hettinger Excavating | \$59,537.00 |

Plus 5 others ranging in cost from \$60,735 to \$ 141,401.41

Dale Brothers has not done work for the City before, but references have been checked .

Recommendations:

Staff is recommending approval of a contract with Dale Brothers in an amount not to exceed \$37,986.

Council Bill No. 102

Resolution No.

A Resolution authorizing the City Administrator of the City of Harrisonville, Missouri to enter into an agreement with Dale Brothers to purchase rip rap for use in City Park in an amount not to exceed \$37,986.

WHEREAS, the City of Harrisonville wishes to purchase rip rap for use in City Park, and

WHEREAS, Dale Brothers can provide such material at a cost of \$37,986

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

Section 1: That the City Administrator of the City of Harrisonville is hereby authorized and directed to enter into an agreement with Dale Brothers to purchase rip rap for use in City Park in an amount not to exceed \$37,986.

Section 2: That this resolution shall become effective immediately upon its passage and approval.

PASSED AND RESOLVED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Harrisonville, Missouri, this 15th day of December 2014

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

WITNESS my hand and seal this 15th day of December 2014