



**MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
FEBRUARY 17, 2022
6:00 PM**

1. Call to Order

The meeting was called to order at 6:00 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville	Vice-Chair	Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Absent	

Also in attendance were Laurence Smith, Applicant; Brian Bechler, Applicant; Chris Arthur, Building Official; Jim Clarke, Economic Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 20, 2022 6:00 PM

With no additions or corrections, the minutes from the January, 20, 2022, meeting were unanimously accepted. Chairman Chiodini abstained from voting as he was not present for that meeting.

RESULT:	ACCEPTED [7 TO 0]
MOVER:	Wilbert Crawford
SECONDER:	Dorothy Young, Vice-Chair
AYES:	Wood, Milner, Bowman, Young, Bush, Welton, Crawford
ABSTAIN:	Chris Chiodini
ABSENT:	Brian Pulliam

3. Agenda Items

A. Public Hearing: Rezoning of property NE Corner of S. Edgevale Dr. and Oakwood St from A (Agriculture) to R1 (Single Family Residential)

Jim Clarke presented the Staff Report for the Rezoning Application for Laurence Smith. He stated that Mr. Smith was donating land to the city. He wishes to retain a portion and have it rezoned from Agriculture to R-1 Single Family so a single family home can be built on it. The piece Mr. Smith is retaining and rezoning is the north-west corner of the lot at Edgevale and Oakwood. Parks and Recreation Director Grant Purkey has plans to use the donated land on the east side for a trailhead. Mr. Clarke stated that if the rezoning is approved, the lot split and land combination can be handled on a Staff level.

Wilbert Crawford pointed out that on the East side of the property are private drives. He asked how that would affect cars driving and parking at the trailhead. Mr. Clarke said that Mr. Purkey stated he would speak with the school district and was confident would cooperate.

Kevin Wood stated that Oakwood Street runs into the land that the City owns. He assumes that would be used to access the property.

Laurence Smith stated that his original thought was also that Oakwood Street dead-ends into the City property and would be used. He also stated that there is already a sidewalk running west to east to make it accessible as well.

Dorothy Young asked the size of the lot being donated and the size of the lot Mr. Smith wants to retain. Mr. Clarke said 1.77 total acreage and .56 acres is being retained by Mr. Smith.

Wilbert Crawford stated that there is still land to the south to be developed and Halsey Avenue needs to be straightened and he would like to see this handled while all of this is occurring. Mr. Clarke said he would inquire more in to this.

Mayor Bowman thanked Mr. Smith for the land being donated and said park and trail systems will be good for the City.

Chairman Chiodini closed the Public Hearing.

B. Consideration for Rezoning of property NE Corner of S. Edgevale Dr. and Oakwood St from A (Agriculture) to R1 (Single Family Residential)

Kevin Wood made a motion to recommend approval to the Board of Alderman the rezoning of the parcel on S. Edgevale from Agriculture to R-1. Dorothy Young seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Kevin Wood, Mayor
SECONDER:	Dorothy Young, Vice-Chair
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam

C. Burris Ridge Small Plat

Jim Clarke presented the Staff Report for the "Small Plat" of Lots 97, 10, 11 & 3 of Burris Ridge Subdivision. The purpose of the small plat is to create funding to continue the development of the subdivision. He said that prior to the meeting, a Commission member had reached out to him asking about street lights for the subdivision. Kevin Wood stated that after speaking with City Staff, he was confident that the street lights were being worked on.

Chris Chiodini asked how long a Preliminary Plat is good for? Chris Arthur replied that a Final Plat is good for 2 years and he believes that a Preliminary Plat is also.

Mr. Arthur then told the Commission that there have already been a lot of changes in the subdivision including lot line adjustments and lot combinations, but everything has stayed within the intent of the original plat.

Mr. Wood asked if the preliminary plat was asking for R-1 Zoning? Mr. Arthur stated that single family homes can be built in R-2 Zoning without being rezoned.

Mr. Chiodini stated that he is concerned with how the easements are being platted. Mr. Arthur said that the easements are there and match the original preliminary plat and they are blocked and lotted.

Mr. Wood asked the lots were sold would they be R-2? Brian Bechler replied that his intention is for all of the lots to be R-1.

Dorothy Young asked why such small blocks (plats) were being brought for approval? Mr. Bechler stated that his intent is to follow the original preliminary plat. They have had the area around the pond resurveyed as they don't want a street to end at the pond. He intends to straighten out a few of the streets to make it easier for utilities.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman with all of the items discussed at this meeting taken into consideration. Kevin Wood seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Kevin Wood, Mayor
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford
ABSENT:	Brian Pulliam

4. Discussion Items

Mayor Bowman thanked Jim Clarke and Chris Arthur for stepping in and taking over the duties of the Community Development Director since the position was vacated. Jim Clarke thanked Chris Arthur and Jamie Martin for their help.

5. Adjourn

With nothing further to come before the Commission, Mayor Bowman made a motion to adjourn. Wilbert Crawford seconded. The meeting was adjourned at 6:33 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary