



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JUNE 3, 2019
7:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Chiodini Proclamation**
 - B. Presentation of MoPEP Power Infrastructure Modernization Grant – Connie Ford, MPUA**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Executive Session May 6, 2019**
 - B. Board of Aldermen - Work Session - May 20, 2019 5:30 PM**
 - C. Board of Aldermen - Regular Meeting - May 20, 2019 7:00 PM**
- 5. Agenda Items**
 - A. Park Board Appointments**
 - B. Harrisonville Public School Foundation 5K Event Permit**
 - C. Council Bill 31: Purchase of New Pumper/Rescue to replace Engine 20 Pumper/Tanker**
 - D. Council Bill 32: Video Conferencing Ordinance**
 - E. Council Bill 33: Revised Final Plat, Harrisonville Gateway Subdivision (Aldi)**
 - F. Renner Zoning Public Hearing**
 - G. Council Bill 34: Rezoning to C-2 for Brian Renner, 1600 W. Mechanic St.**
 - H. Council Bill 35: Preliminary Plat for Brian Renner, 1600 W. Mechanic St.**

- I. Joshua House Public Hearing**
 - J. Council Bill 36: An Ordinance of the City of Harrisonville, Cass County, Missouri Granting a 10- Year Special Use Permit to Donal J. Parham and Two Rules Ministries, LLC. to Operate Joshua House, a Group Boarding Home for Men at 2000 Anaconda Road**
 - K. Amendment 2 Public Hearing**
 - L. Council Bill 37: An Ordinance Amending Chapter 405, Zoning Regulations, of the Code of Ordinances of the City of Harrisonville, Cass County, Missouri implementing Article XVI of the Constitution of the State of Missouri regarding Medical Marijuana.**
- 6. Aldermen and Committee Reports**
 - 7. Report from the City Administrator**
 - 8. Questions from the Media**
 - 9. Adjourn to Executive Session pursuant to RSMo 610.021 (1) Legal actions, causes of action or litigation (2) Lease, purchase or sale of real estate**
 - 10. Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 30th day of May, 2019

Randall K. Jones, 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



STAFF REPORT

TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: May 30, 2019
SUBJECT: Chiodini Proclamation

Type of Item: *Discussion*

PROCLAMATION

Whereas, Briana Chiodini is an immensely community-oriented and talented young woman whose accomplishments have brought pride and honor to herself, her family, her school and her community; and

Whereas, as a Harrisonville High School graduate this month, Briana has achieved high ratings in academics, with a cumulative grade-point average of 3.905, ranking her as number 4 in her class out of 202 students and ranking in the top 10 students of her class throughout her 9th through 11th grades; and

Whereas, Briana's activities, honors and awards range from swimming, marching and concert band, show choir, theatre and drama and soccer, earning top ratings at district and state competitions throughout her high school years; and

Whereas, her academic achievements also include being named in the National Honor Society in grades 11 and 12, serving on the Students Against Destructive Decisions in grades 11 and 12, serving on Peer Helpers as a mentor to incoming freshman during grade 12, attending the Naval Academy Summer Seminar, a competitive program that only accepts 2,500 students across the county, and the West Point Summer Leaders Experience that accepts only 1,000 students across the country; and

Whereas, as a culmination of her excellence in academics, talents and community service throughout her high school career, Briana applied for and has been accepted to the United States Naval Academy in Annapolis, Maryland, and will begin her military training journey this summer.

NOW, THEREFORE, I, JUDY BOWMAN, MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI, on behalf of the Board of Aldermen and citizens of Harrisonville, do hereby congratulate and commend Briana Chiodini on all of her achievements, honors, awards and recent acceptance into the United States Naval Academy, and wish her the very best in all of her future career accomplishments.

SIGNED, in the City of Harrisonville, Missouri, this 3rd day of June, 2019.

JUDY BOWMAN, MAYOR

ATTEST:

RANDALL K. JONES, CITY CLERK

A. Action Item (ID # 3234)
Chiodini Proclamation



TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: May 8, 2019
SUBJECT: Presentation of MoPEP Power Infrastructure Modernization Grant – Connie Ford, MPUA

Type of Item: *Presentation*

Presentation of MoPEP Power Infrastructure Modernization Grant - Connie Ford, MPUA and American Public Power Association Certificate of Excellence in Reliability, Connie Ford, MPUA

B. Discussion Item (ID # 3211)

Presentation of MoPEP Power Infrastructure Modernization Grant – Connie Ford, MPUA



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
MAY 20, 2019
5:30 PM

1. Call to Order

The meeting was called to order at 5:30 PM by Mayor Judy Bowman

2. Present

Attendee Name	Organization	Title	Status	Arrived
Brad Bockelman	Harrisonville	Board Member	Absent	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville		Present	
David Dickerson	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present were: City Administrator Happy Welch, Public Works Director Eric Patterson, Parks & Recreation Director Chris Deal, Public Information Officer/Deputy City Clerk Daniel Barnett, IT Director Jeremy Smith, Payroll Clerk Faith Sherman, Water Department Tad Snell and City Clerk Randall Jones, Recording.

3. Discussion Items

A. Health Insurance Revised Numbers

Staff report presented by City Administrator Happy Welch. Finance Director Marcella McCoy had prepared some tables reflecting possible increases for the Mayor and Board to review. Alderman Turner asked if there were extra funds at the end of the budget year if those could be used. Alderman Reece presented information with calculations from the Midwest Public Risk invoice from May showing how they would impact an employee. Alderman Dickerson said could the city possibly give 10% towards insurance and then have some to go towards OATS funding. City Employee Tad Snell addressed the Mayor and Board regarding insurance rates and the impact it would have on the employees and their families. He also asked that they would look at changing deductible limits. IT

Director Jeremy Smith stated that the employees are the City's biggest asset and that one way to retain good employees are the great benefits. Public Works Director Eric Patterson reminded the board that there are some employees that have reached maximum salary levels. Alderman Davidson asked if most enrolled in the same plan. Payroll Clerk Faith Sherman answered yes, only a very few changed plans. Mayor Bowman asked for a consensus of what would be an acceptable increase and 12% was agreed upon.

B. OATS Meeting

City Administrator Welch met with Sarah Davis, OATS representative early in the day. She will be at the next meeting to answer any questions. Alderman Miller asked if other city organizations would be helping to fund this program. Mayor Bowman asked if OATS had looked at increasing their rider fees. She asked if they were discontinuing service in July. City Administrator Welch replied no, they would still continue. Alderman Milner said she would like to have answers from OATS representative before making any decisions. Questions for Sarah Davis for the June 3rd work session are: Alderman Doerhoff - the number of riders per month and present stronger financial numbers. Alderman Milner - the majority of where riders are going. Alderman Reece - the socio-economic group which might make a difference on increasing rates. Alderman Miller - clarification on why we were told it was ending July 1st and what the OATS long range plan is. Mayor Bowman - the number of a.m. riders and p.m. riders.

C. Video Conferencing

Mayor Bowman spoke about video conferencing and making it available for the board. She stated that she had been in contact with IT Director Jeremy Smith and they did a test run last week. Mayor Bowman referenced Missouri Sunshine Law 610.015 and that the board would need to pass an ordinance before making this available. Also, would need to add some restrictions such as giving the city clerk 24 hour notice and limiting the number of times it could be used in one year to three. Alderman Davidson stated he thought it was a great thing to have available. The Board was in agreement to move forward with the above restrictions.

4. General Discussion

Alderman Miller addressed Police Chief John Hofer and South Cass Tribune Dennis Minich in regard to the police blotter that is published each week in the paper and the need to change the address listed on Highland Street. Police Chief Hofer stated that it could be changed.

The workshop adjourned at 6:30 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

Work Session**Monday, May 20, 2019****5:30 PM**

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of May 20, 2019 5:30 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MAY 20, 2019
7:00 PM

1. Call to Order

The meeting was called to order at 7:00 PM by Mayor Judy Bowman

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Mayor	Present	
Brad Bockelman	Harrisonville	Board Member	Absent	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville		Present	
David Dickerson	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	

Other present were: City Administrator Happy Welch, City Attorney Steve Mauer, Police Chief John Hofer, Public Works Director Eric Patterson, Parks & Recreation Director Chris Deal, Street Superintendent Rodney Jacobs, Public Information Officer/Deputy City Clerk Daniel Barnett and City Clerk Randall Jones, Recording.

2. Ceremonial Matters

A. Chiodini Proclamation

Due to illness, the proclamation was rescheduled to June 3, 2019.

3. Public Participation

4. Approval of Minutes

A. Board of Aldermen - Work Session - May 6, 2019 5:30 PM

Minutes Acceptance: Minutes of May 20, 2019 7:00 PM (Approval of Minutes)

RESULT: ACCEPTED [UNANIMOUS]
MOVER: David Dickerson, Board Member
SECONDER: Clint Miller
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

B. Board of Aldermen - Regular Meeting - May 6, 2019 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Gary Davidson, Board Member
SECONDER: Judy Reece, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

5. Agenda Items

A. Library Truck Night 2019

Staff report presented by Police Chief John Hofer.

RESULT: APPROVED [UNANIMOUS]
MOVER: Matt Turner, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

B. Life Issues Walk 2019

Staff report presented by Police Chief John Hofer.

RESULT: APPROVED [UNANIMOUS]
MOVER: Gary Davidson, Board Member
SECONDER: Judy Reece, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

C. HPD Shower/Changing Room

Staff report presented by Police Chief John Hofer. He requested that the bids not be accepted. A motion was made by Alderman Milner with a second by Alderman Miller to reject the bids. Motion carried. A motion was made by Alderman Milner with a second by Alderman Davidson to allow the Police Chief to solicit bids for lockers up to \$20,000 as currently specified for that budget line. Motion carried.

RESULT: DEFEATED [UNANIMOUS]
MOVER: Marcia Milner, Board Member
SECONDER: Clint Miller
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

D. Appointment Board of Building & Engineering Appeals

Minutes Acceptance: Minutes of May 20, 2019 7:00 PM (Approval of Minutes)

Staff report presented by City Administrator Happy Welch. Mayor Bowman would like to appoint Bryan Wooten and John Foster to the Board of Building & Engineering Appeals as well as reappoint Jeff Cryderman and Mike Cox to the Board of Building and Engineering Appeals.

RESULT: APPROVED [UNANIMOUS]
MOVER: Clint Miller
SECONDER: Dave Doerhoff, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

E. P&Z Appointment

Staff report presented by City Administrator Happy Welch. The mayor is advising for the Board's consent to appoint Chuck Jones to the Planning and Zoning Commission with a term to run to November 2022.

RESULT: APPROVED [UNANIMOUS]
MOVER: Marcia Milner, Board Member
SECONDER: Matt Turner, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

F. Records Destruction 2019

Staff report presented by City Administrator Happy Welch.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Dickerson, Board Member
SECONDER: Gary Davidson, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

G. Health Insurance City Increase

Mayor Bowman thanked the board for the great input and discussion during the work session. A motion was made to increase the amount the City will put towards health insurance 12% by Alderman Dickerson with a second by Alderman Miller. Motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Dickerson, Board Member
SECONDER: Clint Miller
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

H. A Resolution of the Board of Aldermen of the City of Harrisonville, Missouri, to authorize the city administrator to execute a Purchase Agreement for one (1) Swenson Salt Spreader from Viking-Cives Midwest, Inc. in the amount of \$12,317.00, and establishing an effective date.

Staff report presented by Street Superintendent Rodney Jacobs. Upon approval, Mayor Bowman designated it to be Resolution #2019-022.

RESULT: APPROVED [UNANIMOUS]

Minutes Acceptance: Minutes of May 20, 2019 7:00 PM (Approval of Minutes)

MOVER: David Dickerson, Board Member
SECONDER: Gary Davidson, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

- I. A Resolution of the Board of Aldermen of the City of Harrisonville, Missouri, to authorize the city administrator to execute a Purchase Agreement for one (1) 2019 Ford F350 4WD Truck and Equipment from Olathe Ford in the amount of \$58,555.00, and establishing an effective date.**

Staff report presented by Street Superintendent Rodney Jacobs. Upon approval, Mayor Bowman designated it to be Resolution #2019-023.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Dickerson, Board Member
SECONDER: Matt Turner, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

- J. A Resolution of the Board of Aldermen authorizing the city administrator to enter into an agreement with Buildet LLC for the front sidewalk replacement at the Harrisonville Community Center in the amount of \$24,212.00, and establishing an effective date.**

Staff report presented by Parks & Recreation Director Chris Deal. Alderman Doerhoff asked for clarification on the two phases and about the landscaping. Alderman Reece asked about the patio area being replaced at some time. Upon approval, Mayor Bowman designated it to be Resolution #2019-024.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Clint Miller
SECONDER: Dave Doerhoff, Board Member
AYES: Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT: Brad Bockelman

6. Aldermen and Committee Reports

Alderman Milner attended the Chamber Sip and Shop last Week and said it was a nice turnout.

Alderman Doerhoff attended the Love the Square Walking Tour last week.

Alderman Miller reported on the Park Board meeting.

Alderman Turner reported on the Planning & Zoning meeting. He also attended the Chamber Sip and Shop.

7. Report from the City Administrator

City Administrator Happy Welch reported that the first Junk in the Trunk event was very successful. He stated that the Municipal Court Monthly Report was for their review.

8. Questions from the Media

None.

9. Adjourn From Regular Session

A motion was made by Alderman Dickerson with a second by Alderman Milner to adjourn.
Motion carried. Meeting adjourned at 7:31 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of May 20, 2019 7:00 PM (Approval of Minutes)



STAFF REPORT

TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: May 29, 2019
SUBJECT: Park Board Appointments

Type of Item: *Appointment*

Mayor Bowman would like to reappoint Brent Caruthers and Ed Roberts to the Park Board.

- A. Action Item (ID # 3232)**
Park Board Appointments



STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: May 24, 2019
SUBJECT: Harrisonville Public School Foundation 5K

Type of Item: *Approval*

Issue: Harrisonville Public School Foundation 5K Walk/Run event
 scheduled for September 14, 2019 from 8 am to 10 am.

Background: The applicant, Jill Filer, Executive Director of the Harrisonville Public School Foundation has requested a parade/event permit to host a 5K walk/run in Harrisonville on September 14, 2019. This event has been hosted annually since 2008 by the applicant with no noted complaints or concerns. The requested event is scheduled as a fundraiser for the Harrisonville Public School Foundation and the Christina Collins Memorial Scholarship. The only assistance requested of city staff is traffic control. A marked patrol unit, from on duty personnel or the VIPS will lead the runners during this event. The applicant has secured volunteers to monitor and block intersections as needed for the event. Registration will begin at Harrisonville High School at 7:00 am with walk/run to start at approximately 8:00 am. The race is estimated to be completed in about an hour. The proposed route is as follows: south from the high school on Price Street west on Elm Street, north on North Halsey, west on Ash Street, north on Sunny Swim Drive to Sandy Links Lane, Sandy Link Lane to the Golf Course. The participants will follow the same route, in reverse order, back to the High School. There is no cost for the requested City services and the required insurance coverage will be submitted to the City by the applicant should this permit be approved.

Recommendation: With no noted complaints or concerns associated with prior events I would recommend approval for this event as long as all state laws, city ordinances, and City requests are complied with.

B. Action Item (ID # 3229)

Harrisonville Public School Foundation 5K

Attachments:

Pub. Schools Foundation 5k 2019 (PDF)

SPECIAL EVENTS APPLICATION

A. **FILING PERIOD:** An application for an event permit shall be filed not less than seven (7) days prior to the meeting of the Board of Alderman at time applicant desires the issuance of a permit. Applicant must realize that, dependent upon the nature of the event and the scope of services being required of the City, the Board of Alderman may require additional time to review the permit application.

B. **CONTENTS:** The application for an event permit shall set forth the following information.

1. Organization: Harrisonville Public School Foundation
2. Name of Applicant: Jim Flier
 Address: 503 S. Lexington, Harrisonville
 Phone: 380-2727 Cell: 738-1055
3. Purpose of Event: Raise funds for Foundation & Christmas
Colins Memorial Scholarship
4. Proposed date(s) and time(s) of Event: Saturday, Sept. 22 14
5. Location(s) where event will be held: See attached letter
6. Anticipated crowd size: 100
7. City services requested: (Please check all that apply) Provide detailed letter for these requests.
☐ Electricity ☐ Police Protection ☒ Traffic Control ☐ Ambulance Standby
☐ Cones ☐ Barricades ☐ Street or parking lot clean up
8. Any additional information: _____

APPROVED this _____ day of _____, 20 _____

 Chief of Police

 City Clerk

Attachment: Pub. Schools Foundation 5k 2019 (Harrisonville Public School Foundation 5K)



HARRISONVILLE PUBLIC SCHOOL FOUNDATION

Post Office Box 1000

Harrisonville, Missouri 64701

(816) 380-2727, ext. 1224 FAX (816) 380-3134

FEDERAL EIN 43-1548179

May 15, 2019

Board of Aldermen
City of Harrisonville
300 E. Pearl
Harrisonville, MO 64701

Dear Board of Aldermen,

The Harrisonville Public School Foundation is seeking a parade permit for the purpose of holding a 5K Walk/Run to coincide with Harrisonville High School Homecoming activities. The event would benefit the Harrisonville Public School Foundation and the Christina Collins Memorial Scholarship. The Harrisonville High School Peer Helpers will be assisting with the event. This group manages the Christina Collins Memorial Scholarship.

This would be the 11th year for the event which is planned for Saturday, September 14. Registration would begin that morning at 7 a.m. with the race beginning at 8 a.m. We estimate the race to be complete in an hour.

Our plan is to begin the 5K at Harrisonville High School. Parking and assembly area is available in the HHS parking lot. The route would be as follows: south on Price, west on Elm, north on North Halsey, west on Ash, north on Sunny Swim Street (into Harrisonville City Park), west on Sandy Links Lane, turning around at the golf course and following the same route back to HHS. The awards ceremony following the race will be held within the grounds of Harrisonville High School.

As for city services, we would request assistance with traffic control along the route. We will have volunteers who can man the intersections and set up cones that morning beginning at 7 a.m.

We would appreciate your approval of a parade permit for this event. If you have additional questions, please contact me at 380-2727, ext. 1224 or jill.filer@harrisonvilleschools.org

Sincerely,

Jill Filer, Executive Director
Harrisonville Public School Foundation

Attachment: Pub. Schools Foundation 5k 2019 (Harrisonville Public School Foundation 5K)



STAFF REPORT

TO: Board of Aldermen
FROM: Eric Myler, Fire Chief
DATE: May 15, 2019
SUBJECT: Purchase of New Pumper/Rescue to replace Engine 20 Pumper/Tanker

Type of Item: *Purchase*

Staff Report:

Issue:

Emergency Services is requesting approval for the purchase of one 2019 Spartan Pumper/Rescue for the Emergency Services Division from Ed Feld Fire of Grain Valley, MO for \$541,269.00. This truck will replace a 1997 Ford Commercial Pumper/Tanker (Engine 20) that has been in service for 20 plus years. This truck will be sold at auction after delivery of new pumper/rescue estimated for May of 2020.

Background:

A group of five Harrisonville firefighters met for 3 months to write up specifics of what the department needed in a new pumper/rescue. To better facilitate this purchase, plans and descriptions were submitted to HGACBuy which is a cooperative purchasing program thru Mid America Regional Council as part of a program called the Kansas City Regional Purchasing Cooperative (KCRPC).

KCRPC is a cooperative purchasing resource for local governments. KCRPC is managed under the guidance of a steering committee, composed of city and county managers and purchasing officials who provide policy guidance, and an advisory committee of public officials who advise on specific programs and specific recommendations on bids and contracts. KCRPC has been affiliated with the Houston-Galveston Area Council (HGAC) through their cooperative purchasing business for more than 30 years. HGACBuy focuses on higher-ticket, capital-intensive products and services that require detailed and technical specifications. Their items include heavy equipment, ambulances, fire trucks, buses and mowers.

Specifications were submitted to HGACBuy and came back with a bid price through Ed Feld Fire in the amount of \$541,269.00. There may be additional costs not to exceed the budgeted amount of \$550,000.00 at final build time after the start of 2020.

The City joined KCRPC in June of 2018 and the purchase meets Section 7.2 of the Purchasing Policy for Cooperative Purchasing.

Recommendation:

We recommend the Board approve the purchase through KCRPC and HGACBuy with ED Feld Fire for a 2019 Spartan Pumper/Rescue Truck for Harrisonville Emergency Services.

Financing:

Original amount budgeted in the Capital Line Item 16-6-0103-0504 is \$55,000.00 to cover the first payment normally due at time of approval. Remaining amount to be budgeted annually thereafter over 10

years. Once the Board approves the purchase, the City will work with McLiney and Company as a financial adviser to guide the City in securing a 10-year lease/purchase agreement.

Council Bill No.

Resolution No.

Purchase of New Pumper/Rescue to replace Engine 20 Pumper/Tanker

Council Bill No.

Resolution No.

A Resolution of the Board of Aldermen of the City of Harrisonville, Missouri, to authorize the city administrator to execute a Purchase Agreement for one (1) 2019 Spartan Custom Pumper/Rescue Truck and Equipment from Ed Feld Fire, Inc in the amount of \$541,269.00, and establishing an effective date.

WHEREAS, the City of Harrisonville (“City”) is a part of the Kansas City Regional Purchasing Cooperative (“KCRPC”) with bidding requirements already performed through KCRPC;

WHEREAS, the Fire Department budgeted for a new 2019 Pumper Truck to be used for Firefighting and Rescue activities;

WHEREAS, five members of the department met over a 3 month period to determine what was needed on the new fire truck;

WHEREAS, the pumper truck will be used by the Fire Dept. to do a variety of firefighting jobs as required by City ordinance and in duties for the City;

WHEREAS, the City has determined that Ed Feld Fire, Inc. through the KCRPC has the proper truck and equipment;

WHEREAS, Ed Feld Fire, Inc. agrees to sell the Pumper/Rescue Truck & Equipment to the City for a total purchase price of \$541,269.00, which staff believes said price is fair and reasonable;

WHEREAS, staff recommends that the Board of Aldermen (“Board”) approve the purchase of one (1) 2019 Spartan Custom Pumper and equipment;

WHEREAS, the Board accepts the recommendation of staff with respect to the purchase and finds it to be in the best interest of the City and its residents to purchase a new Fire Department Custom Pumper/Rescue and Equipment.

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, Missouri, is hereby authorized and directed on behalf of the Board of Aldermen to enter into an agreement with Ed Feld Fire, Inc. of Grain Valley, MO for the purchase of one (1) 2019 Spartan Custom Pumper/Rescue with added loose equipment as required by the National Fire Protection Association (NFPA) for Harrisonville Emergency Services for a total purchase price of \$541,269.00.

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

PASSED AND RESOLVED by the Board of Alderman and APPROVED by the mayor of the City of Harrisonville, Missouri this 3rd day of June, 2019.

Judy Bowman, Mayor and Ex-
Officio Chairman of the Board of
Alderman

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this 3rd day of June 2019



Quote

Date: 5/5/2019
Quote #: 050519-01
Customer HEMS

To: Harrisonville Emergency Services
903 S. Commercial St.
Harrisonville, MO 64701

Ship to: Feld Fire
1330 NW Jefferson
Grain Valley, MO 64029

Salesperson	Shipping Method	Delivery Date	Payment Terms
Eric Smith	Delivered	440 days after the effective date	Upon delivery*

Qty	Description	Unit Price	Line Total
1.00	2019 Spartan Custom Pumper (as outlined in custom specification proposal)	\$541,269.00	\$541,269.00
	Pricing proposal includes travel and accommodations for 3 members of the department for pre-construction and final inspection trips.		
	To include labor for all equipment mounting at Feld		
	Pricing also includes adding a 3rd year of bumper to bumper warranty coverage in lieu of standard 2 year general warranty with HGAC purchasing contract.		
	Loose Equipment being supplied		
2.00	Blowhard BH-20 Electric Fans		
2.00	Streamlight Model 45670 Portable Scene light		
2.00	Axes (1-flathead, 1-pickhead)		
2.00	Pike poles (1-8' standard, 1-10' standard)		
1.00	NFPA compliment of ground ladders		
		Subtotal	\$541,269.00
		Sales Tax	
		Total	\$541,269.00

Attachment: Custom Rescue-Pumper 2019 Quote (Purchase of New Pumper/Rescue to replace Engine 20 Pumper/Tanker)



TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: May 22, 2019
SUBJECT: Video Conferencing Ordinance

Type of Item: *Agreement*

Council Bill No.

Ordinance No.

Video Conferencing Ordinance Council Bill # Ordinance #

Council Bill #2019- Ordinance #2019-

AN ORDINANCE ESTABLISHING A VIDEO CONFERENCE VOTING POLICY FOR THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, ADDING SECTION 110.240 TO EXISTING CHAPTER 110, ARTICLE II OF THE CITY CODE OF ORDINANCES.

WHEREAS, the City of Harrisonville, Missouri (the "City") is a fourth class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, RSMo. § 610.015 allows votes and roll call votes to be cast by elected members of a public governmental body who are attending by video conference; and

WHEREAS, the City now desires to add Section 110.240 to Existing Chapter 110, Article II of the City Code of Ordinances to establish a video conference voting policy.

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

Section 1. Section 110.240, "Video Conference Voting Policy" is hereby added to existing Chapter 110, Article II of the City Code of Ordinances and shall read as follows:

A. Meetings Using Video Conference Technology.

1. Policy statement. While it is legally permissible for members of the City's public governmental bodies to attend meetings and vote via video conference transmission, a member's use of video conference attendance should occur sparingly. Because it is good public policy for citizens to have the opportunity to meet with their elected officials face-to-face, elected members of a public governmental body should endeavor to be physically present at all meetings unless attendance is unavoidable after exercising due diligence to arrange for physical presence at the meeting. The purposes of attendance by video conference include to accommodate the public governmental body as a whole to allow meetings to occur when circumstances would otherwise prevent the physical attendance of a quorum of the body's members and to ensure that all members may participate in business of the City.

2. Video conference defined. For purposes of this section "video conference" or "video conferencing" shall refer to a means of communication where at least one (1) member of a public government body participates in the public meeting via an electronic connection made up of three (3) components: 1) a live video transmission of the member of the public governmental body not in physical attendance; 2) a live audio transmission allowing the member of the public governmental body not in physical attendance to be heard by those in physical

attendance; and 3) a live audio transmission allowing the member of the public governmental body not in physical attendance to hear those in physical attendance at a meeting. If at any time during a meeting one (1) or more of the elements of a video conference becomes compromised (e.g., if any participants are unable to see, hear, or fully communicate), then the video conference participant is deemed immediately absent, and this absence should be reflected in the minutes. A video conference participant's absence may compromise a quorum in which case the applicable Missouri laws shall take effect regarding a broken quorum.

3. Frequency of use of video conference attendance. A member of a public governmental body shall not attend more than three (3) meetings via video conference in a rolling twelve-month period. In keeping with the policy stated in Subsection (A)(1) above, attendance via video conference should only occur sparingly and for good cause. Such good cause shall be at the discretion of the member seeking to attend by video conference.

4. Physical location. Members of the public may not participate in a public meeting of a governmental body via video conference. The public wishing to attend a meeting and elected officials not participating via video conferencing of a meeting shall participate at the physical location where meetings of the public governmental body are typically held, or as provided in a notice provided in accordance with the Sunshine Law. The public governmental body shall cause there to be provided at the physical location communication equipment consisting of an audio and visual display, and a camera and microphone so that the member(s) of the public governmental body participating via videoconferencing, the members of the public governmental body in physical attendance, and the public in physical attendance may actively participate in the meeting in accordance with rules of meeting decorum. The communication equipment at the physical location of the meeting must allow for all meeting attendees to see, hear, and fully communicate with the video-conferencing participant.

5. Voting. Elected members of a public governmental body attending a public meeting of that governmental body via video conference are deemed present for purposes of participating in a roll call vote to the same effect elected members of a public governmental body in physical attendance at a public meeting of that governmental body are deemed present. As indicated in Subsection (A)(2) above, if any component of the video conference communication fails during the meeting, the member attending the meeting by video conference whose connection failed shall be deemed absent immediately upon such failure, and if the public governmental body was in the act of voting, the voting shall stop until all of the components of video conference attendance are again restored and the video conference participant's presence is again noted in the minutes.

6. Closed meetings. In a meeting where a member of a public governmental body is participating via videoconferencing and the meeting goes into a closed session, all provisions of Missouri law and City ordinances relating to closed sessions apply. Upon the public governmental body's vote to close the meeting, all members of the general public shall not be present. Likewise, a member of a public governmental body participating via videoconferencing must ensure there are no members of the public present at his or her location to see, hear, or otherwise communicate during the closed session. The member must also take all reasonable precautions to guard against interception of communication by others. Failure to ensure the

requirements of this Subsection may result in corrective action by the full public governmental body in accordance with City regulations.

7. Minutes. In the meeting, whether in open or in closed session, the minutes taken should reflect the member, if any, participating via video conference; the members in physical attendance; and members, if any, absent.

8. Emergency meetings. In the event that emergency circumstances create impossibility for the members of a public governmental body to physically attend, the body as a whole may meet, and if necessary vote, by video conference. Examples of such emergency circumstances include, but are not limited to, war, riot, terrorism, widespread fire, or natural disaster such as earthquake, tornado, hurricane, flood, or blizzard. To the extent possible in such circumstances, the public governmental body shall use reasonable efforts to cause a physical location to be provided for public attendance and participation.

9. Any member who wishes to participate via video conference must notify the City Clerk at least twenty-four (24) hours in advance of the meeting so that the proper equipment may be set up.

Section 2. Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri, Cass County, and the City of Harrisonville.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE ____ DAY OF JUNE 2019
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE ____ DAY OF**

JUNE 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS ____ DAY OF JUNE 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this 3rd day of June 2019



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 22, 2019
SUBJECT: Revised Final Plat, Westchester Subdivision for Aldi

Type of Item: *Final Plat*

Applicant/Location: Aldi Inc., Ryan Stemmons, Contact
 Westchester Avenue and MO Highway 2 (Mechanic Street), Southeast Quadrant
 Parcel Nos. 13-31-51-400-000-030.002 - .005

Requested Action: Application FP 19-006 to replat Lots 1 through 4 in the Harrisonville Gateway Subdivision into Lots 1 and 2 in the C-2 Service Business Zoning District (4.582 acres)

Surrounding Area: North: C-2 Service Business Zoning District
 East: Missouri and Northern Arkansas Railroad
 CP-2 Planned Service Business District
 West: Casey's, C-2 Service Business Zoning District
 South: Undeveloped Lots in the Harrisonville Gateway Subdivision, C-2

Overview

In 2004, the 29-acre 7-lot Harrisonville Gateway Subdivision was approved at the southeast quadrant of Westchester Avenue and Missouri State Highway No. 2 (Mechanic St.). Aldi, Inc. now has the north 4.6 acres under contract to construct a 20,288 square foot grocery store. This application is for approval of a replat of four lots into two lots for the Aldi Grocery Store. Attached are building elevations and a site plan. Although preliminary, they show how the store will appear on the site.

Vicinity Map



Zoning



Comments

1. Final Plat. Attached is a reduced copy of the Final Plat. Full-size copies will be available at the meeting. The plat meets the requirements of the subdivision ordinance of the City.
2. Traffic. The traffic study shows that during the majority of each day the additional traffic generated by Aldi should not have a noticeable impact at Westchester and Mechanic over and above the present traffic at that location. However, when customers are stopping at the grocery store on their way home from work in the evening (4:30 to 5:30 PM), a time traffic engineers call the PM Peak Hours, the impact will be as follows. The traffic engineers have used worst-case assumptions in these forecasts. This also assumes that Westchester is widened to allow for an additional northbound lane.
 - The average delay for right turns will improve by going down from 25.5 seconds to 15.1 seconds.
 - The average delay for left turns during the PM Peak Hour will increase from 25.5 seconds to 70 seconds.

Staff will bring this project to the Board of Aldermen once more due diligence is completed as discussion have been that the City and Aldi would share the costs as much of the congestion at this intersection pre-exists Aldi. The Aldi engineer estimates that Westchester would only need to be widened four (4) feet for the new lane to be created. The cost of project, subject to any utility relocation costs, would be \$30,000 if the contractor constructing Aldi's parking lot is used. Staff has asked MODOT for comments as a permit will be required from the State as Mechanic Street is a MODOT state highway. City staff have also asked the Aldi engineer to see if any utilities will need to be moved.

Staff sees adding the left turn lane on Westchester Avenue as a "band aid" to a much larger congestion problem that pre-exists Aldi. The City Engineer recently prepared preliminary cost estimates of doing a major intersection improvement project at Westchester Ave and Mechanic St. and has submitted it to MODOT should funding become available in the future. Funding may be many years down the road, but the City is doing what it can to keep an improvement at Westchester and Mechanic on MODOT's radar screen.

RECOMMENDATION:

Approval of the Harrisonville Gateway Second Final Plat

Council Bill No.

Ordinance No.

Revised Final Plat, Harrisonville Gateway Subdivision (Aldi)

An Ordinance to Approve the Final Plat of Harrisonville Gateway Second Plat, a Replat of Lots 1-4 Harrisonville Gateway Subdivision at the Southwest Quadrant of Westchester Avenue and Missouri Highway 2 in the City of Harrisonville, Cass County, Missouri

WHEREAS, Application FP 19-006 has been received from Aldi, Inc. to replat Lots 1 through 4 in the Harrisonville Gateway Subdivision into Lots 1 and 2 consisting of 4.582 acres; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on May 16, 2019 and a recommendation made that the Board of Aldermen to approve the final plat by a vote of 6 Ayes and 0 Nays;

WHEREAS, the City will retain easement rights in the proposed subdivision;

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 410 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation find that approval of the Final Plat is in the best interest of the City of Harrisonville and its residents:

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

Section 1. That Board of Aldermen of Harrisonville, Missouri, hereby approves the Final Plat of Harrisonville Gateway Second Plat, a Replat of Lots 1-4 Harrisonville Gateway Subdivision at the Southwest Quadrant of Westchester Avenue and Missouri Highway 2 in the C-2 Service Business Zoning District which is attached as Exhibit I.

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

A tract of land being all of Lots 1, 2, 3 and 4, HARRISONVILLE GATEWAY, a subdivision in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 06°42'30" West, along the East line of said Lot 3, 103.94 feet to the Southeast corner of said Lot 3; thence South 55°29'56" West, along the South line of said Lot 3, 133.19 feet; thence South 76°58'51" West, continuing along said South line, 75.48 feet to a point on the East line of said Lot 2; thence South 01°34'40" West, along said East line, 49.02 feet to the Southeast corner of said Lot 2; thence North 88°25'20" West, along the South line of said Lot 2, 41.99 feet to the Northeast corner of said Lot 4; thence along the East line of said Lot 4, the following three courses; thence South 00°31'33" West, 103.39 feet; thence South 46°57'10" East, 78.06 feet; thence South 01°34'57" West, 94.94 feet to the Southeast corner of said Lot 4; thence North 88°25'20" West, along the South line of said Lot 4, 368.00 feet to the Southwest corner of said Lot 4; thence North 01°34'40" East, along the West line of said Lot 4 and Lot 1, 300.86 feet; thence North 07°18'44" East, continuing along the West line of said Lot 1, 200.00 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, on a curve to the right, having an initial tangent bearing South 89°04'13" East, a radius of 4481.10 feet and an arc length of 77.38 feet; thence South 88°24'47" East, continuing along the North line of said Lots 1, 2 and 3, 442.23 feet to the Point of Beginning. Contains 199,610 square feet or 4.582 acres more or less.

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

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

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 3 RD DAY OF JUNE 2019

AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3 RD DAY OF JUNE 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS 3 RD DAY OF JUNE 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

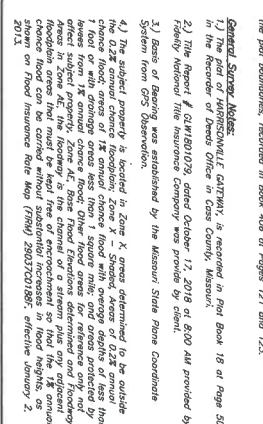
Randall K. Jones, City Clerk

WITNESS my hand and seal this _____ day of June 2019

ATTEST:

APPROVED AS TO FORM:

Attachment I: Final Plat Harrisonville Gateway Second Plat a Replat of Lots 1-4



RECORDED AT DEPOS.
Entered on transfer record this _____ day of _____, 2018.

Deputy County Recorder of Deeds

[illegible]







DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 16, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Matt Turner, Aldermen Liaison; Happy Welch, City Administrator; Taylor Hastings, COO Joshua House; Donal (Jeff) Parham, Applicant Joshua Hosue; Ryan Stemmons, Director of Real Estate for Aldi; Sam Malinowsky, Engineer; Judge William Collins, 17th Circuit Court; Judge Mike Rumley, 17th Circuit Court; Mike Vogt, Business Owner; Larry Kalwei, Business Owner; John Foster, Resident; Dennis Minich, South Cass Tribune; and Jamie Martin, Recording Secretary

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM

Dorothy Young said that she would like the January 3, 2019 minutes to read as follows: "Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation that current businesses will not be required to comply with this ordinance at the time it becomes effective but will need to do so when they change ownership or when their signs are otherwise updated."

Jim Proctor made a motion to approve as amended. Scott Milner seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	APPROVED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

B. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM

Dorothy Young said that she would like the February 21, 2019 minutes to read as follows: "Dorothy Young made a motion to amend the minutes of the January 3, 2019, meeting by including specific language regarding this Board's recommendation on how the city will handle non-conforming signs."

Scott Milner made a motion to approve as amended. Jim Proctor seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019 6:00 PM

Virgil made a motion to approve as amended. Scott Milner seconded. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

3. Agenda Items

A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4

Roger Kroh presented Packet Pages 12 -23, Harrisonville Gateway Final Plat, a replat of Lots 1-4. Mr. Kroh said that Aldi would like to place a store on the larger lot. He said that the replat merges four lots into 2 lots and meets the City's requirements for a final plat. Mr. Kroh said that the City Staff and Aldi are developing costs for widening Westchester so that an additional lane can be added. This will reduce delays for right-hand turns from Westchester to Mechanic from 25.5 seconds to 15 seconds during the peak PM hour for Aldi traffic. However, the delay for left turns during the peak PM hour will increase from 25.5 seconds to 70 seconds based on worst case assumptions used in the traffic study. But, the rest of the hours Aldi is open, the Aldi traffic will not have a noticeable impact. Staff sees this as a short-term band-aid on the larger congestion problem that pre-exists Aldi. Mr. Kroh said the long-term solution is for MODOT to do a major intersection improvement. The City Engineer has prepared a concept plan and preliminary budget for a major intersection improvement and presented it to the Mid-America Regional Council for the future when funding might be available. Ryan Stemmons, Director of Real Estate for Aldi, stated that they would use the larger lot for the store, and potentially sell the smaller lot to another user.

Judy Bowman made a motion to recommend the Gateway Final Plat as presented. Virgil Butler seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
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MOVER: Judy Bowman, Mayor
SECONDER: Virgil Butler
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) Applicant requested a continuance.

Applicant requested a continuance.

Barrett Welton made a motion to continue at the June 13, 2019, meeting. Jim Proctor seconded. The Commission voted unanimously to continue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barrett Welton
SECONDER: Jim Proctor
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. (Public Hearing)

Roger Kroh presented Packet Pages 25-49. This is a Special Use Application to operate Joshua House, a group boarding home for adult men, at 2000 Anaconda Road. This property is in an M-1 Light Industrial Zoning District. There is currently a rental house, owned by applicant Donal (Jeff) Parham, that would be used for the Joshua House upon SUP approval. The location for the Joshua House has many benefits including the employment by surrounding businesses and those just outside of the City proper. Staff recommends a 10 year Special Use Permit with the ability to renew at a later date.

Donal Parham stated that he currently has 6-8 men going through this program and the SUP would increase this to 22 young men. Joshua House is run by Two Rules Ministry. It is a 501(C)(3) nonprofit corporation. It is owned privately and self-sustained. He said the location is perfect because there is employment close by that the residents can walk or bike to as most of them do not have transportation. He introduced Taylor Hastings who is Joshua House's Chief Operations Officer.

Jim Proctor asked if this location would have full turn around access for emergency vehicles. Mr. Parham said yes, there is potential for an extension of Precision Drive that would accommodate this. Barrett Welton asked if Joshua House would be for both men and women. Mr. Parham said he did not have plans to include women at this time. Dorothy Young asked what the minimum age for the residents would be. Mr. Parham said that 17 would be the youngest, but most would be over 18 because the residents have to be old enough to legally make decisions for themselves. Dorothy Young asked how many residents this building will house because the staff report stated 22. Mr. Parham said there will be 22 and the 2 case workers that will live on site. Virgil Butler asked where the clients would come from. Mr. Parham stated that the clients would come from the Cass County area. The men that go through the program want to go through the program. They are not sent to Joshua House as a half way house situation. Judy Bowman asked what the general length of time for a typical resident would be. Mr. Parham said the residents usually have fulfilled their obligations to the program within 12 to 18 months. Larry Kalwei told the Commission he fully supports Mr. Parham. Mike Vogt, owner of Staying Home Corporation, said that he is directly across the street from the location. He stated that the business' there all help and support each other. He supports Mr. Parham and the Joshua House 100%. Judge William Collins, 17th Circuit Court, shared his support for this program. Judge Mike Rumley, Division 4 Treatment Court, shared his support and the need for this program in the area.

Virgil Butler made a motion to approve the Special Use Permit for 10 years as presented. Jim Proctor seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Jim Proctor
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana

Roger Kroh presented Packet Pages 50-58, a proposed Ordinance amending Chapter 405 in the Zoning Regulation to implement Medical Marijuana which was legalized by Constitutional Amendment No. 2 in November, 2018. The change would cover Medical Marijuana dispensaries, Medical Marijuana cultivation facilities, Medical Marijuana manufacturing facilities, and Medical Marijuana testing facilities. Virgil Butler asked why pharmacies couldn't act as dispensaries. Leanne Dickerson, Gillen Pharmacy, explained that the Medical Marijuana Constitutional Amendment does not allow pharmacies to dispense medical marijuana. It starts with a prescription, then has to be approved by the Department of Health, then the patient is given a medical card to be able to enter. Dorothy Young asked, with the obvious exception of cultivation, where would the primary available locations for these dispensaries be. Roger Kroh stated along Hwy 291 and Commercial Street.

Jim Proctor made a motion to recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding Medical Marijuana. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Jim Proctor
SECONDER:	Barrett Welton
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

4. Discussion Items

The regular scheduled meeting for June 20, 2019, has been rescheduled for June 13, 2019.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:08 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



STAFF REPORT

TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: April 22, 2019
SUBJECT: Renner Zoning Hearing

Type of Item: *Public Hearing*

F. Action Item (ID # 3170)

Renner Zoning Hearing

City of Harrisonville, MO

Notice of Public Hearings

Notice is hereby given of two public hearings at the days and times listed below to receive public testimony on an application submitted by Brian Renner to rezone approximately 6.29 acres from M-1 Limited Industrial District zoning to C-2 Service Business District zoning approximately at 1600 W. Mechanic Street (Parcel No. 13-31-51-100-000-041.000).

Planning and Zoning Commission Meeting

6:00 p.m. Thursday, May 16, 2019

Board of Aldermen Meeting

7:00 p.m., Monday, June 3, 2019

Both public hearings will be held at City Hall at 300 E. Pearl Street in Harrisonville, MO 64701. All interested parties are encouraged to attend. A copy of the application is available for public review at City Hall.

Jamie Martin

Secretary to the Planning and Zoning Commission



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 22, 2019
SUBJECT: Rezoning to C-2 for Brian Renner, 1600 W. Mechanic St.

Type of Item: *Rezoning*

Re: Request for a Continuance to July 1, 2019 at 7 PM

Brian Renner Applications RZ 19-008, PP 19-009, and FP 19-010 and Public Hearing

Mr. Brian Renner has submitted applications for rezoning from M-1 to C-2 his property at 1600 W. Mechanic Street and approval of a preliminary plat and final plat. As the applicant is still preparing the materials for the application, the attorney for Mr. Renner, Eric Collins, asked that the Planning and Zoning Commission continue consideration of the applications from the May 16, 2019 P&Z Meeting to the June 13, 2019 Meeting. Mr. Collins' request is below.

The P&Z Commission did continue the applications to their next meeting on June 13, 2019. As the rezoning has a public hearing requirement, it is necessary for the Board of Aldermen to continue consideration of the applications and the public hearing to their meeting on Monday, July 1, 2019 at 7 PM.

RECOMMENDATION: Approve motion to grant a continuance to Mr. Brian Renner of applications RZ 19-008, PP 19-009, FP 19-010 and the public hearing for 1600 Mechanic St. to Monday, July 1, 2019 at 7 PM.

Re: Request for a Continuance to July 1, 2019 at 7 PM

Brian Renner Applications RZ 19-008, PP 19-009, and FP 19-010 and Public Hearing
 for 1600 W. Mechanic St.

Mr. Brian Renner has submitted applications for rezoning from M-1 to C-2 his property at 1600 W. Mechanic Street and approval of a preliminary plat and final plat. As the applicant is still preparing the materials, the attorney for Mr. Renner, Eric Collins, asked that the Planning and Zoning Commission continue consideration of the applications from the May 16, 2019 P&Z Meeting to the June 13, 2019 Meeting.

The P&Z Commission did continue the applications and the public hearing for the rezoning to their next meeting on June 13, 2019. Consequently, it is necessary for the Board of Aldermen to also continue consideration of the applications and the public hearing to their meeting on Monday, July 1, 2019 at 7 PM.

RECOMMENDATION: Approve motion to grant a continuance to Mr. Brian Renner of applications RZ 19-008, PP 19-009, FP 19-010 and the public hearing for 1600 W. Mechanic St. to Monday, July 1, 2019 at 7 PM.

Council Bill No.

Ordinance No.

Rezoning to C-2 for Brian Renner, 1600 W. Mechanic St.



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 16, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Matt Turner, Aldermen Liaison; Happy Welch, City Administrator; Taylor Hastings, COO Joshua House; Donal (Jeff) Parham, Applicant Joshua Hosue; Ryan Stemmons, Director of Real Estate for Aldi; Sam Malinowsky, Engineer; Judge William Collins, 17th Circuit Court; Judge Mike Rumley, 17th Circuit Court; Mike Vogt, Business Owner; Larry Kalwei, Business Owner; John Foster, Resident; Dennis Minich, South Cass Tribune; and Jamie Martin, Recording Secretary

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM

Dorothy Young said that she would like the January 3, 2019 minutes to read as follows: "Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation that current businesses will not be required to comply with this ordinance at the time it becomes effective but will need to do so when they change ownership or when their signs are otherwise updated."

Jim Proctor made a motion to approve as amended. Scott Milner seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	APPROVED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

B. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM

Dorothy Young said that she would like the February 21, 2019 minutes to read as follows: "Dorothy Young made a motion to amend the minutes of the January 3, 2019, meeting by including specific language regarding this Board's recommendation on how the city will handle non-conforming signs."

Scott Milner made a motion to approve as amended. Jim Proctor seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019 6:00 PM

Virgil made a motion to approve as amended. Scott Milner seconded. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

3. Agenda Items

A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4

Roger Kroh presented Packet Pages 12 -23, Harrisonville Gateway Final Plat, a replat of Lots 1-4. Mr. Kroh said that Aldi would like to place a store on the larger lot. He said that the replat merges four lots into 2 lots and meets the City's requirements for a final plat. Mr. Kroh said that the City Staff and Aldi are developing costs for widening Westchester so that an additional lane can be added. This will reduce delays for right-hand turns from Westchester to Mechanic from 25.5 seconds to 15 seconds during the peak PM hour for Aldi traffic. However, the delay for left turns during the peak PM hour will increase from 25.5 seconds to 70 seconds based on worst case assumptions used in the traffic study. But, the rest of the hours Aldi is open, the Aldi traffic will not have a noticeable impact. Staff sees this as a short-term band-aid on the larger congestion problem that pre-exists Aldi. Mr. Kroh said the long-term solution is for MODOT to do a major intersection improvement. The City Engineer has prepared a concept plan and preliminary budget for a major intersection improvement and presented it to the Mid-America Regional Council for the future when funding might be available. Ryan Stemmons, Director of Real Estate for Aldi, stated that they would use the larger lot for the store, and potentially sell the smaller lot to another user.

Judy Bowman made a motion to recommend the Gateway Final Plat as presented. Virgil Butler seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
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MOVER: Judy Bowman, Mayor
SECONDER: Virgil Butler
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) Applicant requested a continuance.

Applicant requested a continuance.

Barrett Welton made a motion to continue at the June 13, 2019, meeting. Jim Proctor seconded. The Commission voted unanimously to continue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barrett Welton
SECONDER: Jim Proctor
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. (Public Hearing)

Roger Kroh presented Packet Pages 25-49. This is a Special Use Application to operate Joshua House, a group boarding home for adult men, at 2000 Anaconda Road. This property is in an M-1 Light Industrial Zoning District. There is currently a rental house, owned by applicant Donal (Jeff) Parham, that would be used for the Joshua House upon SUP approval. The location for the Joshua House has many benefits including the employment by surrounding businesses and those just outside of the City proper. Staff recommends a 10 year Special Use Permit with the ability to renew at a later date.

Donal Parham stated that he currently has 6-8 men going through this program and the SUP would increase this to 22 young men. Joshua House is run by Two Rules Ministry. It is a 501(C)(3) nonprofit corporation. It is owned privately and self-sustained. He said the location is perfect because there is employment close by that the residents can walk or bike to as most of them do not have transportation. He introduced Taylor Hastings who is Joshua House's Chief Operations Officer.

Jim Proctor asked if this location would have full turn around access for emergency vehicles. Mr. Parham said yes, there is potential for an extension of Precision Drive that would accommodate this. Barrett Welton asked if Joshua House would be for both men and women. Mr. Parham said he did not have plans to include women at this time. Dorothy Young asked what the minimum age for the residents would be. Mr. Parham said that 17 would be the youngest, but most would be over 18 because the residents have to be old enough to legally make decisions for themselves. Dorothy Young asked how many residents this building will house because the staff report stated 22. Mr. Parham said there will be 22 and the 2 case workers that will live on site. Virgil Butler asked where the clients would come from. Mr. Parham stated that the clients would come from the Cass County area. The men that go through the program want to go through the program. They are not sent to Joshua House as a half way house situation. Judy Bowman asked what the general length of time for a typical resident would be. Mr. Parham said the residents usually have fulfilled their obligations to the program within 12 to 18 months. Larry Kalwei told the Commission he fully supports Mr. Parham. Mike Vogt, owner of Staying Home Corporation, said that he is directly across the street from the location. He stated that the business' there all help and support each other. He supports Mr. Parham and the Joshua House 100%. Judge William Collins, 17th Circuit Court, shared his support for this program. Judge Mike Rumley, Division 4 Treatment Court, shared his support and the need for this program in the area.

Virgil Butler made a motion to approve the Special Use Permit for 10 years as presented. Jim Proctor seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Jim Proctor
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana

Roger Kroh presented Packet Pages 50-58, a proposed Ordinance amending Chapter 405 in the Zoning Regulation to implement Medical Marijuana which was legalized by Constitutional Amendment No. 2 in November, 2018. The change would cover Medical Marijuana dispensaries, Medical Marijuana cultivation facilities, Medical Marijuana manufacturing facilities, and Medical Marijuana testing facilities. Virgil Butler asked why pharmacies couldn't act as dispensaries. Leanne Dickerson, Gillen Pharmacy, explained that the Medical Marijuana Constitutional Amendment does not allow pharmacies to dispense medical marijuana. It starts with a prescription, then has to be approved by the Department of Health, then the patient is given a medical card to be able to enter. Dorothy Young asked, with the obvious exception of cultivation, where would the primary available locations for these dispensaries be. Roger Kroh stated along Hwy 291 and Commercial Street.

Jim Proctor made a motion to recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding Medical Marijuana. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Jim Proctor
SECONDER:	Barrett Welton
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

4. Discussion Items

The regular scheduled meeting for June 20, 2019, has been rescheduled for June 13, 2019.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:08 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 22, 2019
SUBJECT: Preliminary Plat for Brian Renner, 1600 Commercial St.

Type of Item: *Preliminary Plat*

Re: Request for a Continuance to July 1, 2019 at 7 PM

Brian Renner Applications RZ 19-008, PP 19-009, and FP 19-010 and Public Hearing
for 1600 W. Mechanic St.

Mr. Brian Renner has submitted applications for rezoning from M-1 to C-2 his property at 1600 W. Mechanic Street and approval of a preliminary plat and final plat. As the applicant is still preparing the materials, the attorney for Mr. Renner, Eric Collins, asked that the Planning and Zoning Commission continue consideration of the applications from the May 16, 2019 P&Z Meeting to the June 13, 2019 Meeting.

The P&Z Commission did continue the applications and the public hearing for the rezoning to their next meeting on June 13, 2019. Consequently, it is necessary for the Board of Aldermen to also continue consideration of the applications and the public hearing to their meeting on Monday, July 1, 2019 at 7 PM.

RECOMMENDATION: Approve motion to grant a continuance to Mr. Brian Renner of applications RZ 19-008, PP 19-009, FP 19-010 and the public hearing for 1600 W. Mechanic St. to Monday, July 1, 2019 at 7 PM.

Council Bill No.

Ordinance No.

Preliminary Plat for Brian Renner, 1600 W. Mechanic St.



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 16, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Matt Turner, Aldermen Liaison; Happy Welch, City Administrator; Taylor Hastings, COO Joshua House; Donal (Jeff) Parham, Applicant Joshua Hosue; Ryan Stemmons, Director of Real Estate for Aldi; Sam Malinowsky, Engineer; Judge William Collins, 17th Circuit Court; Judge Mike Rumley, 17th Circuit Court; Mike Vogt, Business Owner; Larry Kalwei, Business Owner; John Foster, Resident; Dennis Minich, South Cass Tribune; and Jamie Martin, Recording Secretary

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM

Dorothy Young said that she would like the January 3, 2019 minutes to read as follows: "Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation that current businesses will not be required to comply with this ordinance at the time it becomes effective but will need to do so when they change ownership or when their signs are otherwise updated."

Jim Proctor made a motion to approve as amended. Scott Milner seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	APPROVED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

B. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM

Dorothy Young said that she would like the February 21, 2019 minutes to read as follows: "Dorothy Young made a motion to amend the minutes of the January 3, 2019, meeting by including specific language regarding this Board's recommendation on how the city will handle non-conforming signs."

Scott Milner made a motion to approve as amended. Jim Proctor seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019 6:00 PM

Virgil made a motion to approve as amended. Scott Milner seconded. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

3. Agenda Items

A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4

Roger Kroh presented Packet Pages 12 -23, Harrisonville Gateway Final Plat, a replat of Lots 1-4. Mr. Kroh said that Aldi would like to place a store on the larger lot. He said that the replat merges four lots into 2 lots and meets the City's requirements for a final plat. Mr. Kroh said that the City Staff and Aldi are developing costs for widening Westchester so that an additional lane can be added. This will reduce delays for right-hand turns from Westchester to Mechanic from 25.5 seconds to 15 seconds during the peak PM hour for Aldi traffic. However, the delay for left turns during the peak PM hour will increase from 25.5 seconds to 70 seconds based on worst case assumptions used in the traffic study. But, the rest of the hours Aldi is open, the Aldi traffic will not have a noticeable impact. Staff sees this as a short-term band-aid on the larger congestion problem that pre-exists Aldi. Mr. Kroh said the long-term solution is for MODOT to do a major intersection improvement. The City Engineer has prepared a concept plan and preliminary budget for a major intersection improvement and presented it to the Mid-America Regional Council for the future when funding might be available. Ryan Stemmons, Director of Real Estate for Aldi, stated that they would use the larger lot for the store, and potentially sell the smaller lot to another user.

Judy Bowman made a motion to recommend the Gateway Final Plat as presented. Virgil Butler seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
----------------	---

MOVER: Judy Bowman, Mayor
SECONDER: Virgil Butler
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) Applicant requested a continuance.

Applicant requested a continuance.

Barrett Welton made a motion to continue at the June 13, 2019, meeting. Jim Proctor seconded. The Commission voted unanimously to continue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barrett Welton
SECONDER: Jim Proctor
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. (Public Hearing)

Roger Kroh presented Packet Pages 25-49. This is a Special Use Application to operate Joshua House, a group boarding home for adult men, at 2000 Anaconda Road. This property is in an M-1 Light Industrial Zoning District. There is currently a rental house, owned by applicant Donal (Jeff) Parham, that would be used for the Joshua House upon SUP approval. The location for the Joshua House has many benefits including the employment by surrounding businesses and those just outside of the City proper. Staff recommends a 10 year Special Use Permit with the ability to renew at a later date.

Donal Parham stated that he currently has 6-8 men going through this program and the SUP would increase this to 22 young men. Joshua House is run by Two Rules Ministry. It is a 501(C)(3) nonprofit corporation. It is owned privately and self-sustained. He said the location is perfect because there is employment close by that the residents can walk or bike to as most of them do not have transportation. He introduced Taylor Hastings who is Joshua House's Chief Operations Officer.

Jim Proctor asked if this location would have full turn around access for emergency vehicles. Mr. Parham said yes, there is potential for an extension of Precision Drive that would accommodate this. Barrett Welton asked if Joshua House would be for both men and women. Mr. Parham said he did not have plans to include women at this time. Dorothy Young asked what the minimum age for the residents would be. Mr. Parham said that 17 would be the youngest, but most would be over 18 because the residents have to be old enough to legally make decisions for themselves. Dorothy Young asked how many residents this building will house because the staff report stated 22. Mr. Parham said there will be 22 and the 2 case workers that will live on site. Virgil Butler asked where the clients would come from. Mr. Parham stated that the clients would come from the Cass County area. The men that go through the program want to go through the program. They are not sent to Joshua House as a half way house situation. Judy Bowman asked what the general length of time for a typical resident would be. Mr. Parham said the residents usually have fulfilled their obligations to the program within 12 to 18 months. Larry Kalwei told the Commission he fully supports Mr. Parham. Mike Vogt, owner of Staying Home Corporation, said that he is directly across the street from the location. He stated that the business' there all help and support each other. He supports Mr. Parham and the Joshua House 100%. Judge William Collins, 17th Circuit Court, shared his support for this program. Judge Mike Rumley, Division 4 Treatment Court, shared his support and the need for this program in the area.

Virgil Butler made a motion to approve the Special Use Permit for 10 years as presented. Jim Proctor seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Jim Proctor
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana

Roger Kroh presented Packet Pages 50-58, a proposed Ordinance amending Chapter 405 in the Zoning Regulation to implement Medical Marijuana which was legalized by Constitutional Amendment No. 2 in November, 2018. The change would cover Medical Marijuana dispensaries, Medical Marijuana cultivation facilities, Medical Marijuana manufacturing facilities, and Medical Marijuana testing facilities. Virgil Butler asked why pharmacies couldn't act as dispensaries. Leanne Dickerson, Gillen Pharmacy, explained that the Medical Marijuana Constitutional Amendment does not allow pharmacies to dispense medical marijuana. It starts with a prescription, then has to be approved by the Department of Health, then the patient is given a medical card to be able to enter. Dorothy Young asked, with the obvious exception of cultivation, where would the primary available locations for these dispensaries be. Roger Kroh stated along Hwy 291 and Commercial Street.

Jim Proctor made a motion to recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding Medical Marijuana. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Jim Proctor
SECONDER:	Barrett Welton
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

4. Discussion Items

The regular scheduled meeting for June 20, 2019, has been rescheduled for June 13, 2019.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:08 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: April 22, 2019
SUBJECT: Joshua House Public Hearing

Type of Item: *Public Hearing*

I. Action Item (ID # 3171)

Joshua House Public Hearing

City of Harrisonville, MO

Notice of Public Hearings

Notice is hereby given of two public hearings at the days and times listed below to receive public testimony on an application submitted by Donal J Parham for a special use permit to operate Joshua House, a group boarding home for adults, in the M-1 Limited Industrial District on approximately 5 acres at 2000 Anaconda Road (Parcel No. 13-31-05-000-000-016.000).

Planning and Zoning Commission Meeting

6:00 p.m. Thursday, May 16, 2019

Board of Aldermen Meeting

7:00 p.m., Monday, June 3, 2019

Both public hearings will be held at City Hall at 300 E. Pearl Street in Harrisonville, MO 64701. All interested parties are encouraged to attend. A copy of the application is available for public review at City Hall.

Jamie Martin

Secretary to the Planning and Zoning Commission



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 22, 2019
SUBJECT: Special Use Permit to Operate a Group Boarding Home for Men at 2000 Anaconda

Type of Item: *Special Use Permit*

GENERAL INFORMATION

Case No.: RZ-19-011

Request: A Special Use Permit to Donal J. Parham and Two Rules Ministries to operate Joshua House, a group boarding home for men

Location: 2000 Anaconda Road

Applicant Donal J. Parham and Two Rules Ministries

Property Owner Donal J. Parham

Acres 5 acres

Zoning M-1 Light Industrial District

The City is in receipt of an application for a Special Use Permit (SUP) to construct and operate Joshua House, a faith-based transitional living environment for men, at 2000 Anaconda Road operated by Two Rules Ministries, a 501 c (3) entity. Preliminary plans call for a 2-story metal building approximately 11,000 sq. ft. in size that will be home for up to 22 clients and 2 caseworkers. The preliminary plans of the building are attached.

Joshua House was started by Two Rules Ministries and Donal J. Parham, owner of JPs Collision, an auto repair and body shop at 2500 Anaconda. Joshua House provides a structured environment, job acquisition opportunities, food, clothing, medical services, transportation and spiritual guidance to men trying to get back on their feet. Participants are working or seeking employment. The applicant wishes to stay near places of employment. Companies that currently or have in the past employed Joshua House participants are Church and Dwight, Universal Forest Corporation, Loves, Staying at Home, Harrisonville Electric, and JPs Auto Collision. Providing more information are the following:

- Site plan
- Preliminary building plans
- Joshua House handbook and rules

Vicinity



REVIEW OF APPLICATION:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property.

The location of the proposed group home is in the M-1 light industrial zoning district. Immediately west of 2000 Anaconda is JP's Collision. East of 2000 Anaconda are two residences and two industrial buildings. Across the street from the Joshua House location are

three industrial uses - Church and Dwight, Staying Home Corporation, and Universal Forest Products.

2. The physical character of the area in which the property is located.

The physical character of the area is predominantly industrial although there are a several residences the same side of Anaconda at the Joshua House site.

3. Consistency with the goals and objectives of the Comprehensive Plan and other plans, codes and ordinances of the City.

The Comprehensive Plan calls for the area around the Joshua House site to remain industrial. As businesses in the industrial park are always looking for employees, and Joshua House is looking for jobs for its participants, we believe the proposed use is a win-win for the businesses and Joshua House.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts.

As this is a 5-acre site abutting an industrial use on the west and across the street from major industrial uses, we see the property as being suitable for the group home.

5. The trend of development near the property, including changes that have taken place in the area since the subject property was placed in its current zoning districts.

The area is becoming more industrial. The residences that exist are legal non-conforming uses.

6. The extent to which the zoning amendment may detrimentally affect nearby property.

The only detrimental affect that the Joshua House may have is on the single-family homes that are occupied by families. However, if Joshua House is well managed and meets the conditions of it's special use permit, we believe the concerns of residents about Joshua House will become less over time.

7. Whether public facilities and services will be adequate to serve development allowed by the requested zoning map amendment.

All public utilities exist for 2000 Anaconda. Joshua House will be connecting to the public sewer.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.

Staff believes that the property is suitable as a group home as both the house and lot are one of the largest on the street and therefore will be able to accommodate the occupants and vehicles in a manner that appears compatible with the balance of the neighborhood.

9. The length of time (if any) the property has remained vacant as zoned.

The property has not been vacant. A rental house owned by Mr. Parham has been occupied. However, the house will be used by Joshua House if the SUP is approved.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interest of the applicant.

We see no financial benefit to the applicant if the SUP is approved. However, we see several important public benefits. Joshua House helps get men employed and back on their feet. It also helps nearby businesses with a source of employees.

11. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.

We do not see that denial of the application would create a hardship on the landowner. We also do not believe that there would be a gain to the public health, safety and welfare of the city by denying the application.

STAFF RECOMMENDATION: Approve a special use permit for Two Rules Ministries to operate Joshua House, a group boarding home for men with the following conditions.

1. The Use - This special use permit authorizes the operation of a group boarding home for men.
2. Location - The group boarding home for men is approved on five (5) acres at 2000 Anaconda Road (Parcel No. 13-31-05-000-000-016.000) in the City of Harrisonville, MO and shall consist of a dormitory for participants and a supervisor's residence.
3. Occupancy -The maximum number of persons in the group boarding home dormitory shall not exceed twenty-two (22) individuals and two (2) caseworkers.
4. Exterior Appearance - The exterior appearance of the group boarding dormitory and supervisor's residence shall be in reasonable conformance with the exterior of other residences in the area. There shall be no outdoor storage.
5. Off-street Parking - Off-street parking shall be provided in a number to accommodate the parking needs of participants plus one (1) space for each employee. Off-street drives and parking shall meet the City's hard-surface requirements.
6. City, County and State Standards - The group home shall be operating in conformance with all applicable City, County and State ordinances, regulations and statutes.
7. Time Limit - 10 years. Applicant may reapply for renewal of SUP.
8. Site Plan - Final plans shall be substantially consistent with preliminary site and building plans attached hereto as Exhibit I Aerial Site Plan 051419, Exhibit II Site Plan 051419, and Exhibit III Preliminary Building Plan.

J. Action Item (ID # 3172)

An Ordinance of the City of Harrisonville, Cass County, Missouri Granting a 10- Year Special Use Permit to Donal J. Parham and Two Rules Ministries, LLC. to Operate Joshua House, a Group Boarding Home for Men at 2000 Anaconda Road

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Donal J. Parham and Two Rules Ministries, LLC. for a special use permit to operate Joshua House, a group boarding home for men on five (5) acres at 2000 Anaconda Road (Parcel No. 13-31-05-000-000-016.000); and

WHEREAS, on May 16, 2019, at 6:00 p.m., the Planning Commission did conduct a public hearing, and after evaluating the application for a special use permit to operate a group

boarding home for men, did recommend that the Board of Aldermen approve the special use permit subject to certain conditions; and

WHEREAS, on June 3, 2019, at 7:00 p.m., the Board of Aldermen did conduct said public hearing, did evaluate the application for the special use permit, and did consider the recommendation of the Planning Commission;

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

Section 1. A special use permit to operate a group boarding home for men is hereby approved for Donal J. Parham and Two Rules Ministries, LLC to operate Joshua House subject to the following conditions:

1. The Use - This special use permit authorizes the operation of a group boarding home for men.
2. Location - The group boarding home for men is approved on five (5) acres at 2000 Anaconda Road (Parcel No. 13-31-05-000-000-016.000) in the City of Harrisonville, MO and shall consist of a dormitory for participants and a supervisor's residence.
3. Occupancy -The maximum number of persons in the group boarding home dormitory shall not exceed twenty-two (22) individuals and two (2) caseworkers.
4. Exterior Appearance - The exterior appearance of the group boarding dormitory and supervisor's residence shall be in reasonable conformance with the exterior of other residences in the area. There shall be no outdoor storage.
5. Off-street Parking - Off-street parking shall be provided in a number to accommodate the parking needs of participants plus one (1) space for each employee. Off-street drives and parking shall meet the City's hard-surface requirements.
6. City, County and State Standards - The group home shall be operating in conformance with all applicable City, County and State ordinances, regulations and statutes.
7. Time Limit - 10 years. Applicant may reapply for renewal of SUP.

8. Site Plan - Final plans shall be substantially consistent with preliminary site and building plans attached hereto as Exhibit I Aerial Site Plan 051419, Exhibit II Site Plan 051419, and Exhibit III Preliminary Building Plan.

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

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

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

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE 3RD DAY OF JUNE 2019
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3RD DAY OF
JUNE 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF JUNE
2019.**

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this 3rd day of June 2019

Attach.

Exhibit I. Aerial Site Plan 051419

Exhibit II Site Plan 051419

Exhibit III Preliminary Building Plan.

Attachments:

Exhibit I. Aerial Site Plan 051419 (PDF)

Exhibit II. Site Plan 051419 (PDF)

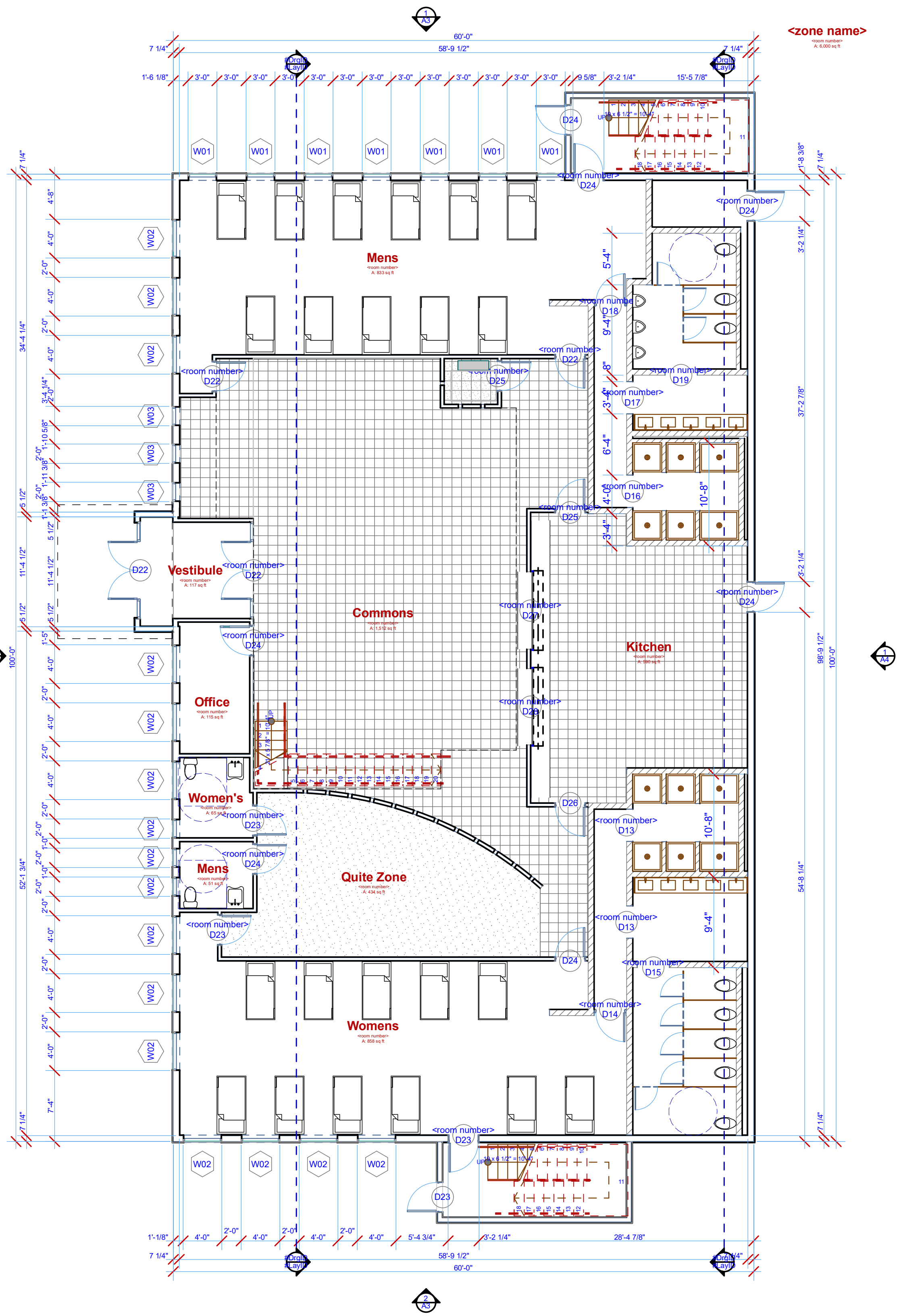
Exhibit III. Prelim Bldg Plans(PDF)

P&Z minutes(4) - May 16, 2019 (PDF)

Joshua House Handbook and Rules (DOCX)



1 Plot Plan
SCALE: 1" = 30'



2 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

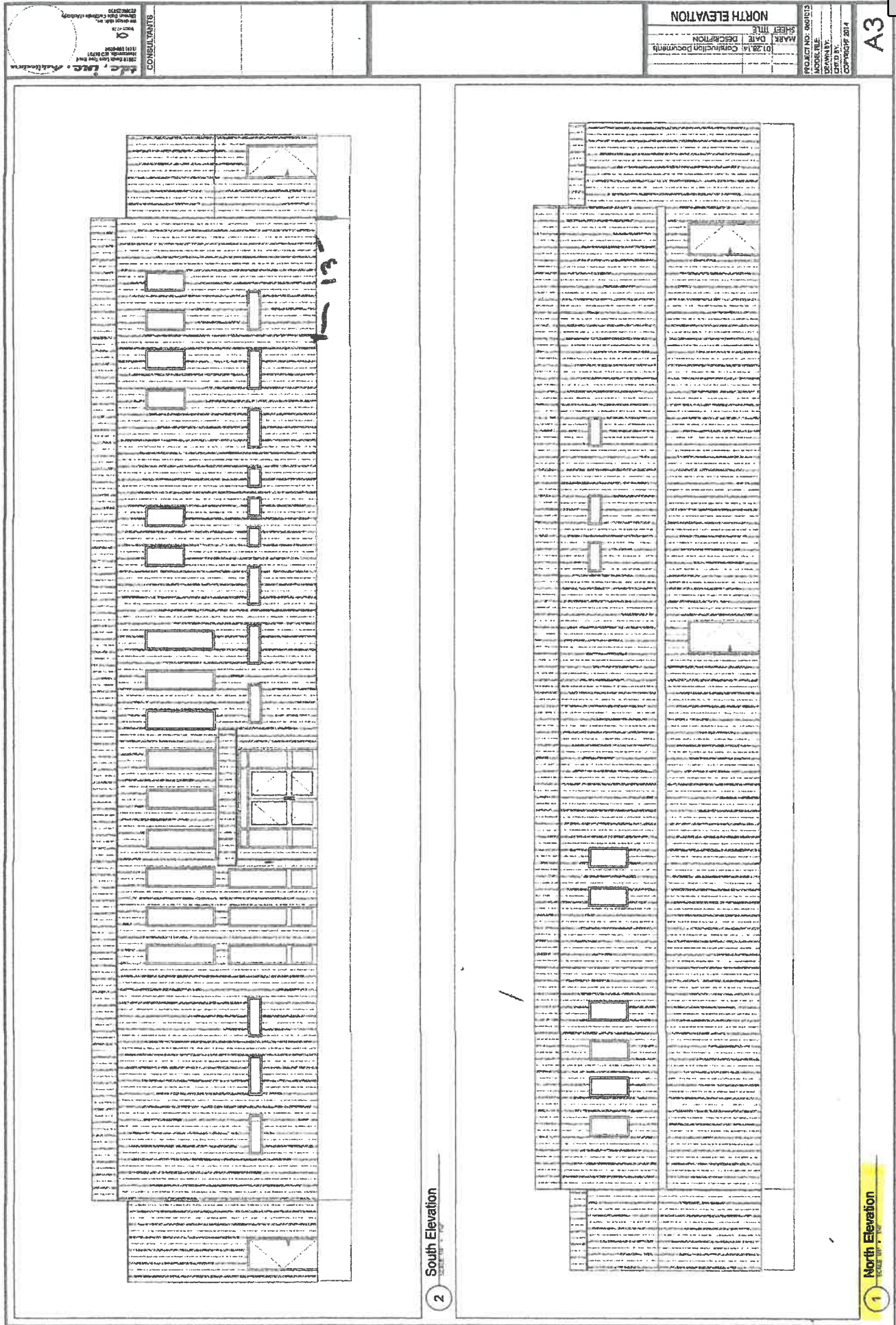
CONSULTANTS

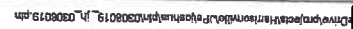
Joshua's House
Street
Harrisonville, Missouri 64701

MARK	DATE	DESCRIPTION
01.28.14	01.28.14	Construction Documents
SHEET	TITLE	
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DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 16, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Matt Turner, Aldermen Liaison; Happy Welch, City Administrator; Taylor Hastings, COO Joshua House; Donal (Jeff) Parham, Applicant Joshua Hosue; Ryan Stemmons, Director of Real Estate for Aldi; Sam Malinowsky, Engineer; Judge William Collins, 17th Circuit Court; Judge Mike Rumley, 17th Circuit Court; Mike Vogt, Business Owner; Larry Kalwei, Business Owner; John Foster, Resident; Dennis Minich, South Cass Tribune; and Jamie Martin, Recording Secretary

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM

Dorothy Young said that she would like the January 3, 2019 minutes to read as follows: "Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation that current businesses will not be required to comply with this ordinance at the time it becomes effective but will need to do so when they change ownership or when their signs are otherwise updated."

Jim Proctor made a motion to approve as amended. Scott Milner seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	APPROVED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

B. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM

Dorothy Young said that she would like the February 21, 2019 minutes to read as follows: "Dorothy Young made a motion to amend the minutes of the January 3, 2019, meeting by including specific language regarding this Board's recommendation on how the city will handle non-conforming signs."

Scott Milner made a motion to approve as amended. Jim Proctor seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019 6:00 PM

Virgil made a motion to approve as amended. Scott Milner seconded. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

3. Agenda Items

A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4

Roger Kroh presented Packet Pages 12 -23, Harrisonville Gateway Final Plat, a replat of Lots 1-4. Mr. Kroh said that Aldi would like to place a store on the larger lot. He said that the replat merges four lots into 2 lots and meets the City's requirements for a final plat. Mr. Kroh said that the City Staff and Aldi are developing costs for widening Westchester so that an additional lane can be added. This will reduce delays for right-hand turns from Westchester to Mechanic from 25.5 seconds to 15 seconds during the peak PM hour for Aldi traffic. However, the delay for left turns during the peak PM hour will increase from 25.5 seconds to 70 seconds based on worst case assumptions used in the traffic study. But, the rest of the hours Aldi is open, the Aldi traffic will not have a noticeable impact. Staff sees this as a short-term band-aid on the larger congestion problem that pre-exists Aldi. Mr. Kroh said the long-term solution is for MODOT to do a major intersection improvement. The City Engineer has prepared a concept plan and preliminary budget for a major intersection improvement and presented it to the Mid-America Regional Council for the future when funding might be available. Ryan Stemmons, Director of Real Estate for Aldi, stated that they would use the larger lot for the store, and potentially sell the smaller lot to another user.

Judy Bowman made a motion to recommend the Gateway Final Plat as presented. Virgil Butler seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
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MOVER: Judy Bowman, Mayor
SECONDER: Virgil Butler
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) Applicant requested a continuance.

Applicant requested a continuance.

Barrett Welton made a motion to continue at the June 13, 2019, meeting. Jim Proctor seconded. The Commission voted unanimously to continue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barrett Welton
SECONDER: Jim Proctor
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. (Public Hearing)

Roger Kroh presented Packet Pages 25-49. This is a Special Use Application to operate Joshua House, a group boarding home for adult men, at 2000 Anaconda Road. This property is in an M-1 Light Industrial Zoning District. There is currently a rental house, owned by applicant Donal (Jeff) Parham, that would be used for the Joshua House upon SUP approval. The location for the Joshua House has many benefits including the employment by surrounding businesses and those just outside of the City proper. Staff recommends a 10 year Special Use Permit with the ability to renew at a later date.

Donal Parham stated that he currently has 6-8 men going through this program and the SUP would increase this to 22 young men. Joshua House is run by Two Rules Ministry. It is a 501(C)(3) nonprofit corporation. It is owned privately and self-sustained. He said the location is perfect because there is employment close by that the residents can walk or bike to as most of them do not have transportation. He introduced Taylor Hastings who is Joshua House's Chief Operations Officer.

Jim Proctor asked if this location would have full turn around access for emergency vehicles. Mr. Parham said yes, there is potential for an extension of Precision Drive that would accommodate this. Barrett Welton asked if Joshua House would be for both men and women. Mr. Parham said he did not have plans to include women at this time. Dorothy Young asked what the minimum age for the residents would be. Mr. Parham said that 17 would be the youngest, but most would be over 18 because the residents have to be old enough to legally make decisions for themselves. Dorothy Young asked how many residents this building will house because the staff report stated 22. Mr. Parham said there will be 22 and the 2 case workers that will live on site. Virgil Butler asked where the clients would come from. Mr. Parham stated that the clients would come from the Cass County area. The men that go through the program want to go through the program. They are not sent to Joshua House as a half way house situation. Judy Bowman asked what the general length of time for a typical resident would be. Mr. Parham said the residents usually have fulfilled their obligations to the program within 12 to 18 months. Larry Kalwei told the Commission he fully supports Mr. Parham. Mike Vogt, owner of Staying Home Corporation, said that he is directly across the street from the location. He stated that the business' there all help and support each other. He supports Mr. Parham and the Joshua House 100%. Judge William Collins, 17th Circuit Court, shared his support for this program. Judge Mike Rumley, Division 4 Treatment Court, shared his support and the need for this program in the area.

Virgil Butler made a motion to approve the Special Use Permit for 10 years as presented. Jim Proctor seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Jim Proctor
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana

Roger Kroh presented Packet Pages 50-58, a proposed Ordinance amending Chapter 405 in the Zoning Regulation to implement Medical Marijuana which was legalized by Constitutional Amendment No. 2 in November, 2018. The change would cover Medical Marijuana dispensaries, Medical Marijuana cultivation facilities, Medical Marijuana manufacturing facilities, and Medical Marijuana testing facilities. Virgil Butler asked why pharmacies couldn't act as dispensaries. Leanne Dickerson, Gillen Pharmacy, explained that the Medical Marijuana Constitutional Amendment does not allow pharmacies to dispense medical marijuana. It starts with a prescription, then has to be approved by the Department of Health, then the patient is given a medical card to be able to enter. Dorothy Young asked, with the obvious exception of cultivation, where would the primary available locations for these dispensaries be. Roger Kroh stated along Hwy 291 and Commercial Street.

Jim Proctor made a motion to recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding Medical Marijuana. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Jim Proctor
SECONDER:	Barrett Welton
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

4. Discussion Items

The regular scheduled meeting for June 20, 2019, has been rescheduled for June 13, 2019.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:08 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary

Two Rules Ministries Presents:



A Christ-Centered Transitional Living Environment

“VICTORIOUS LIVING IN GOD’S PROMISES”

Resident Handbook Receipt Acknowledgement

I, _____, do hereby acknowledge receipt of the Joshua House handbook. I have read and understand the terms and policies contained in this handbook, along with any revisions made to it. I understand and agree that nothing in the handbook creates, or is intended to create, a promise or representation of continued residency, and that residency at the Joshua House is at will, which may be terminated at the will of either Two Rules Ministries' directors or me. Furthermore, I acknowledge that this handbook is neither a contract for lease nor a legal document. I understand and agree that residency at the Joshua House may be terminated with or without cause and with or without notice at any time by Two Rules Ministries or me.

Signature _____

Name (Please Print) _____

Date _____

MISSION STATEMENT

Our mission at the Joshua House is to help you seek and discover your God given purpose, and to equip you with the tools and resources necessary to see that purpose fulfilled. (Eph. 4: 11-16)

We believe each and every individual was purposely designed and created by Almighty God for a particular purpose and that every man's work here has a lasting effect in eternity. (Eph. 2:10)

Regardless of your background, past mistakes, and any hurts, habits, or hang ups you may be burdened with, we want you to know that God's Grace is sufficient for ALL people and that His deepest desire is to have an intimate relationship with YOU. (Jer. 24:7)

No matter where you are at in your life journey, Jesus says, "Come to me, all of you who are weary and carry heavy burdens, and I will give you rest." (Matt. 11:28)

Receive God's GIFT of Grace. (Rom. 6:23) God loves you and wants to give you abundant life. He loves you so much that He sent His Son to die in your place, so that you may have everlasting life! (John 3:16, Jer. 29:11)

Repent from your former way of living and trust God to show you a better way to live. (Matt. 3:2, 2 Chronicles 7:14, 1 John 1:9) We've all spent far too much time at the bottom of the bag, endlessly searching for fulfillment. It's past time to lay hold of the truth and goodness of God's Love. (1 Peter 4: 1-11)

Render your heart to God. (Prov. 23:26) He is waiting with open arms and perfect love to sweep you off your feet and truly satisfy your heart. Run to the Good Father and experience the joy and peace that only He can provide. (Luke 15: 11-32)

Re-learn the meaning and purpose of life. God will impart wisdom and knowledge to those who humbly seek and ask. (Romans 12:2, James 5:6)

Remember God as you go about each day. Seek His guidance and listen to His instruction. He will lead you along the right path. (Matt. 6:33, Jer. 29:13, Prov. 3: 5-6)

Reach out to others and share the Good News! It's our duty and privilege to share with the world how great and immeasurable is the love of our God! (Matt. 28: 19-20, Psalm 96: 3-7)

Your reward awaits you in heaven. Jesus is preparing a home especially for you in heaven and He waits eagerly for you to be with Him in eternity. Therefore, make the most of every opportunity to do good and to share God's love with others. (Gal. 6:9, James 1:12, John 14:2-3)

All of this is made possible by God's Love and Grace alone. We can do nothing apart from Christ, and that's a wonderful thing! We simply come and sit at the feet of our Savior and allow Him to do what only He can do.

When asked what the most important commandment was, Jesus gave us this refreshing answer, "Love the Lord your God with all your heart and with all your soul and with all your mind. 38 This is the first and greatest commandment. 39 And the second is like it: Love your neighbor as yourself. 40 All the Law and the Prophets hang on these two commandments." (Matt. 22:36-40)

CHAIN OF COMMAND

In 1 Corinthians 12, the apostle Paul explains how we, the church, are all part of one body, with Jesus Christ being the head. Just as every part of the human body serves a purpose, so each member of the church serves a purpose, and each member is significant and crucial to the overall function and health of the entire body. Each person has a responsibility to everyone else in order to maintain accountability for all. United in Christ, we are strong and able to stand firm against the schemes of the enemy and to see each one's unique purpose fulfilled, all for the glory of God!

Here you will find a brief list and description of some particular positions within the Joshua House. These positions are a privileged responsibility granted by prayer and discernment of the Two Rules Ministries directors, and are subject to change at any time with or without cause.

Directors- Jeff Parham (CEO), Wanda Parham (CFO), Taylor Hastings (COO)

The directors of Two Rules Ministries Inc. are assigned with providing overall leadership and direction for the ministry and its participants.

House Manager- Kevin Frost

The house manager is typically a live-in resident chosen by the directors to supervise daily operations of the Joshua House and to ensure a presence of structure and authority among the residents. The house manager reports directly to the chief operating officer on a daily basis, providing updates on individuals as well as any needs, issues, or concerns.

* The directors and house managers may choose to delegate certain responsibilities to residents (i.e. chore monitor, curfew tracker, devotion leader, etc.). These positions could be a form of commendation, signifying faithfulness and trustworthiness of an individual; or it could be assigned to an individual who may need to grow in some particular area. All delegated positions are subject to staff discretion.

WHAT TO EXPECT

Welcome to the family! As a member of the Joshua House, you now belong to an elite family of perfectly dysfunctional individuals. Each one of us brings a unique set of past regrets along with all our hurts, habits, and hang-ups. United in Christ, however, we find peace and rest from those burdens as we seek to help each other get up the hill and press on toward the prize at the end of our race. So fear not, you're in good company!

As you begin your journey to a new life of freedom, we want you to be fully aware of the challenges you will face; and also to be assured that you don't have to face them alone. We've put together a list that briefly explains what you can expect, and what will be expected of you, while staying at the Joshua House. Please feel free to express any concerns or ask any questions you may have.

ACCOUNTABILITY- That's right. Those days of running around wreaking havoc and chaos with no concern of consequences, or somebody to step in and tell you to slow your role...are over! You now have the privilege of being surrounded by other former knuckleheads who have taken on the responsibility of being their brother's keeper and holding each other accountable for their actions. And that's exactly what is expected of you! We don't have "snitches" or "rats" at the Joshua House. We have men. Strong, bold, courageous men who are sick and tired of being crushed by the world and their own bad choices, and therefore are willing to do whatever it takes to see God's purpose fulfilled in their own lives, and also in the lives of the man standing next to them.

PROACTIVE STEPS- We don't really get much accomplished sitting on our hands. As a member of the Joshua House, it is imperative that you be making forward progress toward achieving positive goals. This is where the Individual Care Plan (ICP) comes in. You will meet one on one with a staff member on a regular basis to determine what areas of your life may need some work. Once we've identified these issues we'll establish a plan and set some healthy goals for you to be working on. This could be anything from furthering your education to restoring healthy relationships. Regardless of what it is God wants you to work on, know that your Joshua House family is here to support you and keep you moving in the right direction.

COMMUNITY- One of the most common reasons for relapse is isolation. Sometimes people get alone in a little box either because they just don't like people, are shy and don't like interacting with people, or their pride swells up and they think they can make it on their own. Recovery happens in community. God set up the church with order and organization for a reason. We need each other! That's why you are required to attend certain meetings each week. As far as Joshua House meetings you can expect the following: morning devotions, Saturday morning meeting, and some Thursday evening meetings. We also have some great meetings at the house on Sunday evenings; and occasionally we will go on a group outing as a house. This could be anything from a homeless outreach project to bowling or paintball. The point is to stay actively involved with like-minded people who are sober and working to better themselves.

- Saturday morning meetings are from 9:30-11:30am and rotate between small group studies, community service, guest speakers, peer-led class, and group outings.
- Thursday evening meetings will be a variety of classes led by staff, guests, or residents. These classes consist of various practical life topics such as budgeting, cooking, tax filing, etc.



GROOMING/ATTIRE- Not only are you a member of the Joshua House, but more importantly, you are now a member of God's family. As a son of the Most High God, you are called to be a shining light to the world, internally and externally. How we look on the outside has a direct impact on how people will receive the light that is within us. Basic hygiene is essential and very simple. A few things to remember are as follows: shower daily, use deodorant, brush your teeth, trim your nails, keep a clean haircut and facial hair, wash your clothing and bedding regularly, stand up straight, chin up, chest out, give a firm handshake, and maintain eye contact. These good habits will help to build confidence in who you are as a son of God and make your presentation more appealing to the people you interact with.

RESPECT/Common Courtesy/Conduct- We live in a world today that is increasingly stricken by immorality and lawlessness. It seems we are living in a modern day Sodom & Gomorrah. If you're anything like the rest of us, you've done your fair share of contributing to that. Thank God we are free from that life! So much of the hatred and strife that goes on could be extinguished with just a little love and respect. The Bible defines Love as patient, kind, humble, not rude, not selfish, not quick-tempered, and forgiving. Sadly, that sounds like the opposite of the world we live in! However, as children of God and followers of Jesus we are called to stand out from the world. We are called to be holy, which simply means to be set apart for a special purpose. This is a very simple commandment, that we love and forgive others just as God has loved and forgiven us. At the Joshua House this is our number one rule. Each person is to be treated with love and respect. That pretty much covers everything else in the book.

The following is a list of good habits and guidelines you will learn while at the Joshua House:

Always say please and thank you, cover your mouth when you cough, wash your hands often, say excuse me, don't interrupt when people are talking, maintain eye contact when in conversation, put your phone down, wipe the seat and flush the toilet, turn off the lights/tv, chew with your mouth closed and don't talk with it full, lend a helping hand or a listening ear, don't touch what doesn't belong to you, respect peoples space, watch your words, don't be rude, be patient, be humble, be kind, apologize when you hurt someone, be thankful, express gratitude, offer a word of encouragement, clean up after yourself, be quick to listen, slow to speak, and slow to become angry, no cell phones in church, consider others, hold the door, don't hog the tv/game, go the extra mile, don't use all the hot water, ask permission, tell somebody Jesus loves them!

We could go on with such a list for a long time, but the point of all this is very simple; each day we want to wake up and determine to be better men than we were yesterday. This change certainly doesn't happen overnight; it is the fruit of practice and conscious effort. As a family, it's our duty to hold each other accountable and maintain that forward progress. We haven't quite reached this goal completely, but we continue to press on to take hold of that for which Jesus Christ has taken hold of us. We do this together, as a family unit, brothers united in the love of Christ, and we are glad you've joined us!

So I say again, welcome to the family, and prepare to be transformed into the man you were created to be!

JOSHUA HOUSE RULES

1. The use of drugs or alcohol will not be tolerated and will result in expulsion from the house. This includes any over the counter medication or prescriptions not approved by the house manager.
2. Physical confrontation or the threat of physical confrontation will not be tolerated and will result in expulsion from the house.
3. Please limit profanity. This is a Christ-centered program and we strive to reflect that with our speech and conduct.
4. Residents with a continuously poor attitude toward staff, rules, or other residents will be asked to leave.
5. All residents are required to attend at least 4 recovery meetings per week while living at the Joshua House. After 6 months this may change to 3 per week.
6. Meetings are mandatory. Failure to attend, or being late without pre notification, can result in a fine, restrictions, or expulsion from the house.
7. All residents are to keep their living area clean at all times, including beds being made upon awaking. Dirty laundry must be kept in proper receptacles and clean laundry must be neatly put away. No clutter or mess is to remain in plain sight such as on top of dressers, beds, shelves, etc.
8. All residents will be assigned a house chore. Chores are assigned weekly and your chore is your responsibility for the entire week. Chores are to be done daily and completed by 8:00 pm. Failure to complete your assigned chore may result in fines or extra duty.
9. All residents will have a recovery sponsor within 2 weeks. You must report the name and phone number of your sponsor to the house manager as soon as you have one.
10. Curfew is 10:00 pm unless permission is otherwise granted. Lights out is from 11 pm until 4 am on weekdays and 1 am to 4 am on weekends except for special occasions or permission otherwise.
11. After 30 days of successful residency you may be eligible for an overnight pass. All requests must be made at least 24 hours in advance, in writing, and approved by the house manager with a signature. Remember this is a privilege, not a right, and you must be in good standings to gain approval.
12. All residents will be fully dressed at all times while in common areas of the house. This includes closed shirts and foot coverings. No bare chest or bare feet.
13. While in the Joshua House you are required to be employed. If you are unemployed you are to be looking for gainful employment during normal business hours. If you are fired or quit your job for any reason you need to tell the house manager immediately.
14. As a resident you are subject to a breathalyzer or urinalysis testing at any time. Refusal of testing may result in expulsion from the house.
15. No eating in the living room except for special occasions. Absolutely no meals in the sleeping areas.
16. The kitchen closes at 11:00 on weekdays and 12:30 on weekends. Clean up after yourself. Put away all cooking utensils, cookware, and dishes. Each resident is responsible for washing their own dishes, immediately after use.

17. Visiting hours are from 6:00- 8:00 pm on weekdays and 12:00-8:00 pm on weekends.
18. All visitors need to be approved by staff prior to visiting the Joshua House. No visitors are allowed in the sleeping areas. Please refrain from public displays of affection while visiting at the house. This includes no cuddling/laying together, excessive kissing/ touching, etc. Please be respectful and courteous of residents and their visitors.
19. Residents are not allowed in anyone else's area without permission.
20. Keep records of what you earn. You may be required to prove income. No residents can be self-employed. Employment must be with a company that withholds taxes. No under the table work.
21. Do not keep items of value at the house. The Joshua House is not responsible for any items lost or stolen. No private televisions are allowed.
22. The television is not to be on during normal work hours. The TV is to be off by lights out except for special occasions or permission otherwise.
23. There is no smoking in the house. Smoking must be done outside and ashes and butts must be cleaned up at all times. People who smoke are responsible for cleaning up butts and butt cans.
24. Glasses, cups etc. may be used on the deck or porch but you must clean up when leaving the area.
25. Morning devotion is mandatory for all residents Monday – Friday at 5:30 am. Missing devotion may result in fines, restrictions, or extra duty.
26. New residents are not to engage in any romantic relationships or sexual activity for at least the first 60 days. Obscene or pornographic material (including magazines and videos) are not allowed. Staff reserves the right to determine what is obscene or not.
27. Resident's belongings and person are subject to search by staff at any time. Residents must be present during the search. Refusing to submit to a search is grounds for dismissal from the house.
28. All residents are required to attend the mandatory Saturday morning meeting from 9:30-11:30 am unless they have permission otherwise.
29. All residents are required to attend a church service at least once per week. Please bring the weekly bulletin from the church you attend and turn it in with your meeting sheets to the house manager Saturday morning by 9:00 am.
30. Membership dues and any fines due are to be turned in to the CFO from 9:00-9:30 am Saturday morning.
31. All rules are subject to staff discretion.
32. This is fee based housing. Membership dues and fines are due each Saturday. Failure to pay these dues or fines may result in expulsion from the house.
33. Above all else, residents are to be respectful and courteous to each other. Everyone is to be treated with respect and love.

HOUSE CHORES

KITCHEN: Clean/disinfect the following: Cabinets, counters, walls, sink, back splash, stove (incl. oven & exhaust fan), microwave (inside&out), table & chairs, dishwasher, sweep & mop floors, windows, empty trash & clean can when necessary, organize cabinets.

LIVING ROOM/HALLWAYS: Dust/disinfect all furniture & fireplace, clean windows, vacuum carpet, pull couch cushions and clean, move furniture to clean behind and under, dust ceiling fan, clean/disinfect base boards, doors, handles, remotes, phone.

BATHROOMS: Clean/disinfect sink, cabinets, faucet, mirror, toilet, tub & shower walls, base boards & walls, doors & handles, light switches, exhaust fan, sweep & mop floors, empty trash and clean can when necessary.

LAUNDRY ROOM: Clean/disinfect washer & dryer (inside&out), clean walls & baseboards, sweep & mop floor, clean dryer lint trap, clean windows, wash & fold all house laundry (kitchen towels, rags, unused bedding, donated clothes, etc.)

BASEMENT: Clean/disinfect kitchen counter, sink, microwave (inside&out), cabinets, clean walls & baseboards, sweep & mop floor, vacuum carpet and stairs, dust and clean all furniture.

PORCHES/OUTSIDE/GARAGE: Sweep porches, pick up trash on porches/yard/driveway, empty butt cans, trash to curb by Monday night. Sweep and organize garage.

ROOMS: It is the responsibility of each resident to maintain and clean his living area. All beds are to be made upon waking up every day. Dirty laundry must be kept in a laundry basket and clean laundry must be folded/hung neatly. Keep floor, bunk, and dressers clear of trash and clutter.

NOTE: Maintaining a clean and sanitary home is essential for the health and well-being of all residents. It is the responsibility of ALL residents to hold each other accountable and work together to keep our home clean and safe!

DISCIPLINARY FINES

The following is a list of fines to be charged as disciplinary action for certain violations. All fines are to be paid on the nearest Saturday, along with weekly membership dues, to the house manager. Failure to pay fines may result in dismissal from the house. Receiving 3 or more fines within a 1 month period may result in dismissal from the house. Disciplinary actions are subject to staff discretion.

INCOMPLETE CHORES

1st violation- \$10

2nd violation- \$20

3rd violation- \$30 or may result in dismissal from house

UNMADE BED/ CLUTTER OF PERSONAL BELONGINGS

1st violation- \$5

2nd violation- \$10

3rd violation- \$20 or may result in dismissal from house

FAILURE TO ATTEND REQUIRED MEETINGS PER WEEK

1st violation- \$15

2nd violation- \$25

3rd violation- \$30 or may result in dismissal from house

CURFEW VIOLATION

1st violation- \$10

2nd violation- \$20

3rd violation- \$30 or may result in dismissal from house

Joshua House staff may implement a group fine if residents fail to hold each other accountable and maintain clean and sanitary living quarters. It is each person's responsibility to clean up after themselves, handle their business, and comply with the rules; however, it is the responsibility of every man to be his brother's keeper.

WEEKLY MEETING ATTENDANCE

As a resident of the Joshua House, you are required to attend a designated amount of meetings each week, per the rules or other specific stipulations. In order to get credit for these meetings you must have a leader/sponsor sign this sheet for each one. Please turn this meeting sheet in to the house manager by 9:00 am each Saturday. Failure to have signatures for the designated amount of meetings may result in fines, extra duty, or expulsion from the house.

This is to certify that _____ was in attendance at the following meeting(s):

MEETING/GROUP

DATE

SIGNATURE

OVERNIGHT PASS REQUEST

Overnight passes are a privilege, not a right, granted to individuals who have been at the Joshua House for at least 30 days and are in good standing with staff. Overnight requests must be submitted at least 24 hours in advance and approved with a signature by Joshua House staff. Staying out overnight without permission may result in expulsion from the program.

NAME: _____ **DATE:** _____

REQUESTING OVERNIGHT FOR ____/____/____ **to** ____/____/____

TIME LEAVING: _____ **TIME RETURNING:** _____

NAME AND RELATIONSHIP OF PERSON WHO YOU WILL BE STAYING

WITH: _____

ADDRESS YOU WILL BE STAYING AT: _____

PURPOSE FOR OVERNIGHT: _____

PHONE NUMBER YOU CAN BE REACHED AT: _____

_____ **OFFICE USE ONLY** _____

- ☐ APPROVED
- ☐ DENIED

Comments: _____

Signature: _____ **Date:** _____

NOTES



STAFF REPORT

TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: April 17, 2019
SUBJECT: Amendment 2 Public Hearing

Type of Item: *Public Hearing*

K. Action Item (ID # 3166)

Amendment 2 Public Hearing

City of Harrisonville, MO

Notice of Public Hearings

Notice is hereby given of two public hearings to receive public testimony on an ordinance amending the Code of Ordinances of the City of Harrisonville, Missouri as is necessary to implement Missouri Constitutional Amendment No. 2 regarding the sale, cultivation, manufacturing, testing and distribution of medical marijuana as approved by the voters of the State of Missouri on November 6, 2018. Amendments may be made to Chapters 100-700 of the Code of Ordinances regarding General Government, Public Health, Safety and Welfare, Traffic Code, Land use, Building and Construction, Business and Occupations, and Public Utilities. The public hearings will be held on the following days and times.

Planning and Zoning Commission Meeting

6:00 p.m. Thursday, May 16, 2019

Board of Aldermen Meeting

7 p.m., Monday, June 3, 2019

Both public hearings will be held at City Hall at 300 E. Pearl Street in Harrisonville, MO 64701. A copy of the ordinance will be available at City Hall for public review approximately one week before the Planning and Zoning Commission Meeting. All interested parties are encouraged to attend.

Randall K. Jones

City Clerk



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 22, 2019
SUBJECT: Medical Marijuana Regulations

Type of Item: *Agreement*

PUBLIC HEARING ITEM

Introduction:

On November 6, 2018 the voters of the State of Missouri approved Constitutional Amendment 2 which legalizes medical marijuana. In Harrisonville, the amendment passed overwhelmingly with a vote of 2,343 in favor and 908 opposed.

This ordinance amends the Harrisonville Zoning Ordinance by establishing the zoning districts where medical marijuana business may locate and setting the standards that will apply to medical marijuana businesses. Amendments to other sections of Harrisonville's municipal code necessary to implement and administer medical marijuana will be coming to the Board of Aldermen between now and August 3, 2019, the day the State begins accepting applications for medical marijuana licenses.

Comments:

The proposed ordinance closely models other ordinances already adopted by Missouri municipalities. Staff was careful to ensure that the ordinance complies with the four parameters that the constitutional amendment placed on cities in regulating medical marijuana. They are as follows:

1. Cities may enact ordinances governing the time, place and manner of operation of medical marijuana businesses that are not in conflict with the State.
2. Cities may set civil penalties for violating ordinances on time, place, and manner of operation.
3. Cities shall not prohibit medical marijuana businesses and entities holding transportation certificates.
4. Cities shall not enact ordinances that make operation of medical marijuana businesses unduly burdensome.

Below are comments on some of the definitions and requirements in the ordinance and the rationale behind them.

1. The Missouri Department of Health and Senior Services is proposing to define a church as “a permanent building regularly used as a place of religious worship.”

A hospital with a chapel and an event space rented by a church on Sundays would not be considered to be a church by this ordinance because neither the hospital or event space are “primarily used” as a church.

2. A medical marijuana dispensary facility is a permitted use in the following zoning districts:
 - a) “C-1 Local Business District”
 - b) “C-2 Service Business District”
3. A medical marijuana cultivation facility” is a permitted use in the following zoning districts:
 - a) “A Agriculture District”
 - b) “M-1 Light Industrial District”
 - c) “M-2 General Industrial District”
4. A medical marijuana infused products manufacturing facility is a permitted use in the following zoning districts:
 - a) “M-1 Light Industrial District”
 - b) “M-2 General Industrial District”
5. A medical marijuana testing facility” is a permitted use in the same zoning districts that currently allow laboratories.
 - a) “C-0 Non-Retail Business District”
 - b) “C-1 Local Business District”
 - c) “C-2 Service Business District”
 - d) “M-1 Light Industrial District”
 - e) “M-2 General Industrial District”
6. The buffer requirement is 1000 ft between medical marijuana businesses and then-existing elementary and secondary schools, churches, and licensed child day-care facilities. This is the same as in Constitutional Amendment No. 2.

Using the City’s GIS mapping capabilities, staff drew a 1000 ft. buffer around every school, church and licensed child day-care facility. There are still many locations outside the buffer areas for medical marijuana businesses to locate.
7. While we expect most cities to adopt the 1000 ft. buffer, cities do have the right to reduce or eliminate the buffer. North Kansas City adopted a 300 ft buffer. Kirksville has no buffer requirements for dispensaries and a 300 ft. buffer for cultivation and manufacturing. St. Louis is considering an

ordinance with no buffer requirements because they found that the 1000 buffer eliminated too many industrial buildings that are for sale and good locations for medical marijuana businesses.

8. Amendment No. 2 allows cities to define how the 1000 ft. buffer is to be measured. Due to the fact that Harrisonville will likely have churches, licensed child day-care facilities and medical marijuana business as tenants in neighborhood shopping centers, the ordinance states that the 1000 ft. shall be measured between exterior building walls.

Alternatives:

1. Approve ordinance as recommended by P&Z Commission or as amended by BOA
2. Return ordinance to the P& Z Commission for reconsideration
3. Deny ordinance

Recommendation:

Approval

Council Bill No.**Ordinance No.**

An Ordinance Amending Chapter 405, Zoning Regulations, of the Code of Ordinances of the City of Harrisonville, Cass County, Missouri implementing Article XVI of the Constitution of the State of Missouri regarding Medical Marijuana.

WHEREAS, the City of Harrisonville, Missouri (the "City") is a body corporate, a fourth class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, Chapter 405 of the Code of Ordinances of the City of Harrisonville, Missouri (the "City Code"), otherwise known as the Harrisonville Zoning Ordinance (the "Zoning Ordinance"), was adopted for the purpose of promoting the public health, safety, comfort, morals, convenience, and general welfare of the City; and

WHEREAS, on November 6, 2018, Missouri voters approved Constitutional Amendment No. 2 which amended the Missouri Constitution to establish a Right to Access Medical Marijuana and allow for the limited legal production, distribution, sale, and purchase of marijuana for medical use; and

WHEREAS, the voters of the City of Harrisonville approved Constitutional Amendment No. 2 with a vote of 2,343 in favor and 908 against; and

WHEREAS, the City now desires to amend the Zoning Ordinance to establish regulations regarding medical marijuana in accordance with the Missouri Constitution; and

WHEREAS, the City desires to protect the health and safety of the public by establishing reasonable regulations on Medical Marijuana related businesses regarding noise, air quality, neighborhood safety, security, and other health and safety concerns; and

WHEREAS, in accordance with procedures established in the Zoning Ordinance and Chapter 89 of the Missouri Revised State Statutes, proceedings were initiated to amend the Zoning Ordinance as hereinafter set forth; and

WHEREAS, a legal notice was published in *The Cass County Democrat* on April 26, 2019, a newspaper having a general circulation in the City of Harrisonville, Missouri, that public hearings would take place on May 16, 2019 at 6:00 p.m. at the Planning and Zoning Commission (the "Planning Commission") meeting, and on June 3, 2019 at 7:00 p.m. at the Board of Aldermen meeting, at which meetings the hereinafter amendments would be considered; and

WHEREAS, on May 16, 2019, at 6:00 p.m., the Planning Commission did conduct said public hearing, and after evaluating the proposed amendments to the Harrisonville Zoning Ordinance, did recommend to the Board of Aldermen that the hereinafter described amendments to the Harrisonville Zoning Ordinance should be approved; and

WHEREAS, on June 3, 2019, at 6:00 p.m., the Board of Aldermen did conduct said public hearing, and did evaluate the proposed amendments to the Harrisonville Zoning Ordinance.

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

Section 1. Section 405.030, "Definitions and Rules of Construction," of the Zoning Ordinance is hereby amended by adding the following definitions as subparts, which subparts shall hereafter read as follows:

“Daycare” means a child-care facility, as defined by Section 210.201, RSMo. that is licensed by the state of Missouri.

"Church(es)/ place(s) of worship" means a building(s) primarily used for public religious worship and associated religious functions (education, fellowship, etc.), including synagogues and temples.

“Marijuana or Marihuana” means Cannabis Indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as seed thereof and resin extracted from the plant and marijuana-infused products. Marijuana does not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

“Marijuana-Infused Products” means products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

"Medical Marijuana Cultivation Facility" means a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or a Medical Marijuana Infused Products Manufacturing Facility.

"Medical Marijuana Dispensary Facility" means a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana to a Qualifying Patient, a Primary caregiver, another licensed Dispensary Facility, a licensed Testing Facility, or a licensed Manufacturing Facility.

"Medical Marijuana Infused Products Manufacturing Facility" means a facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.

"Medical Marijuana Testing Facility" means a facility certified by the State of Missouri to acquire, test, certify, and transport marijuana.

“Medical Marijuana Use” means a "Medical Marijuana Cultivation Facility", a "Medical Marijuana Dispensary Facility", a "Medical Marijuana Infused Products

Manufacturing Facility," and a "Medical Marijuana Testing Facility" as defined in Section 405.030.

"Qualifying Patient" means a Missouri resident diagnosed with at least one qualifying medical Condition.

"School" means any building which is regularly used as a public, private or parochial elementary and/or secondary school or high school.

"Then existing" means any school, child day-care center, or church with a written building permit from the city to be constructed, or under construction, or completed and in use at the time the Medical Marijuana Dispensary first applies for either zoning or a building permit, whichever comes first.

Other than as specifically set forth hereinabove, all other definitions and subparts of Section 405.030 of the City Code shall be unaffected by this amendment and shall remain in full force and effect.

Section 2. The following Sections of the Zoning Ordinance are hereby amended by adding "Medical Marijuana Dispensary Facility" to the list of Permitted Uses in the following Sections:

Section 405.215, "Permitted Uses," in Article XI "C-0 Non-Retail Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.245, "Permitted Uses," in Article XII "C-1 Local Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.315, "Permitted Uses," in Article XV "C-2 Service Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.215, Section 405.245 and Section 405.315 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

Section 3. The following Sections of the Zoning Ordinance are hereby amended by adding "Medical Marijuana Cultivation Facility" to the list of Permitted Uses in the following Sections:

Section 405.110, "Permitted Uses," in Article IV "A Agriculture District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.485, "Permitted Uses," in Article XVII "M-1 Light Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.505, "Permitted Uses," in Article XVIII "M-2 General Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.110, 405.485, and 405.505 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

Section 4. The following Sections of the Zoning Ordinance are hereby amended by adding “Medical Marijuana Infused Products Manufacturing Facility to the list of Permitted Uses in the following Sections:

Section 405.485, "Permitted Uses," in Article XVII “M-1 Light Industrial District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Section 405.505, "Permitted Uses," in Article XVIII “M-2 General Industrial District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.485 and Section 405.505 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

Section 5. The following Sections of the Zoning Ordinance are hereby amended by adding “Medical Marijuana Testing Facility” to the list of Permitted Uses in the following Sections:

Section 405.215, "Permitted Uses," in Article XI “C-0 Non-Retail Business District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Section 405.245, "Permitted Uses," in Article XII “C-1 Local Business District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Section 405.315, "Permitted Uses," in Article XV “C-2 Service Business District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Section 405.485, "Permitted Uses," in Article XVII “M-1 Light Industrial District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Section 405.505, "Permitted Uses," in Article XVIII “M-2 General Industrial District” subject to Section 405.575, “Standards for Medical Marijuana Uses.”

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.215, Section 405.245, Section 405.315, Section 405.485 and Section 405.505 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

Section 6. Article XX Supplementary Regulations in the Zoning Ordinance is hereby amended by the addition of new Section 405.575, "Standards for Medical Marijuana Uses", which subsection shall hereafter read as follows:

Section 405.575 Standards for Medical Marijuana Uses

No building shall be constructed, altered, or used for a Medical Marijuana Use without complying with the following regulations.

- A. Buffer Requirement. No Medical Marijuana Use shall be located within 1,000 feet of a then existing elementary or secondary school, licensed child day-care center, or church, except when the aforementioned uses establish themselves within the prohibited distance, the Medical Marijuana facilities may remain.

- Measurements shall be made in a straight line, without regard to intervening structures, from the nearest point on the exterior building wall of the school, child care center, or church, to the nearest exterior building wall of the building containing the Medical Marijuana business or the property line of an outdoor “Medical Marijuana Cultivation Facility.”
- B. Outdoor Operations or Storage Prohibited. Exception. Except for outdoor Medical Marijuana Cultivation Facilities, the operations and all storage of materials, products, or equipment for all other Medical Marijuana businesses shall be within a fully enclosed building.
 - C. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a Medical Marijuana Use.
 - D. Hours of Operation. All Medical Marijuana Use shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 p.m. and 8:00 a.m.
 - E. Display of Licenses Required. The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
 - F. Residential Dwelling Units Prohibited. No Medical Marijuana business shall be located in a building that contains a residence.
 - G. Ventilation Required. All medical marijuana uses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business and place of home cultivation. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility or place of home cultivation is located.
 - H. Site Plan Review Required. A site plan shall be submitted for review and approval by the Community Development Department. The site plan shall show distances between the Medical Marijuana business and the nearest school, church or licensed child day-care facility, as set forth in Section 405.575 (A).
 - I. Construction Permits Required. All new work, remodeling, alterations, additions and any mechanical, electrical or plumbing work requires a building permit to be applied for as required under Chapter 500 of the Municipal Code.

Section 7. Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the

valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 8. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri, Cass County, and the City of Harrisonville and administrative regulations regarding Medical Marijuana established by the Missouri Department of Health and Senior Services.

Section 9. Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE ____ DAY OF JUNE 2019
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE ____ DAY OF
JUNE 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS ____ DAY OF JUNE
2019.**

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this _____ day of June 2019



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 16, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Matt Turner, Aldermen Liaison; Happy Welch, City Administrator; Taylor Hastings, COO Joshua House; Donal (Jeff) Parham, Applicant Joshua Hosue; Ryan Stemmons, Director of Real Estate for Aldi; Sam Malinowsky, Engineer; Judge William Collins, 17th Circuit Court; Judge Mike Rumley, 17th Circuit Court; Mike Vogt, Business Owner; Larry Kalwei, Business Owner; John Foster, Resident; Dennis Minich, South Cass Tribune; and Jamie Martin, Recording Secretary

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM

Dorothy Young said that she would like the January 3, 2019 minutes to read as follows: "Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation that current businesses will not be required to comply with this ordinance at the time it becomes effective but will need to do so when they change ownership or when their signs are otherwise updated."

Jim Proctor made a motion to approve as amended. Scott Milner seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	APPROVED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

B. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM

Dorothy Young said that she would like the February 21, 2019 minutes to read as follows: "Dorothy Young made a motion to amend the minutes of the January 3, 2019, meeting by including specific language regarding this Board's recommendation on how the city will handle non-conforming signs."

Scott Milner made a motion to approve as amended. Jim Proctor seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019 6:00 PM

Virgil made a motion to approve as amended. Scott Milner seconded. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

3. Agenda Items

A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4

Roger Kroh presented Packet Pages 12 -23, Harrisonville Gateway Final Plat, a replat of Lots 1-4. Mr. Kroh said that Aldi would like to place a store on the larger lot. He said that the replat merges four lots into 2 lots and meets the City's requirements for a final plat. Mr. Kroh said that the City Staff and Aldi are developing costs for widening Westchester so that an additional lane can be added. This will reduce delays for right-hand turns from Westchester to Mechanic from 25.5 seconds to 15 seconds during the peak PM hour for Aldi traffic. However, the delay for left turns during the peak PM hour will increase from 25.5 seconds to 70 seconds based on worst case assumptions used in the traffic study. But, the rest of the hours Aldi is open, the Aldi traffic will not have a noticeable impact. Staff sees this as a short-term band-aid on the larger congestion problem that pre-exists Aldi. Mr. Kroh said the long-term solution is for MODOT to do a major intersection improvement. The City Engineer has prepared a concept plan and preliminary budget for a major intersection improvement and presented it to the Mid-America Regional Council for the future when funding might be available. Ryan Stemmons, Director of Real Estate for Aldi, stated that they would use the larger lot for the store, and potentially sell the smaller lot to another user.

Judy Bowman made a motion to recommend the Gateway Final Plat as presented. Virgil Butler seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
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MOVER: Judy Bowman, Mayor
SECONDER: Virgil Butler
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) Applicant requested a continuance.

Applicant requested a continuance.

Barrett Welton made a motion to continue at the June 13, 2019, meeting. Jim Proctor seconded. The Commission voted unanimously to continue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barrett Welton
SECONDER: Jim Proctor
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. (Public Hearing)

Roger Kroh presented Packet Pages 25-49. This is a Special Use Application to operate Joshua House, a group boarding home for adult men, at 2000 Anaconda Road. This property is in an M-1 Light Industrial Zoning District. There is currently a rental house, owned by applicant Donal (Jeff) Parham, that would be used for the Joshua House upon SUP approval. The location for the Joshua House has many benefits including the employment by surrounding businesses and those just outside of the City proper. Staff recommends a 10 year Special Use Permit with the ability to renew at a later date.

Donal Parham stated that he currently has 6-8 men going through this program and the SUP would increase this to 22 young men. Joshua House is run by Two Rules Ministry. It is a 501(C)(3) nonprofit corporation. It is owned privately and self-sustained. He said the location is perfect because there is employment close by that the residents can walk or bike to as most of them do not have transportation. He introduced Taylor Hastings who is Joshua House's Chief Operations Officer.

Jim Proctor asked if this location would have full turn around access for emergency vehicles. Mr. Parham said yes, there is potential for an extension of Precision Drive that would accommodate this. Barrett Welton asked if Joshua House would be for both men and women. Mr. Parham said he did not have plans to include women at this time. Dorothy Young asked what the minimum age for the residents would be. Mr. Parham said that 17 would be the youngest, but most would be over 18 because the residents have to be old enough to legally make decisions for themselves. Dorothy Young asked how many residents this building will house because the staff report stated 22. Mr. Parham said there will be 22 and the 2 case workers that will live on site. Virgil Butler asked where the clients would come from. Mr. Parham stated that the clients would come from the Cass County area. The men that go through the program want to go through the program. They are not sent to Joshua House as a half way house situation. Judy Bowman asked what the general length of time for a typical resident would be. Mr. Parham said the residents usually have fulfilled their obligations to the program within 12 to 18 months. Larry Kalwei told the Commission he fully supports Mr. Parham. Mike Vogt, owner of Staying Home Corporation, said that he is directly across the street from the location. He stated that the business' there all help and support each other. He supports Mr. Parham and the Joshua House 100%. Judge William Collins, 17th Circuit Court, shared his support for this program. Judge Mike Rumley, Division 4 Treatment Court, shared his support and the need for this program in the area.

Virgil Butler made a motion to approve the Special Use Permit for 10 years as presented. Jim Proctor seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Jim Proctor
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana

Roger Kroh presented Packet Pages 50-58, a proposed Ordinance amending Chapter 405 in the Zoning Regulation to implement Medical Marijuana which was legalized by Constitutional Amendment No. 2 in November, 2018. The change would cover Medical Marijuana dispensaries, Medical Marijuana cultivation facilities, Medical Marijuana manufacturing facilities, and Medical Marijuana testing facilities. Virgil Butler asked why pharmacies couldn't act as dispensaries. Leanne Dickerson, Gillen Pharmacy, explained that the Medical Marijuana Constitutional Amendment does not allow pharmacies to dispense medical marijuana. It starts with a prescription, then has to be approved by the Department of Health, then the patient is given a medical card to be able to enter. Dorothy Young asked, with the obvious exception of cultivation, where would the primary available locations for these dispensaries be. Roger Kroh stated along Hwy 291 and Commercial Street.

Jim Proctor made a motion to recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding Medical Marijuana. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Jim Proctor
SECONDER:	Barrett Welton
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

4. Discussion Items

The regular scheduled meeting for June 20, 2019, has been rescheduled for June 13, 2019.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:08 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary