



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
FEBRUARY 3, 2020
7:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Service Award for Tad Snell**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jan 21, 2020 7:00 PM**
- 5. Agenda Items**
 - A. BOA Ward 1 Appointment/Oath of Office**
 - B. Council Bill 003: A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH ZONES FOR THE PURCHASE OF 13 PERSONAL COMPUTERS AND 4 LAP TOP COMPUTERS AND DOCKING STATIONS IN THE AMOUNT OF \$22,805.43, AND ESTABLISHING AN EFFECTIVE DATE.**
 - C. Public Hearing Special Use Permit**
 - D. Council Bill 004: AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, GRANTING A 10-YEAR SPECIAL USE PERMIT FOR ALLEN ANDERSON, ANDERSON REAL PROPERTIES, LLC, PROPERTY OWNER, FOR A CONTRACTOR YARD FOR STORAGE OF CRANES, CRANE MATS, AND 40-FT STORAGE CONTAINERS AT 3001 CANTRELL ROAD, AND ESTABLISHING AN EFFECTIVE DATE.**
- 6. Aldermen and Committee Reports**

- 7. Report from the City Administrator**
- 8. Questions from the Media**
- 9. Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 30th day of January, 2020

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

Presented by the Mayor and the Harrisonville Board of Aldermen to

Tad Snell

In Grateful Appreciation for

20 Years

Of Dedicated Service to



February 3, 2020

Judy Bowman, MAYOR



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JANUARY 21, 2020
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
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville	Board Member	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 Attorney Alex Felzien, City Administrator Mike Tholen, Police Chief John Hofer, Public Works Director Eric Patterson, Public Information Officer/Deputy City Clerk Daniel Barnett and City Clerk Randall Jones, Recording.

2. Ceremonial Matters

A. Service Award for Michael Arbuckle and Brendan Rinehart

Mayor Bowman presented service awards to both Sargeant Michael Arbuckle and Sargeant Brendan Rinehart each for ten years of service to the City of Harrisonville. Both officers were sworn in on the same day in 2010. Others joining in congratulating them were Police Chief John Hofer, Lieutenant Sean Murray and Sargeant Brian Kincaide.

3. Public Participation

No public participation.

4. Approval of Minutes

A. Executive Session January 6, 2020

A motion was made by Alderman Davidson to approve the January 6, 2020 Executive Session minutes with a second by Alderman Reece. Motion carried with all ayes.

B. Board of Aldermen - Regular Meeting - Jan 6, 2020 7:00 PM

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

5. Agenda Items

- A. A Resolution of the Board of Aldermen of the City of Harrisonville Missouri to Authorize the City Administrator to Execute A Purchase Agreement for TWO (2) 2020 Ford Police Interceptor (SUV) from Machens Ford, Columbia, MO., in an Amount of \$70,384.00, and establishing an effective date.**

Staff report presented by Police Chief John Hofer. Upon passage, Mayor Bowman designated it to be Resolution #2020-001.

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

- B. A Resolution of the Board of Aldermen of the City of Harrisonville, Missouri to Authorize the City Administrator to Execute an Agreement for Insurance Broker Services with Stafford & Stafford Insurance, Harrisonville, MO., for brokerage services for employee health insurance beginning July 1, 2020, and establishing an effective date.**

Staff report presented by City Administrator Mike Tholen. Alderman Davidson asked about any broker fees. Josh Stafford with Stafford & Stafford Insurance replied that there are several different options to pay for services. Mayor Bowman extended thanks to Administrator Tholen, Alderman Milner and Payroll Clerk Faith Sherman for their hard work in researching this project. Upon passage, Mayor Bowman designated it to be Resolution 2020-002.

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

6. Aldermen and Committee Reports

Alderman Milner complimented Stafford & Stafford Insurance Agency for their efforts in the selection process.

Alderman Reece complimented city staff for working in the elements to provide services for the City.

Alderman Miller gave an update from the Park Board. He reported that over \$36,000 has been raised towards the dog park. He stated that 175 had registered for youth basketball and the total membership for community center is 4,200 people.

Alderman Dickerson was glad to keep insurance local.

Alderman Davidson also agreed with comments from other aldermen regarding the insurance and also city staff.

Alderman Turner gave an update from Planning & Zoning and reported of a special use permit.

7. Report from the City Administrator

City Administrator Mike Tholen reported that this was the last day for candidate filing for the April 7, 2020 Municipal Election. City Clerk Randy Jones read the names of the candidates that had filed. Administrator Tholen reminded everyone of the employee recognition dinner on Thursday and also thanked everyone for the opportunity to serve as interim administrator. Mr. Ratliff will be starting in the morning.

Mayor Bowman noted that the December Court Report was received.

There were no questions from the media.

A. December 2019 Court Report

8. Adjourn From Regular Session

A motion was made by Alderman Dickerson to adjourn with a second by Alderman Davidson. Motion carried. Meeting adjourned at 7:20 p.m.

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

ATTEST:

Randall K. Jones, City Clerk



TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: January 24, 2020
SUBJECT: BOA Ward 1 Appointment/Oath of Office

Type of Item: *Approval*

Mayor Bowman would like to appoint Mike Zaring as Ward 1 Alderman to fill vacancy until April 2020 Municipal Election.

A. Appointment (ID # 3441)

BOA Ward 1 Appointment/Oath of Office



TO: Board of Aldermen
FROM: Jeremy Smith, IT Director
DATE: January 22, 2020
SUBJECT: 2020 PC Purchase

Type of Item: *Purchase*

Contract computer purchase for 2020 via Zones for 13 pc's and 4 laptop in the amount of \$22,805.43. Computers are bought in bulk so that the configuration is the same, but are paid for out of each individual departments accounts.

Council Bill No.

Resolution No.

A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH ZONES FOR THE PURCHASE OF 13 PERSONAL COMPUTERS AND 4 LAP TOP COMPUTERS AND DOCKING STATIONS IN THE AMOUNT OF \$22,805.43, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville ("City") wishes to purchase 13 personal computers and 4 laptops and docking stations ;

WHEREAS, Zones, LLC was determined to be the best quote,

WHEREAS, the Board of Aldermen have reviewed the quote presented and believe it to be in the best interests of the city to approve the bid for the 13 personal computers and 4 laptops and docking stations in the amount of \$22,805.43;

NOW THEREFORE BE IT RESOLVED BY THE HARRISONVILLE BOARD OF ALDERMEN THAT:

Section 1: The City Administrator is hereby authorized and directed to enter into an agreement on behalf of the Board of Aldermen with Zones, LLC to purchase 13 personal computers and 4 laptops and docking stations in the amount of \$22,805.43.

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

PASSED AND RESOLVED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Harrisonville, Missouri this 3rd day of February 2020.

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

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this 3rd day of February 2020

ZONES™

1/22/20

Bill To:
CITY OF HARRISONVILLE
PO BO 367
HARRISONVILLE, MO 64701
Phone : (816) 380-8900

Ship To:
JEREMY SMITH
CITY OF HARRISONVILLE
ATTN JEREMY SMITH
300 E PEARL ST
HARRISONVILLE, MO 64701
USA

Account # 00710296

Quote : K14623
PO:

Software prices subject to char

Hardware quotes are valid for 7 business da

Memory Prices are valid for 24 hours only, call for verificat

REMIT PAYMENT TO:
ZONES LLC
PO Box 34740
Seattle WA 98124-1740

**PLEASE SEND PURCHASE
ORDERS DIRECTLY TO YOUR
ZONES LLC ACCOUNT MANAGER
VIA FAX OR EMAIL**

Phil Olsen

Phone: 253-205-30

Email: Phillip.Olsen@zones.c

Item #	Qty.	Mfr. Name	Description	Manufacturers Part #	Unit Price	Total
O 00162805 SPO N	4	ZONES INC (ITD)	Dell Latitude 5501- i7-9850H-Win10Pro-16GB RAM-512GB SSD-4YR ProSupport	O 00162805 SPO	1762.67	7,050
O 00162805 SPO N	4	ZONES INC (ITD)	Dell Dock- WD19 90w Power Delivery - 130w AC - 210-ARIO	O 00162805 SPO	178.08	712
O 00162805 SPO N	13	ZONES INC (ITD)	Dell OptiPlex 5070 Micro-i7-9700T-Win10Pro- 16GB RAM-256GB SSD-4YR ProSupport Plus	O 00162805 SPO	1157.11	15,042

ASK US ABOUT

Installation Services

On-site Technical Services and Hourly Service Rates

Remote Help Desk and Remote Network OS Support

Sub-Total: \$22,805.4

Estimated Sales Tax: \$0.0

FedEx Ground: \$0.0

Grand Total: \$22,805.4Visit us on the web: <http://www.zones.com>

FINANCING, LEASING AND SUBSCRIPTION OPTIONS AVAILABLE ! CONTACT
LEASING@ZONES.COM FOR MORE INFORMATION

ZONES LLC
1102 15th Street S.W. Suite 102
Auburn, USA 98001
Phone: (800) 419-9663



CERTIFIED
as an NMBC
**MINORITY BUSINESS
ENTERPRISE**
by the NMSCD

IN THE EVENT THAT YOU HAVE AN AGREEMENT ("AGREEMENT") IN PLACE WITH ZONES, LLC, THAT GOVERNS THE SALE ASSOCIATED HEREWIT
SUCH AGREEMENT SHALL GOVERN; OTHERWISE THE TERMS AND CONDITIONS OF SALE SET FORTH ON THE WEB PAGE LINKED AT
WWW.ZONES.COM/TERMSOFSALE ("TERMS AND CONDITIONS"), SHALL GOVERN. ZONES EXPRESSLY LIMITS THE TERMS AND CONDITIONS OF TH
SALE TO SUCH AGREEMENT OR THE TERMS AND CONDITIONS, AS APPLICABLE, AND ZONES EXPRESSLY OBJECTS TO, DISCLAIMS, AND REJECTS
ANY DIFFERENT OR ADDITIONAL TERMS SET FORTH IN ANY OF CUSTOMER'S DOCUMENTS OR COMMUNICATIONS. ZONES EXPRESSLY DISCLAIMS
ALL EXPRESS AND IMPLIED WARRANTIES.



STAFF REPORT

TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: January 29, 2020
SUBJECT: Public Hearing Special Use Permit

Type of Item: *Public Hearing*

City of Harrisonville, MO

Notice of Public Hearings

Notice is hereby given of two public hearings on the days listed below to receive public testimony on an application submitted by the property owner, Allen Anderson with Anderson Real Properties, LLC, for a special use permit to operate a contractors' yard, including construction equipment and/or materials storage, at 3001 East Cantrell RD, Harrisonville, MO.

Public Hearings

Planning and Zoning Commission Meeting

6:00 p.m. Thursday, January 16, 2020

Board of Aldermen Meeting

7:00 p.m., Monday, February 3, 2020

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. For more information, please contact Andy Taylor, owner representative, at 816-842-2690 or Roger Kroh at City Hall at (816) 380-8922.

Jamie Martin

Secretary to the Planning and Zoning Commission

C. Action Item (ID # 3444)

Public Hearing Special Use Permit



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: January 28, 2020
SUBJECT: Contractor yard SUP at 3001 Cantrell Rd

Type of Item: *Approval*

PUBLIC HEARING REQUIRED**GENERAL INFORMATION**

Case No.: SU 19 - 005 / SUP 19-018

Request: Special Use Permit (SUP) to operate a contractor yard for the storage of cranes, crane mats, and shipping containers

Location: 3001 E. Cantrell RD

Applicant and Property Owner: Allen Anderson, Anderson Real Properties, LLC
 PO Box 99, Claremore, OK 74018

Representative -- Andrew Taylor, Kessinger Hunter Commercial Realtors

Acres 4.4 acres

Zoning C-2 Service Business District

PROJECT

Allen Anderson with Anderson Real Properties, LLC, has applied for a special use permit (SUP) to operate a contractor's yard at 3001 Cantrell Rd. for the storage of cranes, crane mats, and shipping containers. The facility was built by McCray Lumber Yard and tenants since McCray

have been Water Supply of Oklahoma and HD Supply Pipes. Today, Gerken Rentals and Welch Silt Fence border the site.



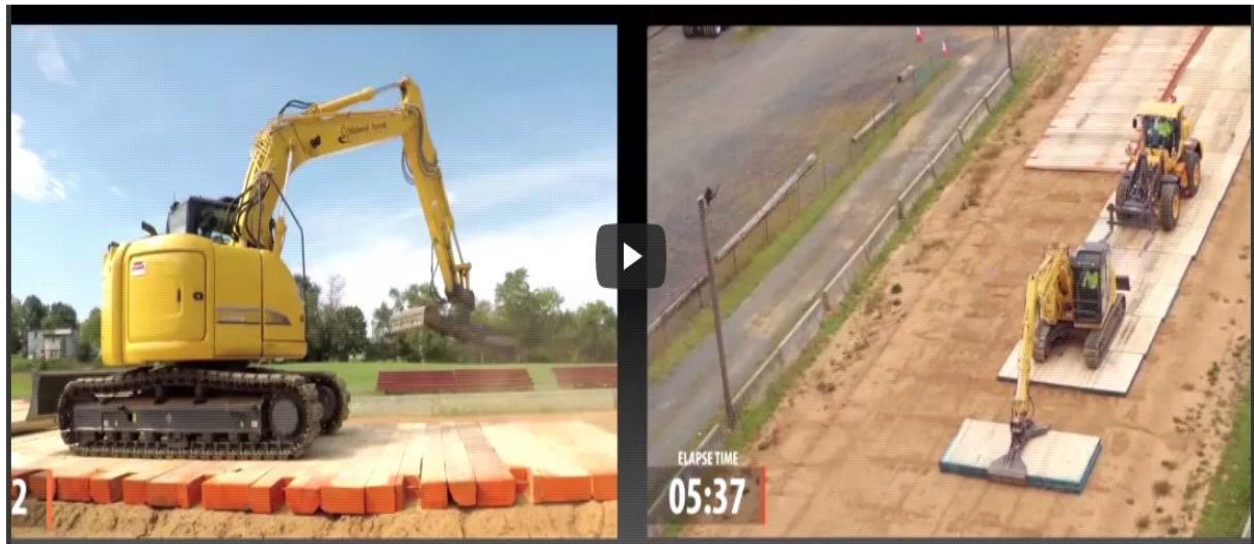


Mr. Anderson's site is one of the finalists for a large Kansas City engineering company looking for a base for their cranes that spend extended period of time off site at large construction projects such as power plants. Below are photographs of the equipment that will be based out of the 3001 Cantrell RD facility.



Pictured Above - TCC 1400 house superstructure crane being delivered 10/30/2019 to engineering firm at project location in Florida. This crane is on the project for 29 months.





Crane Mats



Shipping Container

To better understand this project, here are some questions that have been asked of the engineering company.

1. *Will the loading of cranes cause traffic problems during loading?*

Company representative: Crane loadouts and unloads will occur inside of the yard. Trucks leaving will be chained and loads secured before exiting the gate.

2. *What is the combined weight of a tractor trailer when carrying a crane?*

Company representative: The typical loads would be legal loads to support crane components with the exception of two rough terrain cranes and semis with an estimated combined weight of 144,000 lbs. and the superstructure of our TCC 1400 which is very comparable to the weight of the rough terrain cranes.

City staff: Maximum weight limits are 80,000 pounds unless a MoDOT permit is obtained for carrying oversized loads. In these situation, haulers are often required to use trailers with additional axles to better spread loads.

Street Superintendent Rodney Jacobs has said that the weight of the cranes and trucks carrying them will not exceed city and state maximum weight limits providing the company obtains the required permits from MoDOT when moving their 2-3 heavier cranes.

3. *Will driving the tractor trailers from 3001 Cantrell across the bridge to I-49 cause any back-ups?*

Company representative: Our largest cranes at this time regarding haulage would be the 65 and 70 ton capacity rough terrain cranes. These cranes are “over dimension” but permitted loads so they move slower than the average tractor and may or may not have escort vehicles depending on municipal and DOT regulations. That said, this will likely occur once or twice a year. All of our cranes serve long durations on projects to build power plants. This will be nothing like having a local crane company with cranes pulling in and out daily.

4. *Please provide additional information on the 40-ft. shipping containers.*

Company representative: I would assume any shipping containers at this yard would contain crane/hoisting related tools such as chain falls come-along, slings and rigging. The amount of inventory we currently carry, I would not foresee more than a dozen containers being at the location. The containers will come and go as the assets inside of them are sent out to projects. Essentially, as a container arrives, its contents would be inventoried, inspected, tested etc. Depending on the contents, it may be unloaded and stored in designated locations under roof or it may be reloaded back into the container for shipment to the next project.

OTHER SITE CONSIDERATIONS

Stormwater Requirements -- The south one-half of the site will be covered with 6-inches of gravel. It appears this area was gravel in the past. However, the applicant will have to submit a stormwater management plan for approval by the City Engineer and obtain a city and state land disturbance permit.

Use of Existing Buildings -- The main building will be used as an office and for meetings. The storage building s will be used to store rigging, tooling, assemblage of rigging, minor repairs and maintenance.

Traffic and Parking - Presently, there are only 3 employees, but this could increase to 6. On an average day, traffic will consist of employee and several visitors and delivery vans.

Impact on Streets -- On rare occasions there will be a crane and up to 8 tractor trailers unloaded over a 10-hour period. City Street Superintendent, Rodney Jacobs, has said that Cantrell Road can handle the loads from a tractor trailers hauling cranes.

Conex Shipping Containers -- Included in the special use permit are the shipping containers because the commercial zoning districts only allows 1 shipping container less than 200 sq. ft. in size in the C-2 zoning district. In this case, the company indicates there should be a maximum of 12 containers. This is a reduced number from the 20 containers indicated at the P&Z meeting. Given the location and screening to the drive-by public, we believe the containers should be allowed as they will be substantially screened from the public.

View of Main Building from Cass County Regional



View of Site from Southbound I-49



View of Site from Northbound I-49



REVIEW OF APPLICATION USING ZONING ORDINANCE CRITERIA

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

Contractor yards are SUPs in the City's zoning ordinance. The site is in a highway commercial area in the C-2 General Services Zoning District. The uses of the adjacent properties surrounding the subject site are as follows:

- North: The site is bordered to the north by I-49 and Cass Regional Medical Center (C-2 zoning).
- East: The site is bounded to the east by Gerken Rental, Max Ford and Mill Walk Mall (C-2 zoning).
- South: The site is bounded to the south by a wooded area zoned C-2.
- West: The site is bounded to the west by Welch Silt Fence.

We believe the proposed use is consistent with the surrounding neighborhood, existing uses and the C-2 zoning district.

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

The physical character of the area is highway commercial. The impact of the proposed use is generally consistent with the original use of a lumber yard although there will be many fewer vehicle trips.

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

The proposed use is consistent with the commercial land use designation for the Cantrell corridor.

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

We believe the subject property is suitable for the contractor yard as it is similar to the original use as a lumber yard and compatible with abutting silt fence company and rental business.

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 surrounding the subject site is zoned C-2, General Commercial, and has uses similar to the proposed use.

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

We see this contractor yard as not being detrimental to nearby properties.

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

Public facilities and services in the area are adequate enough to serve the proposed use.

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

We see the subject property as suitable for the proposed use due to its C-2 zoning and available public infrastructure

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

Approximately 6-8 months. The prior tenant was a pipe company.

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

We believe this use is a good fit for the Cantrell area and not solely in the interest of the applicant.

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 see no gain to the public health, safety and welfare of the community by denying this application.

STAFF RECOMMENDATION

Approve ordinance approving a special use permit for Allen Anderson, Anderson Real Properties LLC, to operate a contractor yard at 3001 Cantrell Rd for storage of cranes, crane mats and storage containers subject to the following conditions:

1. The contractor yard shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.
2. Storage containers shall not exceed 40 ft. in length and shall not be stacked on top of one another.
3. Cranes shall not be stored with booms elevated except when in use.
4. Time Limit - 10 years. Applicant may reapply for renewal of SUP.

D. Action Item (ID # 3442)

Council Bill No. AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, GRANTING A 10-YEAR SPECIAL USE PERMIT FOR ALLEN ANDERSON, ANDERSON REAL PROPERTIES, LLC, PROPERTY OWNER, FOR A CONTRACTOR YARD FOR STORAGE OF CRANES, CRANE MATS, AND 40-FT STORAGE CONTAINERS AT 3001 CANTRELL ROAD, AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Allen Anderson and Anderson Real Properties, LLC for a special use permit (SUP) to operate a contractor yard at 3001 Cantrell Rd. for storage of cranes, crane mats, and 40-ft. storage containers;

WHEREAS, on January 16, 2020, the Planning and Zoning Commission did conduct a public hearing, and after evaluating the application for a SUP, did recommend that the Board of Aldermen approve the SUP subject to certain conditions;

WHEREAS, on February 3, 2020, the Board of Aldermen did conduct a public hearing and did consider the staff report, input from the public hearings, and the recommendation of the Planning and Zoning 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 is hereby approved for Allen Anderson, Anderson Real Properties, LLC to operate a contractor yard at 3001 Cantrell Rd. for storage of cranes, crane mats, and storage containers subject to the following conditions:

1. The contractor yard shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.
2. Storage containers shall not exceed 40 ft. in length and shall not be stacked on top of one another.
3. Cranes shall not be stored with booms elevated except when in use.
4. Time Limit - 10 years. Applicant may reapply for renewal of SUP.

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.

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 TWO TIMES BY TITLE ONLY ON FEBRUARY 3, 2020 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF FEBRUARY 2020.

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 February 2020

APPROVED by the Mayor this 3rd day of February 2020

Attachments:

2020-01-16 Planning & Zoning Commission - Full Minutes-1508 (PDF)



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 16, 2020
6:00 PM

1. Call to Order

The meeting was called to order at 6:04 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Absent	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Andy Taylor, Applicants Representative; Matt Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

After Roll Call, Chris Chiodini spoke of Chuck Jones, who passed away in December. He had been an Alderman, Mayor, and on the Planning and Zoning Commission for a number of years. The Chairman then welcomed Wilbert Crawford to the Commission, filling Jim Proctor's seat after his resignation.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Nov 14, 2019 6:00 PM

With no additions or corrections, the minutes from the November 14, 2020, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Dorothy Young
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Crawford
ABSENT:	Barrett Welton

3. Agenda Items

A. Public Hearing

The Public Hearing for Special Use Permit 19-018 to operate a contractor yard at 3001 E Cantrell Road was opened by the Chairman. Roger Kroh stated that the applicant, Anderson Real Properties LLC, has an engineering firm from Kansas City that would like to use the property to store cranes, hardwood crane mats and shipping containers for storage. Their plan is to use the main building for office space and meetings. The firm plans on having 3-6 employees and currently have 6 cranes. Mr. Kroh stated that it is a low traffic area and on the days that cranes are being moved, there would be a 10 hour period when trailers would be taking the cranes out in parts. That would be 8 trips in and 8 trips out. Gerken Rentals and Welch Silt Fence and Erosion Control would block the view from the interstate. The south half of the site would be gravel as it was gravel in the past. Mr. Kroh read the Staff Report and stated that he had asked Rodney Jacobs, Street Superintendent, if the roads could handle the movement of the cranes and he stated that it would be no problem.

Staff recommends approval with the 6 stipulations stated in the Staff Report, making changes to #2 and #3, removing the words solid waste transfer station and replacing with contractor yard.

Dorothy Young asked how many storage containers would be used on the property? Andy Taylor, representative for Anderson, said there would be a maximum of 20.

Dorothy asked if the engineering firm that wanted to use the address was moving or if it would be an expansion. Mr. Taylor said it would be an expansion.

Mayor Bowman asked if the days that they move cranes would impede traffic? Mr. Taylor said he wasn't sure. Mr. Kroh said that is something he would find out before the Board of Alderman meeting.

Mayor Bowman asked how long the lease would be since the SUP had a 10 year renewal. Mr. Taylor said the lease would be for 5 years.

Chris Chiodini asked about the weights of the cranes. Mr. Kroh stated that he wasn't sure of the exact weight, but that Rodney Jacobs said the weight would be fine on the roads.

Chris Chiodini asked how we would account for roadway damage. Mr. Kroh stated that there might be repairs that have to be done where the turning movement of the trucks occur.

Public Hearing was closed.

B. SUP - Contractor Yard, 3001 Cantrell

Wilbert Crawford made a motion to recommend approval to the Board of Alderman with the changes made to the conditions in the Staff Report. Dorothy Young seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Dorothy Young
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Crawford
ABSENT:	Barrett Welton

4. Discussion Items

Mr. Kroh stated that the next meeting would be on February 20th, and would have plats for Barramundi/ Bounty Subdivision, and a SUP for ACCI on the agenda.

5. Adjourn

With nothing further to come before The Commission, Scott Milner made a motion to adjourn. Dorothy Young seconded. The Commission voted unanimously. The meeting was adjourned at 6:25 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary