



**AMENDED AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
MAY 4, 2020
6:00 PM**

Join Zoom Meeting Meeting ID: 816 1387 9108 /Dial 1-929-205-6099, US (New York)
or 1-312- 626-6799 US (Chicago) Password: 438424

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Skilled Nursing Home Week Proclamation**
 - B. EMS Week Proclamation**
 - C. National Police Week Proclamation**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Apr 20, 2020 6:00 PM**
- 5. Agenda Items**
 - A. Appointments to Historic Preservation Commission**
 - B. Lake Harrisonville Caretaker Agreement 2020**
 - C. Council Bill 19: AN ORDINANCE AMENDING SECTION 415.240 OF THE CODE OF THE CITY OF HARRISONVILLE, MISSOURI.**
 - D. Cedarhurst Special Use Permit Public Hearing**
 - E. Council Bill 20: AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, GRANTING A PERMANENT SPECIAL USE PERMIT FOR DOVER DEVELOPMENT, LLC. TO OPERATE CEDARURST OF HARRISONVILLE ASSISTED CARE AND MEMORY CARE FACILITY AT 2606 ROCK HAVEN ROAD AND ESTABLISHING AN EFFECTIVE DATE THEREOF.**

- F. **Council Bill 21: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF BOUNTY HILL, PLAT 1, LOTS 1 AND 2, A 12-ACRE PLAT AT 4221 AND 4241 S. BROOKHART DR IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - G. **Council Bill 22: AN ORDINANCE TO APPROVE THE FINAL PLAT OF BOUNTY HILL, PLAT 1, LOTS 1 AND 2, A 12-ACRE SUBDIVISION AT 4221 AND 4241 S. BROOKHART DR IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**
 - H. **708 Lindbergh Street Rezoning Public Hearing**
 - I. **Council Bill 23: AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, REZONING .482 ACRES FROM M-1 LIMITED INDUSTRIAL DISTRICT TO R-4 MEDIUM DENSITY APARTMENT DISTRICT AT 708 LINDBERGH STREET AND ESTABLISHING AN EFFECTIVE DATE THEREOF.**
- 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 (3) Hiring, firing or discipline of Employee**
 - 10. **Adjourn From Regular Session**

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

Randall K. Jones, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.



National Skilled Nursing Care Week May 10-16, 2020

Whereas, our community is stronger because we honor and respect our elders, and citizens of any age with physical or intellectual disabilities, who reside in skilled nursing centers in Harrisonville, Missouri; and

Whereas, these citizens have made important contributions to the success and growth of our town; and

Whereas, National Skilled Nursing Care Week provides an opportunity for our community to recognize the role of skilled nursing care centers in caring for seniors and individuals with disabilities, and

Whereas, skilled nursing centers are holding events in observance of National Skilled Nursing Care Week, May 10 to 16, using this year's theme, "Live Soulfully," and

Whereas, I urge all citizens to visit a loved one, friend, or neighbor being cared for in any setting and offer a kind word and a personal touch to show your continuing support; and

NOW, THEREFORE, Do I, Judy Bowman, Mayor of the City of Harrisonville, declare the week of May 10 to 16, 2020 as National Skilled Nursing Care Week and adopt the theme of "Live Soulfully" our way of honoring all citizens who reside at a skilled nursing or post-acute care center.

Judy Bowman, Mayor

PROCLAMATION

National EMS Week

May 17 – 23, 2020

Whereas, Emergency Medical Services Week will be celebrated throughout our nation, May 17-23, and

Whereas, emergency medical technicians and paramedics provide critical services through first response, treatment, transport, prevention and intervention, and

Whereas, the quality care provided may affect a patient's journey throughout their course of treatment and

Whereas, these professionals may risk personal danger when entering unstable environments to deliver urgent and essential care, often under immense pressure and with little thanks, and

Whereas. the Harrisonville Emergency Services Department employs professional firefighters who are also certified emergency medical technicians or paramedics,

NOW, THEREFORE, on behalf of the Board of Aldermen of the City of Harrisonville, I, Mayor Judy Bowman, call upon all citizens of Harrisonville and upon all patriotic, civil and educational organizations to observe the week of May 17 through 23, 2020, as EMS Week and to honor these first responders whose bravery and selfless dedication has enhanced the quality of life we all enjoy.

Judy Bowman, Mayor

PROCLAMATION



NATIONAL POLICE WEEK

WHEREAS, the Congress and President of the United States have designated May 10 through 16, 2020 as National Police Week; and

WHEREAS, the members of the Harrisonville Police Department play an essential role in safeguarding the rights and freedoms of the citizens of Harrisonville; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the police department of Harrisonville has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, On behalf of the Board of Aldermen of the City of Harrisonville I, Mayor Judy Bowman, call upon all citizens of Harrisonville and upon all patriotic, civil and educational organizations to observe the week of May 10 through 16, 2020, as Police Week with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of Harrisonville to observe Wednesday, May 15, 2020, as Peace Officers Memorial Day in honor of those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

Judy Bowman, Mayor

Attachment: National Police Week - May 10-16, 2020 (National Police Week)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 20, 2020
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Judy Bowman

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Mike Zaring	Harrisonville	Board Member	Remote	
Dave Doerhoff	Harrisonville	Board Member	Remote	
Marcia Milner	Harrisonville	Board Member	Remote	
Judy Reece	Harrisonville	Board Member	Remote	
Clint Miller	Harrisonville	Board Member	Remote	
David Dickerson	Harrisonville	Board Member	Remote	
Gary Davidson	Harrisonville	Board Member	Remote	
Matt Turner	Harrisonville	Board Member	Remote	
Judy Bowman	Harrisonville	Mayor	Remote	

Others attending remotely were: City Attorney Steve Mauer, City Administrator Brad Ratliff, Police Chief John Hofer, HES Chief Eric Myler, Public Works Director Eric Patterson, Parks & Recreation Director Chris Deal, Building Official Chris Arthur, IT Director Jeremy Smith, City Planner Roger Kroh, Public Information Officer/Deputy City Clerk Daniel Barnett and City Clerk Randall Jones, Recording.

IT Director Jeremy Smith gave helpful tips on attending a zoom meeting.

2. Ceremonial Matters

None

3. Public Participation

None

4. Approval of Minutes

Publish

A. Board of Aldermen - Regular Meeting - Apr 6, 2020 6:00 PM

Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Dave Doerhoff, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Zaring, 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 suspend enforcement of those portions of Chapter 600 of the City Code in any manner inconsistent with the Governor's proclamation for so long as the proclamation is in effect.**

Staff report presented by City Attorney Steve Mauer and Police Chief John Hofer. Alderman Milner asked if the city would notify the businesses effected and City Administrator Ratliff replied that a letter would be sent. Alderman Doerhoff questioned how this effected the open container law and Police Chief Hofer answered. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Upon passage, Mayor Bowman designated it to be Resolution #012.

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

B. Cedarhurst Public Hearing

Staff report presented by City Administrator Brad Ratliff. Tina Charleville with Cedarhurst gave an explanation of the Chapter 100 bonds and reviewed the improvements that would be made to the property. David Martin with Gilmore & Bell, bond counsel, reviewed how the bond process works and then Joey McLiney with McLiney and Company went over a cost benefit analysis. Mayor Bowman opened the public hearing to the public and there were no comments. Public hearing was closed.

C. Ordinance Authorizing Issuance of Bonds for Cedarhurst of Harrisonville Project

First reading of Council Bill #18. Alderman Milner made a motion to suspend the ruling and move Council Bill #18 to its second reading. Second by Alderman Doerhoff. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Having been read by title only twice, roll call vote for passage: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Mayor Bowman designated it to be Ordinance #3493. Alderman Milner stated she was excited for this project to be coming to Harrisonville and Mayor Bowman agreed and is looking forward to it.

RESULT: ADOPTED [UNANIMOUS]

MOVER:	Marcia Milner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

6. Aldermen and Committee Reports

Alderman Milner asked about the number of COVID19 cases in Harrisonville. Mayor Bowman reported that there were 54 cases as of 4/20/2020 in Cass County with 22 of them being Harrisonville and 20 of those associated with Meadoview Care Facility.

Alderman Dickerson asked City Attorney Steve Mauer if restaurants could re-open but to follow the distancing requirements. Mr. Mauer replied that the City is following the State and County proclamation. Mayor Bowman stated it is a huge effort to protect our citizens. She has been appointed to a county-wide task force that will evaluate the process of when the County can re-open again.

Alderman Turner gave an update from the Planning & Zoning Commission.

Alderman Davidson asked if there were any dates set for the Corp of Engineer meeting to discuss flooding and Mayor Bowman answered the end of May or first of June at this time.

7. Report from the City Administrator

City Administrator Brad Ratliff gave an update on employee health insurance. He reported that United Healthcare has been selected and would improve the benefits for the employees as well as generate a considerable savings for the city. Mr. Ratliff also reported that the property and casualty insurance as well as workers' comp insurance quotes should be finalized this week with better coverage for the city as well as increased savings. He is looking at pre-employment testing for the city. He reported that Mr. Strack has sent an appeal and that he will be presenting an ordinance because the text was confusing at next meeting that will address the chain of command for appeals. He would like to go forward with the hiring for the economic development director position. There are multiple opportunities to assist local businesses from the effects of the pandemic and there is a great need to fill this position. Alderman Milner stated that she would like to see this position filled. Mr. Ratliff stated that since next year's insurance has been reduced in amount, that will free up funds to go forward with this position. Alderman Zaring agree with Alderman Milner that now is a good time to bring this position in. He asked how long it would take to find a person for this position and is there something that we the city can be doing immediately for the citizens. Administrator Ratliff replied that it could take at least a month. Administrator Ratliff also shared that City revenues are going to take a hit in the pandemic. It is unsure how hard hit but will have City CPA come to a May meeting to explain the potential impact. Currently all Department Heads have been told to purchase only what is needed and all capital projects have been put on hold.

Mayor Bowman has shared with the aldermen information that they can pass along to business owners. Also, Public Information Officer Daniel Barnett has been sharing on social media. Alderman Davidson stated he had talked with several businesses and they had been questioning the hiring of an economic development director. Aldermen Miller stated he was good with moving forward for the E.D. position.

A. March 2020 Municipal Court Report

8. Questions from the Media

Dennis Minich with the South Cass Tribune asked for clarification on citywide garage sales this year. Mayor Bowman stated that the City would follow State and County rulings regarding not having large gatherings.

Mayor Bowman commented that the City is working together with the County to share a consistent message, and that even once the Stay at Home order is lifted, citizens should still follow the CDC guidelines and be careful and cautious so that we do not go through a second wave. She closed her statement with "God Bless Harrisonville."

9. Adjourn From Regular Session

Alderman Turner made a motion to adjourn with a second by Alderman Davidson. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Motion carried. Meeting adjourned at 6:59 p.m.

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

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Apr 20, 2020 6:00 PM (Approval of Minutes)



STAFF REPORT

TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: October 10, 2019
SUBJECT: Appointment HPC

Type of Item: *Appointment*

Michael Weaver, David Atkinson and Robert Wiseman all have terms expiring May, 2020. Mayor Bowman would like to re-appoint all three to another three-year term ending in May, 2023. All three gentlemen have graciously responded that they would continue to serve.

A. Appointment (ID # 3360)

Appointments to Historic Preservation Commission



STAFF REPORT

TO: Board of Aldermen
FROM: Brad Ratliff, City Administrator
DATE: April 28, 2020
SUBJECT: Caretaker Contract

Type of Item: *Contract*

GENERAL INFORMATION

Applicant: City Administrator
Requested Actions: Approval of Contract
Date of Application: May 4, 2020

PROPOSAL

As the Board is aware, there is a home the City owns that is located at our water source lake, Lake Harrisonville. There is currently an employee that is living there and is the caretaker of the property and lake. He is submitting monthly reports to the Public Works Director on work performed at the lake. In my review of City operations, it was noticed that the contract is not current. Therefore, this is an updated contract with updated information. This biggest change is the contract is a 3-year contract instead of a yearly contract. It also has a few minor legal wording changes by the City Attorney.

PREVIOUS ACTIONS

The employee signed the contract in 2015 that expired in 2016. The City employee has been living in that location since the contract was signed in 2015. During that time, he was and continues today, to maintain the area and submit monthly reports.

KEY ISSUES

- The City benefits by having a current employee live on the property to take care of the maintenance and repair needs.
- The City benefits to have an employee there to help keep the area secured.
- The City benefits by monthly reports on Lake Harrisonville, that is beneficial to our water supply.

STAFF COMMENTS AND SUGGESTIONS

It is important to keep this type of contract current. The City Administrator has the authority to sign the contract, but to ensure transparency and the Boards support, is why this is brought to the BOA for approval. In these types of contracts, it is a benefit to the City to have a caretaker on

site.

STAFF RECOMMENDATION

Staff Recommends approval.

ATTACHMENTS

- ✓ Resolution Approving the agreement
- ✓ Examples of the monthly submitted reports.

STAFF CONTACT: Brad Ratliff, bratliff@harrisonville.com

B. Action Item (ID # 3503)

Lake Harrisonville Caretaker Agreement 2020

Attachments:

Lake Harrisonville Caretaker Agreement 2020 (DOC)

1st QUARTER 2020 LAKE CARETAKE (PDF)

LAKE HARRISONVILLE CARETAKER AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2020 by and between the City of Harrisonville, termed in this agreement as "Owner", and _____ & _____, hereinafter referred to as "Contractor".

The Contractor and Owner for the consideration stated herein agree as follows:

Section 1. **SCOPE OF WORK.** The Contractor shall complete all work as generally described as follows:

- A. Communicates with Public Works Director on a daily basis to ensure a safe, secure and clean environment is maintained in all buildings and outside grounds.
- B. Maintain house, yard, shed, boat launching area, and dam area in good condition. Provide repairs, weed-eating and mowing as necessary. The areas to be mowed subject to this agreement shall be described and outlined on Exhibit A attached hereto, specifically:
 1. The grass areas along the lane to the lake, around the house and by the boat ramp and parking shall be mowed not less than 3" and shall not exceed 6" in height. (Often as needed)
 2. The area along the Top of the Dam shall be mowed not less than 3" and shall not exceed 8" in height. (Estimated to be four (4) times per year)
 3. The Emergency Spillway shall be mowed not less than 6" and shall not exceed 12" in height. (Estimated to be four (4) times per year)
- C. Notify owner of any damage or vandalism to property or appliances.
- D. Vehicles must be kept in licensed and running condition. Vehicles permitted are identified below. The Owner shall be notified and approve any changes.
 1. 1995 Jeep Cherokee
 2. 2000 Chrysler Town & Country minivan
- E. Permanent occupancy is limited to the Contractor(s) and two children; Changes must be approved in writing by the City Administrator.
- F. No business related signs.
- G. Satellite dishes shall not be mounted on the roof or side of the building.
- H. Keep trash, limbs and litter picked up in public areas.
- I. Manage the emptying of trash dumpsters to eliminate overflow and maximize capacity.
- J. Check boats and fishermen for proper documentation when present.
- K. Monitor Users and Guest for compliance with general rules and regulations for Lake Harrisonville.
- L. Maintain a log for users to sign-in.
- M. Maintain signage in proper condition. Notify the owner when signage should be replaced.
- N. Trim trees around the Home, outbuilding and boat ramp area as deemed necessary.
- O. Monitor port-a-john condition and outdoor lighting.

- P. Notify Owner in writing when work is requested. (Example- gravel for road, new roof). Planned expenses requested in excess of \$2,500 should be incorporated into the budget development process.
- Q. The list of responsibilities may be modified by the City Administrator or his/her designee.
- R. This list is not intended to be all inclusive
- S. The Owner shall be responsible for providing all equipment needed to complete the work.
- T. The Contractor is not responsible for sustaining a presence at the Lake at all times as the Owner understands that the Contractor has a regular full time job. The Contractor shall conduct the duties described above in the evenings and on other days when the Contractor is not working at their regular job.
- U. The City retains the right of entry. (City Administrator or his/her designee)

Section 2. **TERM OF CONTRACT.** This agreement is for a three-year period, effective _____, 2020 and ending _____, 2023. The Agreement may be extended with the mutual consent of both parties.

Section 3. **RIGHT OF TERMINATION.** This agreement may be terminated upon 60 day written notification by either "Owner" or "Contractor", so long as said notice is given at least 60 days but not more than 90 days prior to the end of any year during the term hereof. Notwithstanding the foregoing, in the event Contractor defaults, is no longer a full-time city employee or fails to properly perform under the terms of this Agreement, City shall provide Contractor with written notice of such default and allow Contractor 10 days to cure the same. If Contractor fails to remedy the default during that time City may terminate this Agreement immediately.

Section 4. **CONTRACT PRICE.** The Owner shall compensate Contractor for services rendered per this agreement by providing housing to the Contractor at the Lake Harrisonville Care Taker House (22601 E. 189th Street, Harrisonville, MO 64701). The rental value of the housing provided to Contractor shall be \$900 monthly value. Contractor shall be responsible for reporting this amount as income in any federal or state tax filing. Owner shall pay for electric, water, sewer, and refuse utility services as well as repairs to the home. Contractor to provide own furnishings as well as supplies related to regular use (such as cleaning supplies, paper products, light bulbs, HVAC filters, etc.). This contract may terminate within 30 days if the full-time employment status with the Owner changes.

Section 5. **RESPONSABILITY OF OWNER.** Owner shall communicate with Contractor regularly, keeping Contractor informed of duties that are seasonal or time sensitive as well as providing feedback on contract deficiencies. Owner will provide contractor with fuel, maintenance supplies and equipment needed to perform Contractor duties.

Section 6. **DAMAGE TO PROPERTY.** The Contractor shall be fully responsible for any damage to property caused by Contractor or Contractor's children. The Contractor shall notify the Owner within 24 hours of any property damage noticed by the Contractor regardless of fault.

Section 7. **INSURANCE.** The Contractor shall purchase and maintain renter's

insurance and property insurance for all personal property housed or stored at the site. Prior to commencing any performance hereunder, the Contractor will provide the Owner with a certificate or certificates of insurance providing proof of compliance herewith.

Section 8. **INDEPENDENT CONTRACTOR STATUS.** The Contractor is acting as an independent contractor in performing the services described in this Agreement. The Contractor is not acting as an employee or agent of Owner and is therefore not covered by Owner's insurance while carrying out the duties contained herein.

The Contractor will not subcontract any work. Violation of this clause shall be grounds for immediate termination of the agreement.

The Contractor will fully indemnify and hold Owner harmless from any and all liability, claim, expense or loss which Owner may incur as a result of the Contractor's failure to perform this agreement in a careful, prudent and workmanlike manner.

CITY OF HARRISONVILLE
OWNER

Brad Ratliff, City Administrator

CONTRACTOR(s)

John (JC) Johnson

Felicia Eisel

EXHIBIT A



Attachment: Lake Harrisonville Caretaker Agreement 2020 (Caretaker Contract)



March Report

4-6-20

LAKE HARRISONVILLE CARETAKER CHECKLIST

Daily

- ☒ Notify Publics Works Director of any damage or vandalism to property or appliances.
- ☒ Keep trash and litter picked up in public areas and visible to the public.
- ☒ Check porta-john condition
- ☒ Check boats and fishermen for proper documentation on weekends and when practical
- ☒ Lighting

Weekly

- ☒ Manage the emptying of trash dumpsters to eliminate overflow and maximize capacity
- ☒ Maintain house, yard, shed, and boat launching area
- ☒ Mowing
- ☒ Weed eating
- ☒ Trimming

Monthly

- ☒ Check and maintain dam area is in good condition
- ☒ Check house foundation and garage for indication of termites, bugs and rodents
- ☒ Complete monthly report of activities

CONTRACTOR(S)

Got my fuel + stuff for tractor + lawn mower. Only thing I can think of I still need is oil filters for tractor + lawn mower. Also need mix oil + bar oil for chainsaw I bought.

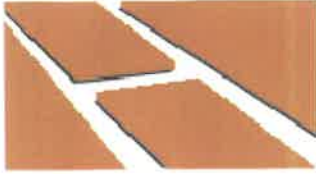
OWNER
CITY OF HARRISONVILLE

Eric Patterson

ERIC PATTERSON, Director of Public Works

This 6th Day of April, 2020

Attachment: 1st QUARTER 2020 LAKE CARETAKE (Caretaker Contract)



February Report

3-4-202

LAKE HARRISONVILLE CARETAKER CHECKLIST

Daily

- ☒ Notify Publics Works Director of any damage or vandalism to property or appliances.
- ☒ Keep trash and litter picked up in public areas and visible to the public.
- ☒ Check porta-john condition
- ☒ Check boats and fishermen for proper documentation on weekends and when practical
- ☒ Lighting

Weekly

- ☒ Manage the emptying of trash dumpsters to eliminate overflow and maximize capacity
- ☒ Maintain house, yard, shed, and boat launching area
- ☒ Mowing
- ☒ Weed eating
- ☒ Trimming

Monthly

- ☒ Check and maintain dam area is in good condition
- ☒ Check house foundation and garage for indication of termites, bugs and rodents
- ☒ Complete monthly report of activities

CONTRACTOR(S)

Dug out ditch in front yard to help yard not be so wet this year. Cut down & cut up some dead trees.

OWNER
CITY OF HARRISONVILLE

ERIC PATTERSON, Director of Public Works

This 4th Day of March, 2020

Attachment: 1st QUARTER 2020 LAKE CARETAKE (Caretaker Contract)



January 2020
Report

Feb-5-2020

LAKE HARRISONVILLE CARETAKER CHECKLIST

Daily

- ☒ Notify Publics Works Director of any damage or vandalism to property or appliances.
- ☒ Keep trash and litter picked up in public areas and visible to the public.
- ☒ Check porta-john condition
- ☒ Check boats and fishermen for proper documentation on weekends and when practical
- ☒ Lighting

Weekly

- ☒ Manage the emptying of trash dumpsters to eliminate overflow and maximize capacity
- ☒ Maintain house, yard, shed, and boat launching area
- ☒ Mowing
- ☒ Weed eating
- ☒ Trimming

Monthly

- ☒ Check and maintain dam area is in good condition
- ☒ Check house foundation and garage for indication of termites, bugs and rodents
- ☒ Complete monthly report of activities

CONTRACTOR(S)

I'll need fuel sometime soonish so I can try and straighten out the parking lot & road while its still wet like it is so hopefully it can dry out smooth.

OWNER
CITY OF HARRISONVILLE

ERIC PATTERSON, Director of Public Works

This 5 Day of February, 2020

Attachment: 1st QUARTER 2020 LAKE CARETAKE (Caretaker Contract)



TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: April 16, 2020
SUBJECT: Ordinance to Amend Ordinance 415.240

Type of Item: *Approval*

C. Action Item (ID # 3500)

AN ORDINANCE AMENDING SECTION 415.240 OF THE CODE OF THE CITY OF HARRISONVILLE, MISSOURI.

Attachments:

O. Ordinance Amending Section 415.240 (00038079) (DOCX)

Staff Report-Engineer Appeal(DOC)

ORDINANCE NO. __**AN ORDINANCE AMENDING SECTION 415.240 OF THE CODE OF THE CITY OF HARRISONVILLE, MISSOURI.****BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI**

SECTION 1. Existing Section 415.240 of the Code of the City of Harrisonville, Missouri is hereby amended to read as follows:

Section 415.240 Appeals.

Any person aggrieved by a decision of the City Engineer (including any decision to deny a waiver from the terms of this Chapter) may appeal any such decision by filing a written notice of appeal with the Public Works Director or designee of the City Administrator (“Appeals Officer”) within thirty (30) calendar days of the issuance of said decision by the City Engineer. If the Public Works Director and City Engineer are the same person, then an appeal shall be submitted to a designee of the City Administrator. The notice of appeal shall state the specific reasons why the decision of the City Engineer is alleged to be in error. The City Engineer shall prepare and send to the Appeals Officer and appellant a written response to said notice of appeal. The Appeals Officer shall render a decision within ten (10) days of receipt of all information.

PASSED by the Board of Aldermen on the 4th day of May 2020. **APPROVED** by the Mayor.

Judy Bowman, Mayor

ATTEST:

Randall K. Jones, City Clerk



300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Aldermen
From: Brad Ratliff, City Administrator
Date: 05/04/20
Re: Section 415.240

GENERAL INFORMATION

Applicant: City Administrator
Requested Actions: Amend Section 415.240
Date of Application: May 4, 2020

PROPOSAL

As discussed on April 20, 2020 on this section of code, that is not written well. The City Attorney conquered that it is not clear on the language and that we should change it to reflect a clearer written code. I had informed the BOA that I think that an appeal of the City Engineer's decision, should go to their supervisor, the Public Works Director. Then if for some reason in the future the City Engineer is also the Public Works Director, then it should be appealed to the City Administrator. To me it didn't make sense to have it go to the govern body, due to the technical review of the decision. When I informed the BOA on April 20, 2020 that it would be my plan to bring that to this meeting, the BOA had no objections. So, this is the update to the code I discussed to ensure it is clearer and a more sensible pathway.

PREVIOUS ACTIONS

Discussed in City Administrator Report on April 20, 2020.

KEY ISSUES

- Allows for technical staff to be appealed to on these issues.
- Current code reflects pathways that are not in existence.
- Current code does not give a clear path.

STAFF COMMENTS AND SUGGESTIONS

None currently.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

- Ordinance

STAFF CONTACT: Brad Ratliff, bratliff@harrisonville.com

Attachment: Staff Report-Engineer Appeal (Ordinance to Amend Ordinance 415.240)



TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 29, 2020
SUBJECT: Cedarhurst Special Use Permit Public Hearing

Type of Item: *Public Hearing*

To: Board of Aldermen
From: Planning and Zoning Commission
Date: April 29, 2020
Re: Cedarhurst Special Use Permit Public Hearing

GENERAL INFORMATION

Applicant: Dover Development, LLC
Requested Actions: Public Hearing for a Special Use Permit
Date of Application: March 13, 2020
Location: 9.93 acres at 2606 Rock Haven Road, Harrisonville, MO

PUBLIC HEARING

A public hearing will be conducted on an application from Dover Development, LLC, for a special use permit to operate the Cedarhurst of Harrisonville assisted living and memory care facility at 2606 Rock Haven Road, Harrisonville, MO. Public notice was published in the official newspaper of the city and sent to all property owners within 185 ft. of the site.

Additional information is included in the agenda packet.

STAFF CONTACT: Roger Kroh, Community Development Planner

D. Action Item (ID # 3506)

Cedarhurst Special Use Permit Public Hearing



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 29, 2020
SUBJECT: Cedarhurst Special Use Permit

Type of Item: *Approval*

To: Board of Aldermen
From: Planning and Zoning Commission
Date: April 29, 2020
Re: Cedarhurst Special Use Permit

GENERAL INFORMATION

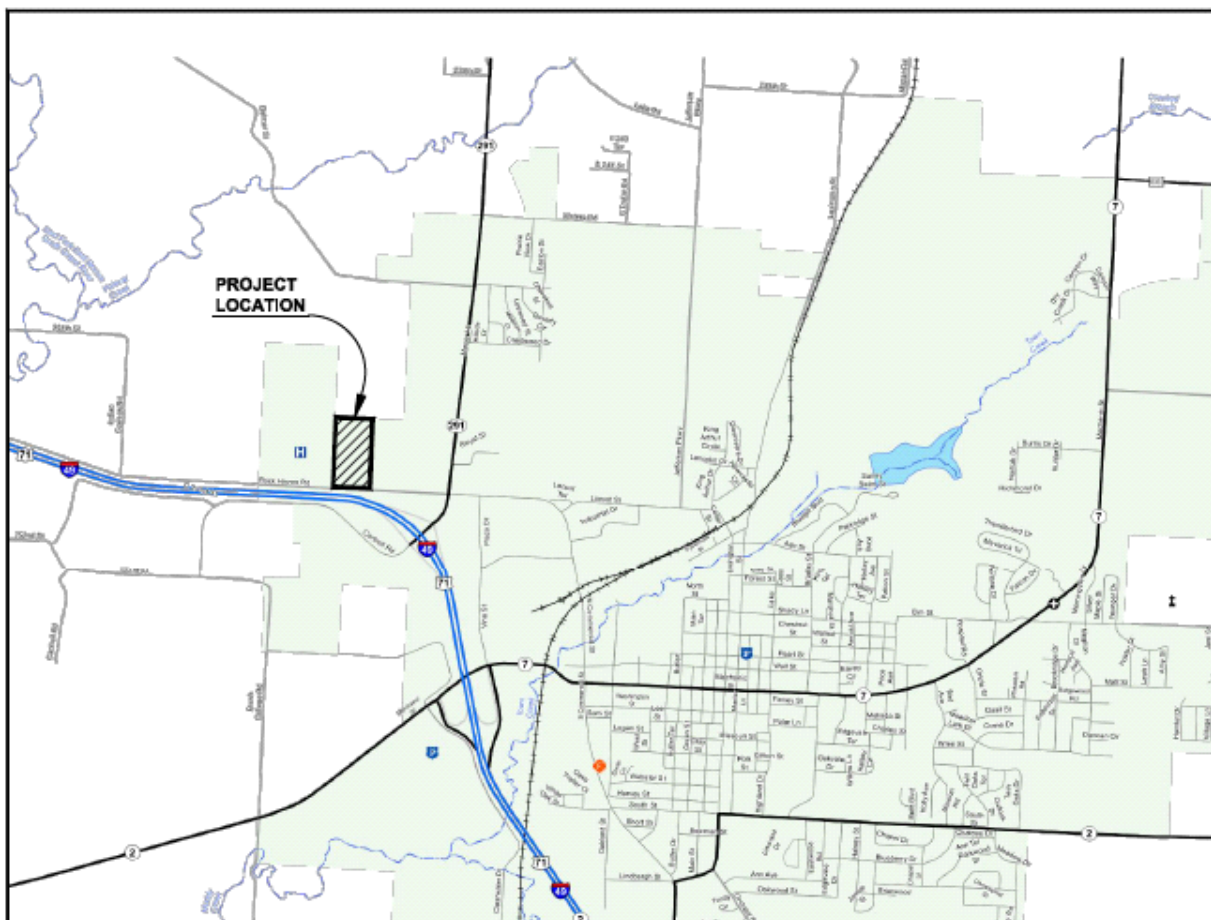
Applicant: Dover Development, LLC
Requested Actions: Public Hearing for a Special Use Permit
Date of Application: March 13, 2020
Location: 9.93 acres at 2606 Rock Haven Road, Harrisonville, MO

PROPOSAL

The City has received an application from Dover Development, LLC, for a special use permit to operate the Cedarhurst of Harrisonville assisted living and memory care facility at 2606 Rock Haven Road next to the Cass County Regional Medical Center. The project will consist of a one-story, 73-unit building of approximately 70,000 sq. ft. and associated infrastructure. The estimated project cost is \$10.75 million. The Missouri Department of Health and Senior Services has granted a certificate of need for the facility. The project will have an annual payroll of approximately \$1.5 million and create approximately 50 jobs. Dover Development, Inc. operates approximately 35 senior care facilities, most of which are in the Midwest.



Vicinity



Site Plan - See attached

PREVIOUS ACTIONS

On March 11, 2020, the Board of Aldermen approved a Memorandum of Understanding to assist with and incentivize the financing of the project.

On April 20, 2020, the Board of Aldermen held a public hearing and adopted an ordinance approving a plan for the Cedarhurst of Harrisonville industrial development project and authorized the issuance of \$10,850,000 in taxable industrial development revenue bonds as the project benefits the City in the following ways.

1. This project eliminates blight on a property that is the gateway to the City.
2. There has been no interest on this property except for one inquiry from a tow company.
3. The City will recover the costs of infrastructure improvements.
4. The City will receive approximately \$265,000 annually in new revenue for water, sewer and electric utilities.
5. The property currently generates \$17,744 annually and would be projected to generate approximately \$458,221 over 22 years in property taxes. The completed Cedarhurst project, after taking into account a 50% abatement, is expected to generate approximately \$44,270 in its first year after completion and \$1.02 million over the same 22 years in payments in lieu of tax paid to the taxing jurisdictions, representing a substantial net increase to the taxing jurisdictions.

KEY ISSUES

Special uses may be desirable in certain areas of the city and with certain other uses, but incompatible in other areas and with other uses. The Board of Aldermen may, within the specifications provided in the Zoning Regulations, permit special uses such buildings, structures or uses provided that the public health, safety, morals and general welfare will not be adversely affected, that ample off-street parking will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values.

STAFF COMMENTS AND SUGGESTIONS

Below is a review of the Cedarhurst application using the criteria set forth in the Zoning Regulations for special use permits.

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

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

North: Undeveloped farmland in unincorporated Cass County
 East: C-2 and AG zoning. Undeveloped land in the City limits
 South: C-2 zoning. I-49, Max Ford, Mill Walk Mall
 West: C-2 zoning. Cass County Regional Medical Center and medical office building along Rock Haven Road. Behind the medical center is land zoned C-1 that is for future expansion of the medical center.

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

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

The physical character of the area is rolling hills along Rock Haven Road. The Cedarhurst project is developing a narrow and deep tract that will otherwise be difficult to develop with commercial uses.

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 C-2 commercial land use designation for the Rock Haven Road area and the commercial designation for both sides of I-49 on the future land use map in the Comprehensive Plan.

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 assisted living and memory care facility as it will be next to and compatible with the Cass County Regional Medical Center and hotels on Rock Haven Road.

- 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.**

Since the immediate area has been zoned C-2, Service Business District, the Cass County Regional Medical Center and medical office building have been constructed as well as an Applebee's Restaurant. Other nearby uses are Quik Trip, hotels and an automotive repair business. We believe the new assisted living facility will be compatible and have a positive impact on the existing uses.

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

The assisted living and memory care project will have a positive impact on nearby properties compared to the blight that has existed on the site.

- 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 with the upgrade of a sanitary sewer lift station that is being done by the City and funded by Cedarhurst per an approved memorandum of understanding.

- 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.**

Property was originally the site of Heritage Tractor and since their move to a new location has been leased by several companies including a trash hauling company. City staff are only aware of one other company expressing an interest in locating at the site the last two years and it was a towing company wishing to use the site as a tow lot.

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 that an assisted living and memory care facility provides a valuable service to the community. The project also removes long-standing and unsightly buildings at the entry to the City.

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 AND PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Staff and the Planning Commission, with a vote of 8 ayes and 0 nays, recommend that the Board of Aldermen adopt an ordinance approving special use permit for Dover Development, LLC

to operate Cedarhurst of Harrisonville Assisted Living and Memory Care facility subject to the following conditions:

1. The Use - This special use permit authorizes the operation of an assisted living and memory care facility.
2. Location - 2606 Rock Haven Road
3. City, County and State Standards - The facility shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.
4. Time Limit - Permanent.

ATTACHMENTS

Ordinance

Site Plan

Letter from Dover Development, LLC.
041620 Planning Commission Minutes

STAFF CONTACT: Roger Kroh, Community Development Planner

E. Action Item (ID # 3507)

AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, GRANTING A PERMANENT SPECIAL USE PERMIT FOR DOVER DEVELOPMENT, LLC. TO OPERATE CEDARURST OF HARRISONVILLE ASSISTED CARE AND MEMORY CARE FACILITY AT 2606 ROCK HAVEN ROAD AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

Attachments:

Ordinance (DOCX)

Site Plan (DOCX)

SUP Cover Letter (PDF)

041620 P&Z Minutes (PDF)

**Council Bill No.
Ordinance No.**

**AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI,
GRANTING A PERMANENT SPECIAL USE PERMIT FOR DOVER DEVELOPMENT,
LLC. TO OPERATE AN THE CEDARURST OF HARRISONVILLE ASSISTED CARE
AND MEMORY CARE FACILITY AT 2606 ROCK HAVEN ROAD AND
ESTABLISHING AN EFFECTIVE DATE THEREOF.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Dover Development, LLC. for a special use permit (SUP) to operate the Cedarhurst of Harrisonville Assisted Care and Memory Care Facility at 2606 Rock Haven Road;

WHEREAS, on April 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 May 4, 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 Dover Development, LLC to operate the Cedarhurst of Harrisonville Assisted Living and Memory Care facility subject to the following conditions:

1. The Use – This special use permit authorizes the operation of an assisted living and memory care facility.
2. Location – 2606 Rock Haven Road
3. City, County and State Standards – The facility shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.
4. Time Limit – Permanent.

Section 2: The special use permit comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

Description:

Commencing at a point on the north right-of-way of Old U.S. Highway 71, 30 feet north of the southwest corner of the southeast quarter of the southeast quarter of Section 32, Township 45, Range 31, Cass County, Missouri, for the true point of beginning; thence north 1295.72 feet; thence east 333.90 feet; thence south 1295.61 feet

to the north right-of-way line of Old U.S. 71; thence west along the north right-of-way of Old U.S. Highway 71, 333.90 feet to the true point of beginning, except any part thereof in roads.

(As described in Alta Commitment for title insurance issued by: Old Republic National Title Insurance Company, (File Number 13533STL))

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 4TH DAY OF MAY 2020 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF MAY 2020 AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF MAY 2020.

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

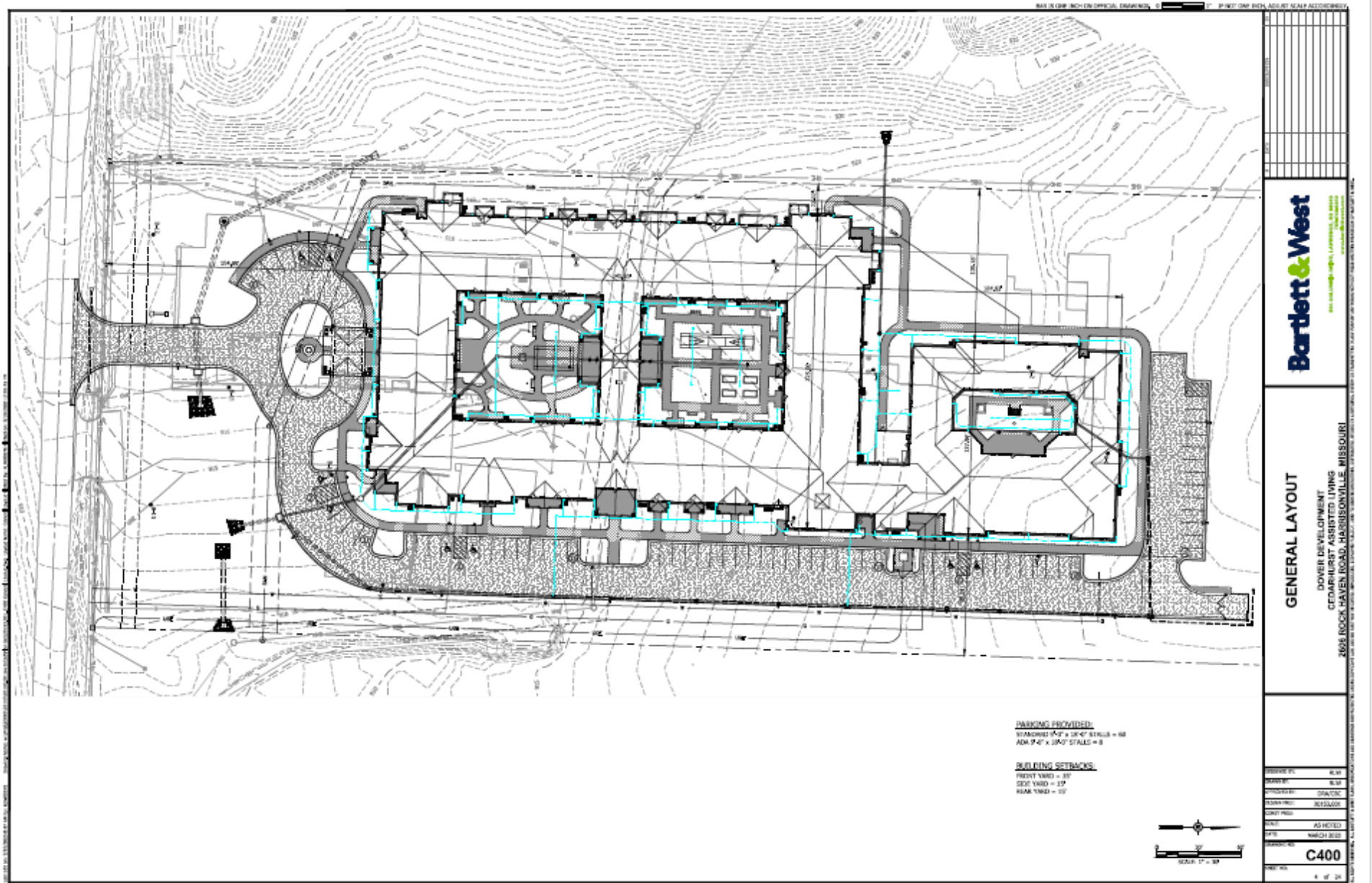
ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this _____ day of May 2020

Attachment I: Cedarhurst of Harrisonville Site Plan

A Larger Copy of this Site Plan will be in the Agenda Packet Mailed to the P&Z Members



Attachment: Site Plan (Cedarhurst Special Use Permit)

THE DOVER COMPANIES



Tina Charleville, Operations Manager
 Direct: 314-884-3185
 Email: tcharleville@dover-development.com

March 13, 2020

[VIA EMAIL TO ROGER KROH FOR CIRCULATION (rkroh@harrisonville.com)]

Roger Kroh
 Community Development Planner
 City of Harrisonville, Missouri
 300 East Pearl St.
 Harrisonville, MO 67401

RE: CEDARHURST OF HARRISONVILLE: SPECIAL USE PERMIT APPLICATION

Dear Roger,

Enclosed you will find the following items for submittal in connection with the Special Use Permit application for Cedarhurst of Harrisonville:

- Complete application form
- One (1) electronic copy of a site plan drawn to scale showing dimensions of the subject property, the dimensions and location of existing and proposed structures, adjacent tracts within 185 feet and other information needed by the city

The following will be delivered no later than March 16, 2020:

- \$150 filing fee payable to the City of Harrisonville
- Five (5) paper copies of a site plan drawn to scale showing dimensions of the subject property, the dimensions and location of existing and proposed structures, adjacent tracts within 185 feet and other information needed by the city

Please let me know if you need any further information in order to put this project on the 4/16 Planning & Zoning Agenda. I look forward to continuing to work with you.

Sincerely,

Tina Charleville

THE DOVER COMPANIES
 300 Hunter Avenue, Suite 200 | St. Louis, MO 63124-2013
 Email:
 Office: (314) 275-0157 | Direct: (314) 884-3185
 DoverCompanies.com

Attachment: SUP Cover Letter (Cedarhurst Special Use Permit)



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

1. Call to Order

The meeting was called to order at 6:01 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	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Graham and Sandra Gentry, Applicants; John Coffey, Applicant; Darron Amman, Bartlett and West Engineering, Tina Charleville, Applicant Representative for Dover Development LLC; Matthew Turner, Alderman Liaison, Roger Kroh, Community Development Planner, and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 20, 2020 6:00 PM

With no additions or corrections, the minutes from the February 20, 2020, meeting were unanimously accepted.

Dorothy Young asked if the Planning Commission can meet and hold a public hearing using online conferencing and still meet open meeting requirements. Roger said that the City Attorney has reviewed the open meeting requirements in state statutes and opined, given the risk of the carona virus, that the City can use online conferencing as it notifies interested parties on the city website how they can participate in the meetings.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Scott Milner

AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

3. Agenda Items

A. Preliminary Plat of Bounty Hill Plat 1

Roger Kroh presented the Preliminary Plat of Bounty Hill Plat 1. He reminded the Commission that Graham and Sandra Gentry had requested a Special Use Permit previously for Aquafresh Barramundi LLC at 4241 Brookhart Drive. This is a 12 acre lot that has been divided into 2 lots. Lot 1 is .74 acres and will become the global and US home of a distribution operation for BOSS Air Suspension. The larger lot, a little over 11 acres, will be home for an indoor aquaculture farm with living quarters and an indoor hydroponic farm for vegetable and herbs. They plan to add buildings as the business grows with the maximum number being 4 buildings for raising fish and 4 greenhouses. They are proposing a pond with a 15 foot statue that would be for storm detention. They are currently working with the State on holding tanks. Staff recommends approval of this plat as presented.

Dorothy Young asked if anything is been done with signage yet? Roger Kroh stated that no applications for sign permits have been received.

Wilbert Crawford made a motion to recommend approval as outlined in the staff report. Dorothy Young seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Dorothy Young
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

B. Final Plat of Bounty Hill, Plat 1

Roger Kroh presented the Final Plat of Bounty Hill, Plat 1. He stated that the Plat meets all planning requirements of the City.

Wilbert Crawford made a motion to recommend approval as outlined. Scott Milner seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Scott Milner
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

C. Special Use Permit - Cedarhurst of Harrisonville - Public Hearing

Roger Kroh presented a Special Use Permit application from Dover Development, LLC, to operate the Cedarhurst of Harrisonville Assisted Living and Memory Care facility at 2606 Rockhaven Road. This project will consist of a one-story, 73-unit building at an estimated cost of \$10.75 million. The plans include 3 open air courtyards, a salon/spa, theatre and other amenities. The staff will provide meals and assist with daily living.

There will be a secured memory care unit as well. This would bring approximately 50 jobs to the city.

Dorothy Young asked if the status of the SUP could be revisited if the operation is sold or in question. Roger Kroh stated that there are stipulations that have to be followed. If conditions are broken, a public hearing would be conducted to reconsider the special use permit.

Virgil Butler asked about the facade. He stated he would like it to stay the same as the Cass Regional Medical Center. Mr. Kroh said that the City does not have any exterior requirements. Exterior façade requirements are something that the Planning Commission should discuss when regulations are updated.

Dorothy Young asked about staffing, how many professional positions and how many entry level positions? Tina Charleville, Development Director for Dover Development, stated that it would be a mix of full and part time employees. There would be an executive director for the facility, nurses, LPN's, med-techs, housekeeping, dietary staff and others. They do not use staffing agencies. All hiring is done by the facility.

Mr. Kroh introduced Tina Charleville and Darron Amman, Engineer for Bartlett and West, to the Commission. Ms. Charleville stated that a Certificate of Need was received from the State of Missouri. Dover Development operates 35 similar facilities in the Midwest, Georgia and Florida. There is a great need for this type of facility in this area.

Roger Kroh stated this proposal will remove blighted buildings at the old Heritage Tractor provide for construction of a 70,000 sq. ft., 1 story building with 70 to 75 units. Staff recommends a permanent term on this Special Use Permit due to the size of the investment. Cass County Regional Medical Center also has a permanent SUP.

Chairman Chiodini opened the Public Hearing. No questions or comments were asked.

Chairman Chiodini closed the Public Hearing.

Mayor Bowman made a motion to recommend the Special Use Permit for the operation of Cedarhurst of Harrisonville at 2606 Rockhaven Road to the Board of Alderman for approval. Wilbert Crawford seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

D. Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing

Roger Kroh presented an application from John Coffey and Southview Properties to rezone 708 Lindbergh St from M-1 Limited Industrial District to R-4 Apartment Residential District. This request is so the 2 abandoned and dilapidated 3-plexes can be rehabilitated into 2 duplexes for a total of 4 units. Mr. Kroh stated that if the 3-plexes had remained occupied, rezoning would not be necessary as they would have been legal non-conforming. To do the rehab, the property will have to be rezoned to make it legal. Staff met with several of the surrounding property owners to see if they would also like to rezone their property from M-1 to R-4. They are very supportive of the redevelopment, but would like to stay with their current zoning because they believe it makes their

property more valuable. Another nearby landowner, Terry Dowling, has a commercial building that fronts Commercial Street and backs up to the properties on Lindbergh Street. He was originally opposed to the rezoning, but when he found out the application was John Coffey, he said he felt better about the project as he knows Mr. Coffey will do a good job. Last, the property owners at 1801 Oakland would like to see 708 Lindbergh Street redeveloped, but do not want their property to be rezoned to R-4.

Mr. Kroh introduced John Coffey of Southview Properties to the Commission.

Chairman Chiodini opened the Public Hearing.

Mr. Chiodini asked if the garage that was mentioned in the staff report will be renovated or completely rebuilt. Mr. Coffey stated that it will be renovated and will be behind the homes so it will not look any different from the street.

Alderman Turner state that he had lived in the 3-plexes a long time ago and that he is glad Mr. Coffey is fixing them up.

Dorothy Young stated she is concerned about spot zoning but also sees a need to fix up the properties. She asked if the properties would be grandfathered in if in the future the master plan included rezoning the whole strip along Lindbergh to M-1 or C-2. Mr. Kroh stated that they would be. They would be legal non-conforming.

With no questions from the public, Chairman Chiodini closed the Public Hearing.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman the rezoning of 708 Lindbergh Street from M-1 to R-4. Virgil Butler seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Virgil Butler
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

4. Discussion Items

Mr. Kroh stated that there would be a scheduled regular meeting in May.

5. Adjourn

With nothing further to come before the Commission, Virgil Butler made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:54 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Regular Meeting

Thursday, April 16, 2020

6:00 PM

ATTEST:

Jamie Martin, Secretary

Attachment: 041620 P&Z Minutes (Cedarhurst Special Use Permit)

City of
Harrisonville
STAFF REPORT

est.
1836

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 28, 2020
SUBJECT: Bounty Hill Preliminary Plat 1, Lots 1 and 2

Type of Item: *Approval*

To: Board of Aldermen

From: Planning and Zoning Commission

Date: April 28, 2020

Re: Bounty Hill Preliminary Plat, Plat I, Lots 1 and 2

GENERAL INFORMATION

Applicant: Gentry Fam Farms, LLC (Graham and Sandra Gentry)

Requested Actions: Approval of Preliminary Plat

Date of Application: December 26, 2019

Location: 12 ac at 4221 and 4241 S. Brookhart Dr
Between 267th and 275th, and I-49 and Brookhart Dr.

PROPOSAL

The preliminary proposed by Graham and Sandra Gentry (Gentry Fam Farms, LLC.) divides their 12 acres into a .74 acre lot for a 5,400 sq. ft. distribution operation for BOSS Air

Suspension, a producer of air suspension systems for vehicles, and an 11.26-acre tract for an indoor aquaculture farm for raising fish and an indoor hydroponic farm for raising vegetables and herbs.

VICINITY MAP



PREVIOUS ACTIONS

The Planning and Zoning Commission and Board of Aldermen recently approved a Special Use Permit for Graham and Sandra Gentry with Aquafresh Barramundi LLC to operate an indoor aquaculture farm with a living quarters and an indoor hydroponic farm for vegetables and herbs.

KEY ISSUES

The preliminary plat is a formal plan indicating prominent existing features of a tract and its surroundings and the general layout of the proposed subdivision. Approval by the City indicates that the preliminary plat meets the design standards and requirements of the subdivision regulations and conforms to the requirements of the zoning regulations and other applicable provisions of the policies and standards of the City of Harrisonville. Upon approval of the preliminary plat, the developer may then proceed with the detailed construction plans required for all facilities and utilities.

STAFF COMMENTS AND SUGGESTIONS

The 12 acres will be divided into two tracts as follows:

- Lot 1 -- .74-ac. -- The smaller tract at the northwest corner of the site, will become the global and US home of a 5,400 sq. ft. distribution operation for BOSS Air Suspension, an Australian producer of air suspension systems for vehicles (www.bossairsuspension.com <<http://www.bossairsuspension.com>>). Distribution as a use is allowed by right in the M-1 zoning district.
- Lot 2 -- 11.26-ac. -- The larger tract will be the home of the indoor aquaculture farm for the raising of fish and indoor hydroponic farm for vegetables and herbs. The following buildings are proposed:

Four buildings from 3,920 sq. ft. to 9,700 sq. ft. are proposed for raising fish for restaurants and grocery stores. The Stage 1 building will be constructed initially, and others will be added as business develops. The projected order of construction is on the preliminary plat. A studio apartment for a caretaker to oversee the fish operation will be in the Stage 1 building.

Processing of industrial hemp (separating seed from stalks) may occur in the Stage 1 building with proper approvals.

Four aquaponic greenhouses from 19,350 sq. ft. to 42,060 sq. ft. are proposed for raising leafy vegetables. One greenhouse will be constructed initially, and others will be added as business develops. The projected order of construction is on the preliminary plat.

Stormwater

The applicant proposes to construct a dam and pond near I-49 for stormwater detention and asfetics. The size of the pond will be determined by the stormwater management plan that is now being engineered. In the pond will be a fountain and statue of a 15-ft barramundi fish.

Approval of a sign is not part of this application. But the applicant wishes to construct a sign on the northeast corner of the site that will be approximately 80 ft. in height so as to be visible over trees. As the sign code limits the height to 50 ft., the applicant may be a candidate for a variance under the sign code if he is willing to relocate the sign to the southeast corner of the site which is within 1000 ft. of an I-49 interchange.

STAFF RECOMMENDATION

Approval of a motion recommending that the Board of Aldermen approve the Preliminary Plat of

Bounty Hill, Plat 1, Lots 1 and 2, subject to the following conditions:

1. Sewage Disposal Facilities - Sewage disposal facilities shall be constructed to meet all City and Department of Natural Resources requirements.
2. Off-street Parking and Queuing - The amount of off-street parking shall be determined by the Community Development Department prior to the issuance of building permits for each building and greenhouse and shall be in sufficient numbers to accommodate employees, visitors, deliveries and parking accessibility requirements of the city.
3. Site Development and Stormwater Management Plans -- Approval of the site development plan and stormwater management plan are required prior to the release of a land disturbance permit and/or building permit.
4. City, County and State Standards - The indoor aquaculture fish farm and indoor hydroponic farm shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes. Such requirements may necessitate modifications to the preliminary plan in the future.

ATTACHMENTS

Resolution

Preliminary Plat

041620 P&Z Minutes

STAFF CONTACT: Roger Kroh, Community Development Planner

F. Action Item (ID # 3502)

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF BOUNTY HILL, PLAT 1, LOTS 1 AND 2, A 12-ACRE PLAT AT 4221 AND 4241 S. BROOKHART DR IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Attachments:

Resolution (DOCX)

Preliminary Plat (PDF)

040620 P&Z Minutes (PDF)

Council Bill No.

Resolution No.

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF BOUNTY HILL, PLAT 1, LOTS 1 AND 2, A 12-ACRE PLAT AT 4221 AND 4241 S. BROOKHART DR IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Gentry Fam Farms, LLC to approve the Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2, a 12-acre subdivision at 4221 and 4241 S. Brookhart Dr; and

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on April 16, 2020, and unanimously recommended that the Board of Aldermen approve the plat; and,

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

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

Section 1. That the Board of Aldermen of Harrisonville, Missouri, hereby approves the Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2, subject to the following stipulations:

1. Sewage Disposal Facilities – Sewage disposal facilities shall be constructed to meet all City and Department of Natural Resources requirements.
2. Off-street Parking and Queuing – The amount of off-street parking shall be determined by the Community Development Department prior to the issuance of building permits for each building and greenhouse and shall be in sufficient numbers to accommodate employees, visitors, deliveries and parking accessibility requirements of the city.
3. Site Development and Stormwater Management Plans -- Approval of the site development plan and stormwater management plan are required prior to the release of a land disturbance permit and/or building permit.
4. City, County and State Standards – The indoor aquaculture fish farm and indoor hydroponic farm shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes. Such requirements may necessitate modifications to the preliminary plan in the future.

Section 2: Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2, comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

RECORD DESCRIPTION: BOOK 4413, PAGE 18

Attachment: Resolution (Bounty Hill Preliminary Plat 1, Lots 1 and 2)

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3168 AT PAGE 113, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44, RANGE 31 IN CASS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, RUN THENCE NORTH 88°00'56" WEST, ALONG THE SOUTH LINE THEREOF, 1315.45 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01°51'21" EAST, ALONG THE WEST LINE OF SAID EAST HALF, 874.51 FEET, TO THE NORTHWEST CORNER OF "KELLY SUBDIVISION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 88°04'14" EAST, ALONG THE NORTH LINE THEREOF, 40.00 FEET, TO THE NORTHWEST CORNER OF LOT 1, IN SAID "KELLY SUBDIVISION", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 01°51'21" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 602.59 FEET; THENCE SOUTH 88°04'14" EAST, 830.55 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 49 (FORMERLY U.S. 71 HIGHWAY), AS NOW LOCATED; THENCE SOUTH 07°35'05" EAST, ALONG SAID RIGHT-OF-WAY LINE, 322.05 FEET; THENCE SOUTH 03°33'01" WEST, ALONG SAID RIGHT-OF-WAY LINE, 285.08 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, "KELLY SUBDIVISION"; THENCE NORTH 88°04'14" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 874.95 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINS 12.00 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Section 3. That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

Section 4: That this resolution shall be effective immediately upon its passage and approval.

AYES:

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 4th day of May 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 4th day of May 2020.

Attachment: Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2

Attachment: Resolution (Bounty Hill Preliminary Plat 1, Lots 1 and 2)



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

1. Call to Order

The meeting was called to order at 6:01 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	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Graham and Sandra Gentry, Applicants; John Coffey, Applicant; Darron Amman, Bartlett and West Engineering, Tina Charleville, Applicant Representative for Dover Development LLC; Matthew Turner, Alderman Liaison, Roger Kroh, Community Development Planner, and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 20, 2020 6:00 PM

With no additions or corrections, the minutes from the February 20, 2020, meeting were unanimously accepted.

Dorothy Young asked if the Planning Commission can meet and hold a public hearing using online conferencing and still meet open meeting requirements. Roger said that the City Attorney has reviewed the open meeting requirements in state statutes and opined, given the risk of the carona virus, that the City can use online conferencing as it notifies interested parties on the city website how they can participate in the meetings.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Scott Milner

AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

3. Agenda Items

A. Preliminary Plat of Bounty Hill Plat 1

Roger Kroh presented the Preliminary Plat of Bounty Hill Plat 1. He reminded the Commission that Graham and Sandra Gentry had requested a Special Use Permit previously for Aquafresh Barramundi LLC at 4241 Brookhart Drive. This is a 12 acre lot that has been divided into 2 lots. Lot 1 is .74 acres and will become the global and US home of a distribution operation for BOSS Air Suspension. The larger lot, a little over 11 acres, will be home for an indoor aquaculture farm with living quarters and an indoor hydroponic farm for vegetable and herbs. They plan to add buildings as the business grows with the maximum number being 4 buildings for raising fish and 4 greenhouses. They are proposing a pond with a 15 foot statue that would be for storm detention. They are currently working with the State on holding tanks. Staff recommends approval of this plat as presented.

Dorothy Young asked if anything is been done with signage yet? Roger Kroh stated that no applications for sign permits have been received.

Wilbert Crawford made a motion to recommend approval as outlined in the staff report. Dorothy Young seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Dorothy Young
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

B. Final Plat of Bounty Hill, Plat 1

Roger Kroh presented the Final Plat of Bounty Hill, Plat 1. He stated that the Plat meets all planning requirements of the City.

Wilbert Crawford made a motion to recommend approval as outlined. Scott Milner seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Scott Milner
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

C. Special Use Permit - Cedarhurst of Harrisonville - Public Hearing

Roger Kroh presented a Special Use Permit application from Dover Development, LLC, to operate the Cedarhurst of Harrisonville Assisted Living and Memory Care facility at 2606 Rockhaven Road. This project will consist of a one-story, 73-unit building at an estimated cost of \$10.75 million. The plans include 3 open air courtyards, a salon/spa, theatre and other amenities. The staff will provide meals and assist with daily living.

There will be a secured memory care unit as well. This would bring approximately 50 jobs to the city.

Dorothy Young asked if the status of the SUP could be revisited if the operation is sold or in question. Roger Kroh stated that there are stipulations that have to be followed. If conditions are broken, a public hearing would be conducted to reconsider the special use permit.

Virgil Butler asked about the facade. He stated he would like it to stay the same as the Cass Regional Medical Center. Mr. Kroh said that the City does not have any exterior requirements. Exterior façade requirements are something that the Planning Commission should discuss when regulations are updated.

Dorothy Young asked about staffing, how many professional positions and how many entry level positions? Tina Charleville, Development Director for Dover Development, stated that it would be a mix of full and part time employees. There would be an executive director for the facility, nurses, LPN's, med-techs, housekeeping, dietary staff and others. They do not use staffing agencies. All hiring is done by the facility.

Mr. Kroh introduced Tina Charleville and Darron Amman, Engineer for Bartlett and West, to the Commission. Ms. Charleville stated that a Certificate of Need was received from the State of Missouri. Dover Development operates 35 similar facilities in the Midwest, Georgia and Florida. There is a great need for this type of facility in this area.

Roger Kroh stated this proposal will remove blighted buildings at the old Heritage Tractor provide for construction of a 70,000 sq. ft., 1 story building with 70 to 75 units. Staff recommends a permanent term on this Special Use Permit due to the size of the investment. Cass County Regional Medical Center also has a permanent SUP.

Chairman Chiodini opened the Public Hearing. No questions or comments were asked.

Chairman Chiodini closed the Public Hearing.

Mayor Bowman made a motion to recommend the Special Use Permit for the operation of Cedarhurst of Harrisonville at 2606 Rockhaven Road to the Board of Alderman for approval. Wilbert Crawford seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

D. Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing

Roger Kroh presented an application from John Coffey and Southview Properties to rezone 708 Lindbergh St from M-1 Limited Industrial District to R-4 Apartment Residential District. This request is so the 2 abandoned and dilapidated 3-plexes can be rehabilitated into 2 duplexes for a total of 4 units. Mr. Kroh stated that if the 3-plexes had remained occupied, rezoning would not be necessary as they would have been legal non-conforming. To do the rehab, the property will have to be rezoned to make it legal. Staff met with several of the surrounding property owners to see if they would also like to rezone their property from M-1 to R-4. They are very supportive of the redevelopment, but would like to stay with their current zoning because they believe it makes their

property more valuable. Another nearby landowner, Terry Dowling, has a commercial building that fronts Commercial Street and backs up to the properties on Lindbergh Street. He was originally opposed to the rezoning, but when he found out the application was John Coffey, he said he felt better about the project as he knows Mr. Coffey will do a good job. Last, the property owners at 1801 Oakland would like to see 708 Lindbergh Street redeveloped, but do not want their property to be rezoned to R-4.

Mr. Kroh introduced John Coffey of Southview Properties to the Commission.

Chairman Chiodini opened the Public Hearing.

Mr. Chiodini asked if the garage that was mentioned in the staff report will be renovated or completely rebuilt. Mr. Coffey stated that it will be renovated and will be behind the homes so it will not look any different from the street.

Alderman Turner state that he had lived in the 3-plexes a long time ago and that he is glad Mr. Coffey is fixing them up.

Dorothy Young stated she is concerned about spot zoning but also sees a need to fix up the properties. She asked if the properties would be grandfathered in if in the future the master plan included rezoning the whole strip along Lindbergh to M-1 or C-2. Mr. Kroh stated that they would be. They would be legal non-conforming.

With no questions from the public, Chairman Chiodini closed the Public Hearing.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman the rezoning of 708 Lindbergh Street from M-1 to R-4. Virgil Butler seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Virgil Butler
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

4. Discussion Items

Mr. Kroh stated that there would be a scheduled regular meeting in May.

5. Adjourn

With nothing further to come before the Commission, Virgil Butler made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:54 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Regular Meeting**Thursday, April 16, 2020****6:00 PM**

ATTEST:

Jamie Martin, Secretary

Attachment: 040620 P&Z Minutes (Bounty Hill Preliminary Plat 1, Lots 1 and 2)



TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 29, 2020
SUBJECT: Bounty Hill Final Plat I, Lots 1 and 2

Type of Item: *Approval*

To: Board of Aldermen

From: Planning and Zoning Commission

Date: April 28, 2020

Re: Final Plat of Bounty Hill, Plat I, Lots 1 and 2

GENERAL INFORMATION

Applicant: Gentry Fam Farms, LLC (Graham and Sandra Gentry)

Requested Actions: Approval of Final Plat

Date of Application: December 26, 2019

Location: 12 ac at 4221 and 4241 S. Brookhart Dr
Between 267th and 275th, and I-49 and Brookhart Dr.

PROPOSAL

The final plat proposed by Graham and Sandra Gentry (Gentry Fam Farms, LLC.) divides their 12 acres into a .74 acre lot and an 11.26 acre lot. See attached final plat.

VICINITY MAP



PREVIOUS ACTIONS

The Planning and Zoning Commission and Board of Aldermen recently approved a Special Use Permit for Graham and Sandra Gentry with Aquafresh Barramundi LLC to operate an indoor aquaculture farm with a living quarters and an indoor hydroponic farm for vegetables and herbs. On April 16, 2020, the P&Z Commission unanimously recommended approval of the preliminary plat which the BOA is considering on May 4, 2020.

KEY ISSUES

A final plat prepared by a registered land surveyor or registered professional engineer describes the precise location and dimension of lots, established easements, and dedicated street right-of-way of property being subdivided. Approval by the City indicates that the final plat meets the design standards and requirements of the subdivision regulations and conforms to the requirements of the zoning regulations and other applicable provisions of the policies and standards of the city.

STAFF COMMENTS AND SUGGESTIONS

The 12-ac. final plat contains two lots (Lot 1 is .74 acres and Lot 2 is 11.26 ac.) and has all of the notes, easements, and dedications required by the subdivision ordinance of the City.

P&Z AND STAFF RECOMMENDATIONS

The Planning and Zoning Commission, by a unanimous vote, and staff recommend that the Board of Aldermen adopt the ordinance approving the Final Plat of Bounty Hill, Plat 1, Lots 1 and 2.

ATTACHMENTS

Ordinance

Final Plat

041620 P&Z Minutes

STAFF CONTACT: Roger Kroh, Community Development Planner

G. Action Item (ID # 3505)

AN ORDINANCE TO APPROVE THE FINAL PLAT OF BOUNTY HILL, PLAT 1, LOTS 1 AND 2, A 12-ACRE SUBDIVISION AT 4221 AND 4241 S. BROOKHART DR IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

Attachments:

Ordinance (DOC)

Final Plat of Bounty Hill, Plat I (PDF)

040620 P&Z Minutes (PDF)

Bill No.
Ordinance No.

AN ORDINANCE TO APPROVE THE FINAL PLAT OF BOUNTY HILL, PLAT 1, LOTS 1 AND 2, A 12-ACRE SUBDIVISION AT 4221 AND 4241 S. BROOKHART DR IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Gentry Fam Farms, LLC to approve the Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2, a 12-acre subdivision at 4221 and 4241 S. Brookhart Dr; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on April 16, 2020 and recommended by a vote of 8 ayes and 0 nays that the Board of Aldermen approve the final plat; and

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

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 the Board of Aldermen of Harrisonville, Missouri, hereby approves the final plat of Bounty Hill Plat 1, Lots 1 and 2, a 12 acre subdivision at 4221 and 4241 S. Brookhart DR in the M-1 Light Industrial Zoning District, which is attached as Exhibit I.

Section 2: The final plat of Bounty Hill, Plat 1, Lots 1 and 2, comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

RECORD DESCRIPTION: BOOK 4413, PAGE 18

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3168 AT PAGE 113, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44, RANGE 31 IN CASS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, RUN THENCE NORTH 88°00'56" WEST, ALONG THE SOUTH LINE THEREOF, 1315.45 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01°51'21" EAST, ALONG THE WEST LINE OF SAID EAST HALF, 874.51 FEET, TO THE NORTHWEST CORNER OF "KELLY SUBDIVISION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 88°04'14" EAST, ALONG THE NORTH LINE THEREOF, 40.00 FEET, TO THE NORTHWEST CORNER OF LOT 1, IN SAID "KELLY SUBDIVISION", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 01°51'21" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 602.59 FEET; THENCE SOUTH 88°04'14" EAST, 830.55

FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 49 (FORMERLY U.S. 71 HIGHWAY), AS NOW LOCATED; THENCE SOUTH 07°35'05" EAST, ALONG SAID RIGHT-OF-WAY LINE, 322.05 FEET; THENCE SOUTH 03°33'01" WEST, ALONG SAID RIGHT-OF-WAY LINE, 285.08 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, "KELLY SUBDIVISION"; THENCE NORTH 88°04'14" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 874.95 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINS 12.00 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

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 4TH DAY OF MAY 2020 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF MAY 2020 AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF MAY 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 _____ day of May 2020

Attachment I: Final Plat of Bounty Hill Plat 1, Lots 1 and 2

Attachment: Ordinance (Bounty Hill Final Plat 1, Lots 1 and 2)

Final Plat of "Bounty Hill, Plat 1" Lots 1 & 2 a subdivision of land in the City of Harrisonville, Cass County, Missouri

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "BOUNTY HILL, PLAT 1". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "BOUNTY HILL, PLAT 1".

BUILDING LINES OR SETBACK LINES SHALL CONFORM TO ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI, NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE, REAR OR SIDE LOT LINES.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE OR AUTHORIZED UTILITY COMPANIES, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E.).

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SEWER PIPES AND SEWER APPURTENANCES UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "CITY OF HARRISONVILLE SEWER EASEMENT".

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

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN TESTIMONY WHEREOF, GENTRY FAM FARMS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S

MANAGER AND ATTESTED BY A MEMBER THIS _____ DAY OF _____, 2020.

BY: _____
MANAGER

ATTEST: _____
MEMBER

STATE OF)

) SS

COUNTY OF)

ON THIS _____ DAY OF _____, IN THE YEAR 2020, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF GENTRY FAM FARMS, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE (OR SHE) EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(SEAL)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

THIS PLAT OF "BOUNTY HILL, PLAT 1" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "BOUNTY HILL, PLAT 1" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN

BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE _____ DAY OF _____, 2020.

(SEAL)

MAYOR: _____

ATTEST: _____
CITY CLERK

CITY ENGINEER

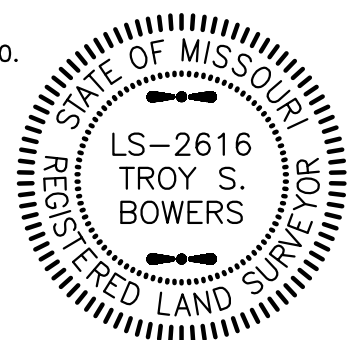
COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN PLAT OF BOUNTY HILL, PLAT 1 IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2020.
ANDERSON ENGINEERING, INC. L.C. 62
BY: _____

TROY S. BOWERS, P.L.S. 2616

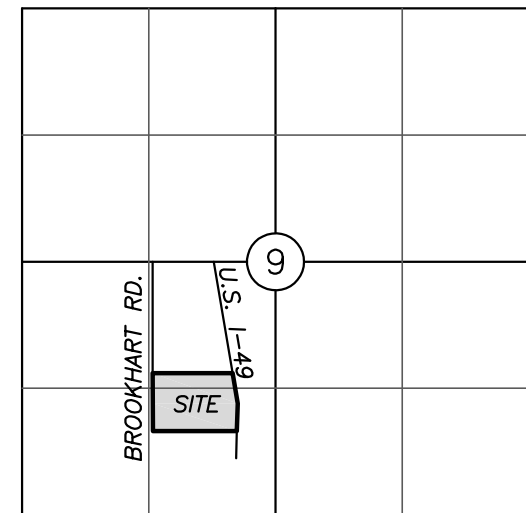
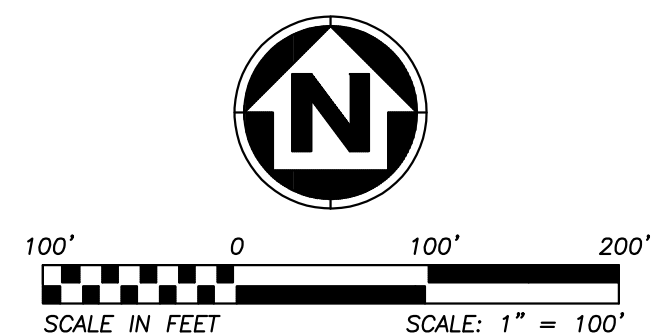
3/5/20
DATE



OWNER/DEVELOPER
GENTRY FAM FARMS LLC
1208 N LYNE AVE
RAYMORE, MO. 64083

Legend

- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62
- ⦿ = FOUND 1/2" IRON BAR W/ 1" PLASTIC CAP STAMPED A/E INC LC 62, REPLACED WITH 5/8" IRON BAR W/ 2" ALUMINUM CAP STAMPED A/E INC LC 62
- X-X- = FENCE LINE
- = CHAIN LINK FENCE LINE



LOCATION MAP

SECTION 9, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Record Description: BOOK 4413, PAGE 18

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3168 AT PAGE 113, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44, RANGE 31 IN CASS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, RUN THENCE NORTH 88°00'56" WEST, ALONG THE SOUTH LINE THEREOF, 1315.45 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01°51'21" EAST, ALONG THE WEST LINE OF SAID EAST HALF, 874.51 FEET, TO THE NORTHWEST CORNER OF "KELLY SUBDIVISION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 88°04'14" EAST, ALONG THE NORTH LINE THEREOF, 40.00 FEET, TO THE NORTHWEST CORNER OF LOT 1, IN SAID "KELLY SUBDIVISION", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 01°51'21" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 602.59 FEET; THENCE SOUTH 88°04'14" EAST, 830.55 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 49 (FORMERLY U.S. 71 HIGHWAY), AS NOW LOCATED; THENCE SOUTH 07°35'05" EAST, ALONG SAID RIGHT-OF-WAY LINE, 322.05 FEET; THENCE SOUTH 03°33'01" WEST, ALONG SAID RIGHT-OF-WAY LINE, 285.08 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, "KELLY SUBDIVISION"; THENCE NORTH 88°04'14" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 874.95 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINS 12.00 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

CURRENT SITE ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

BEARINGS SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.

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

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFELT LAND TITLE, INC., IN THEIR ALTA COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 19033171, DATED AUGUST 5, 2019. ADJACENT PARCEL DEED INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP. THIS SURVEYOR HAS RELIED ON SAID ALTA COMMITMENT FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE IN THE PREPARATION OF THIS PLAT.

MISSOURI ONE CALL WAS NOTIFIED FOR UTILITY LOCATIONS ON THE SUBJECT PROPERTY. ALL UTILITIES MAY OR MAY NOT HAVE BEEN FLAGGED. ANDERSON ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OR OMISSION OF ANY EXISTING UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY. MISSOURI ONE CALL TICKET NUMBER: 192271906, 192271907, DATE: AUGUST 15, 2019.

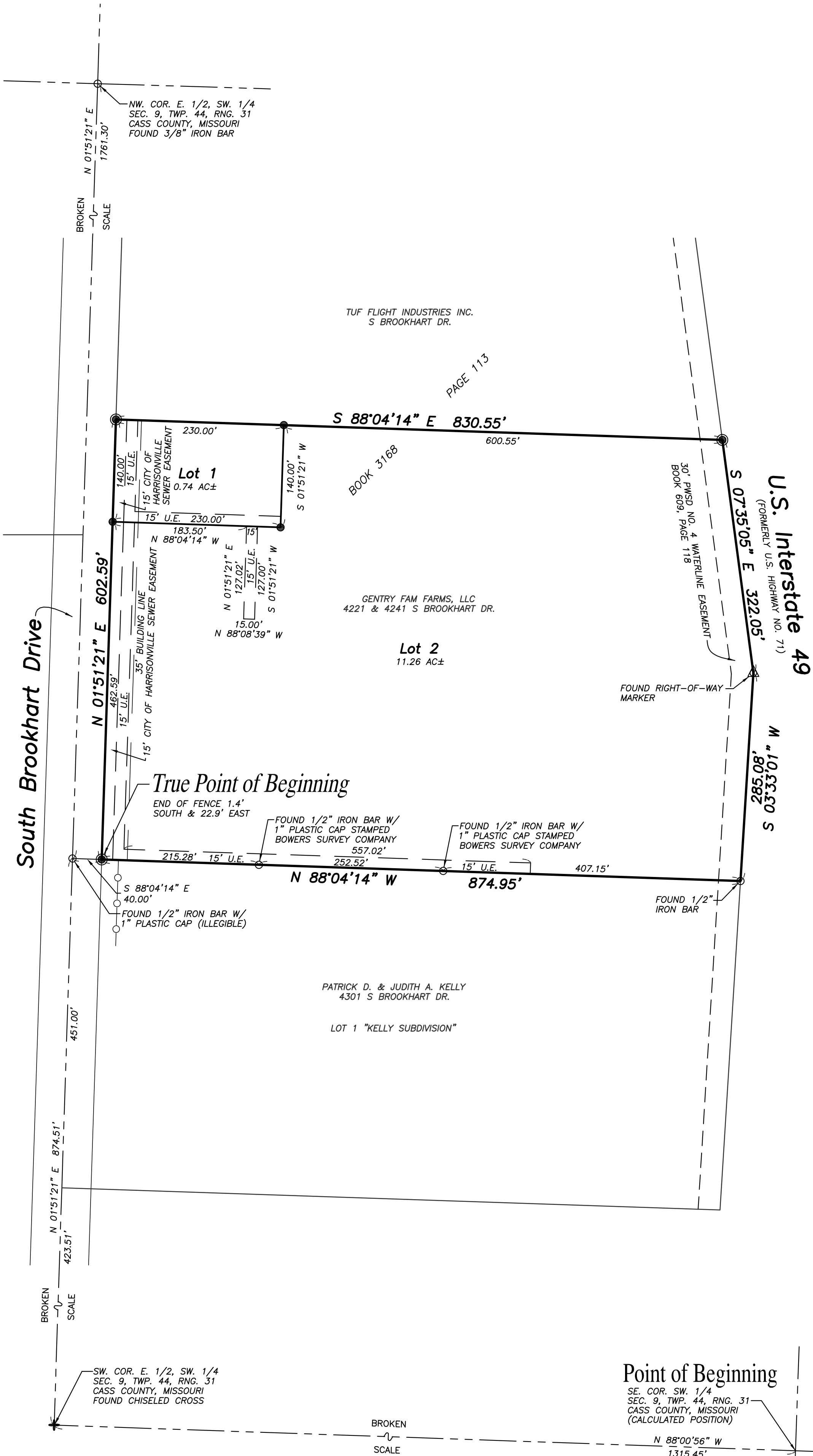
THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C0188F AND MAP NO. 29037C0325F, DATED JANUARY 2, 2013. ANDERSON ENGINEERING INC. ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

Easement Notes:

Existing Blanket Easements Which May Affect this Tract:

- EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS SHOWN BY INSTRUMENT RECORDED APRIL 9, 1931 IN BOOK 292 AT PAGE 193.
- EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, AS SHOWN BY INSTRUMENT RECORDED APRIL 2, 1970 IN BOOK 538 AT PAGE 350.



ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
108 E PEARL STREET • HARRISONVILLE, MISSOURI 64701 • PHONE (816) 380-4821
ANDERSON CO.# 000662

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
1	REVISIONS PER CITY COMMENTS DATED 3/3/20	TB	3/5/20
		CHECK BY:	TB
		DATE:	1/14/2020
		FIELD BOOK:	
		JOB NUMBER:	19HA20129

GENTRY FAM FARMS
1208 N LYNE AVE
RAYMORE, MO. 64083

FINAL PLAT
OF
BOUNTY HILL, PLAT 1

SEC. 9, TWP. 44, RNG. 31
CASS COUNTY, MISSOURI

DRAWING NO. 19HA20129FTP
SHEET NUMBER 1 OF 1



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

1. Call to Order

The meeting was called to order at 6:01 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	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Graham and Sandra Gentry, Applicants; John Coffey, Applicant; Darron Amman, Bartlett and West Engineering, Tina Charleville, Applicant Representative for Dover Development LLC; Matthew Turner, Alderman Liaison, Roger Kroh, Community Development Planner, and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 20, 2020 6:00 PM

With no additions or corrections, the minutes from the February 20, 2020, meeting were unanimously accepted.

Dorothy Young asked if the Planning Commission can meet and hold a public hearing using online conferencing and still meet open meeting requirements. Roger said that the City Attorney has reviewed the open meeting requirements in state statutes and opined, given the risk of the carona virus, that the City can use online conferencing as it notifies interested parties on the city website how they can participate in the meetings.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Scott Milner

AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

3. Agenda Items

A. Preliminary Plat of Bounty Hill Plat 1

Roger Kroh presented the Preliminary Plat of Bounty Hill Plat 1. He reminded the Commission that Graham and Sandra Gentry had requested a Special Use Permit previously for Aquafresh Barramundi LLC at 4241 Brookhart Drive. This is a 12 acre lot that has been divided into 2 lots. Lot 1 is .74 acres and will become the global and US home of a distribution operation for BOSS Air Suspension. The larger lot, a little over 11 acres, will be home for an indoor aquaculture farm with living quarters and an indoor hydroponic farm for vegetable and herbs. They plan to add buildings as the business grows with the maximum number being 4 buildings for raising fish and 4 greenhouses. They are proposing a pond with a 15 foot statue that would be for storm detention. They are currently working with the State on holding tanks. Staff recommends approval of this plat as presented.

Dorothy Young asked if anything is been done with signage yet? Roger Kroh stated that no applications for sign permits have been received.

Wilbert Crawford made a motion to recommend approval as outlined in the staff report. Dorothy Young seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Dorothy Young
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

B. Final Plat of Bounty Hill, Plat 1

Roger Kroh presented the Final Plat of Bounty Hill, Plat 1. He stated that the Plat meets all planning requirements of the City.

Wilbert Crawford made a motion to recommend approval as outlined. Scott Milner seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Scott Milner
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

C. Special Use Permit - Cedarhurst of Harrisonville - Public Hearing

Roger Kroh presented a Special Use Permit application from Dover Development, LLC, to operate the Cedarhurst of Harrisonville Assisted Living and Memory Care facility at 2606 Rockhaven Road. This project will consist of a one-story, 73-unit building at an estimated cost of \$10.75 million. The plans include 3 open air courtyards, a salon/spa, theatre and other amenities. The staff will provide meals and assist with daily living.

There will be a secured memory care unit as well. This would bring approximately 50 jobs to the city.

Dorothy Young asked if the status of the SUP could be revisited if the operation is sold or in question. Roger Kroh stated that there are stipulations that have to be followed. If conditions are broken, a public hearing would be conducted to reconsider the special use permit.

Virgil Butler asked about the facade. He stated he would like it to stay the same as the Cass Regional Medical Center. Mr. Kroh said that the City does not have any exterior requirements. Exterior façade requirements are something that the Planning Commission should discuss when regulations are updated.

Dorothy Young asked about staffing, how many professional positions and how many entry level positions? Tina Charleville, Development Director for Dover Development, stated that it would be a mix of full and part time employees. There would be an executive director for the facility, nurses, LPN's, med-techs, housekeeping, dietary staff and others. They do not use staffing agencies. All hiring is done by the facility.

Mr. Kroh introduced Tina Charleville and Darron Amman, Engineer for Bartlett and West, to the Commission. Ms. Charleville stated that a Certificate of Need was received from the State of Missouri. Dover Development operates 35 similar facilities in the Midwest, Georgia and Florida. There is a great need for this type of facility in this area.

Roger Kroh stated this proposal will remove blighted buildings at the old Heritage Tractor provide for construction of a 70,000 sq. ft., 1 story building with 70 to 75 units. Staff recommends a permanent term on this Special Use Permit due to the size of the investment. Cass County Regional Medical Center also has a permanent SUP.

Chairman Chiodini opened the Public Hearing. No questions or comments were asked.

Chairman Chiodini closed the Public Hearing.

Mayor Bowman made a motion to recommend the Special Use Permit for the operation of Cedarhurst of Harrisonville at 2606 Rockhaven Road to the Board of Alderman for approval. Wilbert Crawford seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

D. Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing

Roger Kroh presented an application from John Coffey and Southview Properties to rezone 708 Lindbergh St from M-1 Limited Industrial District to R-4 Apartment Residential District. This request is so the 2 abandoned and dilapidated 3-plexes can be rehabilitated into 2 duplexes for a total of 4 units. Mr. Kroh stated that if the 3-plexes had remained occupied, rezoning would not be necessary as they would have been legal non-conforming. To do the rehab, the property will have to be rezoned to make it legal. Staff met with several of the surrounding property owners to see if they would also like to rezone their property from M-1 to R-4. They are very supportive of the redevelopment, but would like to stay with their current zoning because they believe it makes their

property more valuable. Another nearby landowner, Terry Dowling, has a commercial building that fronts Commercial Street and backs up to the properties on Lindbergh Street. He was originally opposed to the rezoning, but when he found out the application was John Coffey, he said he felt better about the project as he knows Mr. Coffey will do a good job. Last, the property owners at 1801 Oakland would like to see 708 Lindbergh Street redeveloped, but do not want their property to be rezoned to R-4.

Mr. Kroh introduced John Coffey of Southview Properties to the Commission.

Chairman Chiodini opened the Public Hearing.

Mr. Chiodini asked if the garage that was mentioned in the staff report will be renovated or completely rebuilt. Mr. Coffey stated that it will be renovated and will be behind the homes so it will not look any different from the street.

Alderman Turner state that he had lived in the 3-plexes a long time ago and that he is glad Mr. Coffey is fixing them up.

Dorothy Young stated she is concerned about spot zoning but also sees a need to fix up the properties. She asked if the properties would be grandfathered in if in the future the master plan included rezoning the whole strip along Lindbergh to M-1 or C-2. Mr. Kroh stated that they would be. They would be legal non-conforming.

With no questions from the public, Chairman Chiodini closed the Public Hearing.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman the rezoning of 708 Lindbergh Street from M-1 to R-4. Virgil Butler seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Virgil Butler
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

4. Discussion Items

Mr. Kroh stated that there would be a scheduled regular meeting in May.

5. Adjourn

With nothing further to come before the Commission, Virgil Butler made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:54 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Regular Meeting**Thursday, April 16, 2020****6:00 PM**

ATTEST:

Jamie Martin, Secretary

Attachment: 040620 P&Z Minutes (Bounty Hill Final Plat I, Lots 1 and 2)



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 29, 2020
SUBJECT: 708 Lindbergh Rezoning Public Hearing

Type of Item: *Public Hearing*

To: Board of Aldermen
From: Planning and Zoning Commission
Date: April 29, 2020
Re: Rezone 708 Lindbergh St. from M-1 Limited Industrial District
to R-4 Medium Density Apartment Zoning

GENERAL INFORMATION

Applicant: Southview Properties
John Coffey

Requested Actions: Public Hearing for Rezoning

Date of Application: February 20, 2020

Location: .483 acres at 708 Lindbergh St.

PUBLIC HEARING

A public hearing will be conducted on an application from Southview Properties to rezone 708 Lindbergh St. from M-1 Limited Industrial District zoning to R-4 Apartment Residential District zoning so as to be able to rehabilitate two abandoned 3-plexes on the property to duplexes.

Additional information is included in the agenda packet.

STAFF CONTACT: Roger Kroh, Community Development Planner

H. Action Item (ID # 3508)

708 Lindbergh Street Rezoning Public Hearing



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 29, 2020
SUBJECT: Rezone 708 Lindbergh St. from M-1 Limited Industrial to R-4 Medium Density Apartment Zoning

Type of Item: *Approval*

To: Board of Aldermen
From: Planning and Zoning Commission
Date: April 29, 2020
Re: Rezone 708 Lindbergh St. from M-1 Limited Industrial District
 To R-4 Medium Density Apartment Zoning

GENERAL INFORMATION

Applicant: Southview Properties
 John Coffey

Requested Actions: Public Hearing for Rezoning

Date of Application: February 20, 2020

Location: .483 acres at 708 Lindbergh St.

PROPOSAL

The City has received an application from Southview Properties to rezone 708 Lindbergh St. from

M-1 Limited Industrial District zoning to R-4 Apartment Residential District zoning so as to be able to rehabilitate two abandoned 3-plexes on the property to duplexes.

As the buildings are vacant and abandoned, they cannot be rehabilitated and reused without being rezoned to multi-family because the existing zoning is M-1. Had the structures not been abandoned, they could have been rehabilitated without rezoning to residential because they would have been non-conforming.

Staff and the applicant met with the owners of property on both sides of the lot to be rezoned to ascertain if they would also like to be rezoned to multi-family at the same time. They said they are pleased that the applicant wishes to rehabilitate the properties because they have been occupied on numerous occasions by homeless. One of the neighbors also said his abutting business had been robbed by individuals staying there. However, the neighbors did not wish to rezone their properties from M-1 because they believe their properties will command higher prices when they sell.

The proposed R-4 zoning is similar to the RP-4 planned medium density zoning of the multi-family project just north of the Southview lot. If approved, the R-4 zoning would extend multi-family zoning

to Lindbergh. One could argue that this extension of R-4 zoning to Lindbergh is spot zoning.

However, staff believes that there are more benefits to that portion of Lindbergh Street by removing

the blighted condition that currently exists and renting new duplexes.

Vicinity



Zoning



708 Lindbergh



KEY ISSUES

The goal of zoning is to promote the public health, safety, comfort, morals, convenience and general welfare by providing efficiency and economy in the process of development;

secure adequate light, pure air and safety from fire and other dangers; conserve the taxable value of land and buildings throughout the city; implement the adopted master plan of the city; and provide for the distribution of compatible land uses throughout the city. Below in the staff report are 11 questions that cities are to consider when evaluating zoning requests.

STAFF COMMENTS AND SUGGESTIONS

Below is a review of the application using the criteria set forth in the Zoning Regulations for rezoning applications.

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

North: RP-4 Multi-family

East: M-1 Limited Industrial District Zoning. An existing single-family home just east of the Southview lot is a legal non-conforming use.

South: C-2 Service Business District. Harrisonville Town Center

West: M-1 Limited Industrial Zoning District. Welding Shop

Having multi-family on Lindbergh would be new to a section that is zoned light industrial. However, with the predominance of general commercial east and south of the Southview lot, and multi-family north of it, we expect the north side of Lindbergh to ultimately develop with general commercial or multi-family uses.

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

The area is flat, but the lots on the north side of Lindbergh, in staff's opinion, is not deep enough to develop as industrial.

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

The 2002 Comprehensive Plan shows the future land use for the Lindbergh area as both commercial and multi-family.

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

With the multi-family project north of the Southview lot and a single-family residence on the east side of the lot, staff believes that rezoning the abandoned 3-plexes so they can be rehabilitated into duplexes is a suitable use for the property.

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.

With the development of the large C-2 Harrisonville Town Center project and the multi-family project that is north of the Southview lot, we do not believe that the M-1 zoned property on the north side of Lindbergh will develop with industrial uses.

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

Removing the blight situation will certainly improve 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 previously served the two 3-plexes when they were livable, and they are still adequate to serve the project as duplexes.

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

We see the existing M-1 zoning as no longer appropriate for the area north of Lindbergh given the development of the C-2 Harrisonville Town Center and abutting multi-family project.

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

We are not certain of the length of time that the properties have been vacant, but we believe that it has been for at least several years.

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

Based on the conversations with the two neighbors abutting the Southview, the rezoning to allow the buildings to be rehabilitated would be in the public interest. Staff did talk with the owner of 1604 S. Commercial who has a small portion at the rear of his property that is M-1 although the majority of the property which fronts Commercial is C-2. This individual believes the north side of Lindbergh should remain M-1 in its entirety.

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.

Denying the application would allow a blighted situation to remain with the problems stemming from it. Ultimately, the building would have to be razed and removed. But staff believes that the City should allow the new owner to remove the blight situation now by rehabilitating the buildings.

STAFF AND PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Staff and the Planning Commission, with a vote of 8 ayes and 0 nays, and staff recommend that the

Board of Aldermen approve a recommendation that the Board of Aldermen approved an ordinance rezoning 708 Lindbergh from M-1 Limited Industrial to R-4 Medium Density Apartment District.

ATTACHMENTS

Ordinance

Site Plan

Letter from applicant

Comp plan for Lindbergh area

041620 Planning Commission Minutes

STAFF CONTACT: Roger Kroh, Community Development Planner

I. Action Item (ID # 3509)

AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, REZONING .482 ACRES FROM M-1 LIMITED INDUSTRIAL DISTRICT TO R-4 MEDIUM DENSITY APARTMENT DISTRICT AT 708 LINDBERGH STREET AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

Attachments:

Ordinance (DOCX)

Site Plan (PDF)

Letter from Applicant (PDF)

Comp Plan Map (PDF)

041620 P&Z Minutes (PDF)

**Council Bill No.
Ordinance No.**

**AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI,
REZONING .482 ACRES FROM M-1 LIMITED INDUSTRIAL DISTRICT TO R-4
MEDIUM DENSITY APARTMENT DISTRICT AT 708 LINDBERGH STREET AND
ESTABLISHING AN EFFECTIVE DATE THEREOF.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Southview Properties to rezone .482 acres from M-1 Limited Industrial District to R-4 Medium Density Apartment District at 708 Lindbergh Avenue in the City of Harrisonville, Cass County, Missouri;

WHEREAS, on April 16, 2020, the Planning and Zoning Commission did conduct a public hearing, and after evaluating the application for rezoning, did recommend with a vote of 8 ayes and 0 nays that the Board of Aldermen approve the rezoning;

WHEREAS, on May 4, 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. The application for rezoning .482 acres from the M-1 Limited Industrial Zoning District to the R-4 Medium Density Apartment Zoning District at 708 Lindbergh St. is hereby approved.

Section 2: The rezoning comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as Briscoe Addition Lot 3.

Description:

Lot 3, BRISCOE'S ADDITION, a subdivision of land in the City of Harrisonville, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 4 at Page 1.

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 4TH DAY OF MAY 2020
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF
MAY 2020 AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF MAY
2020.**

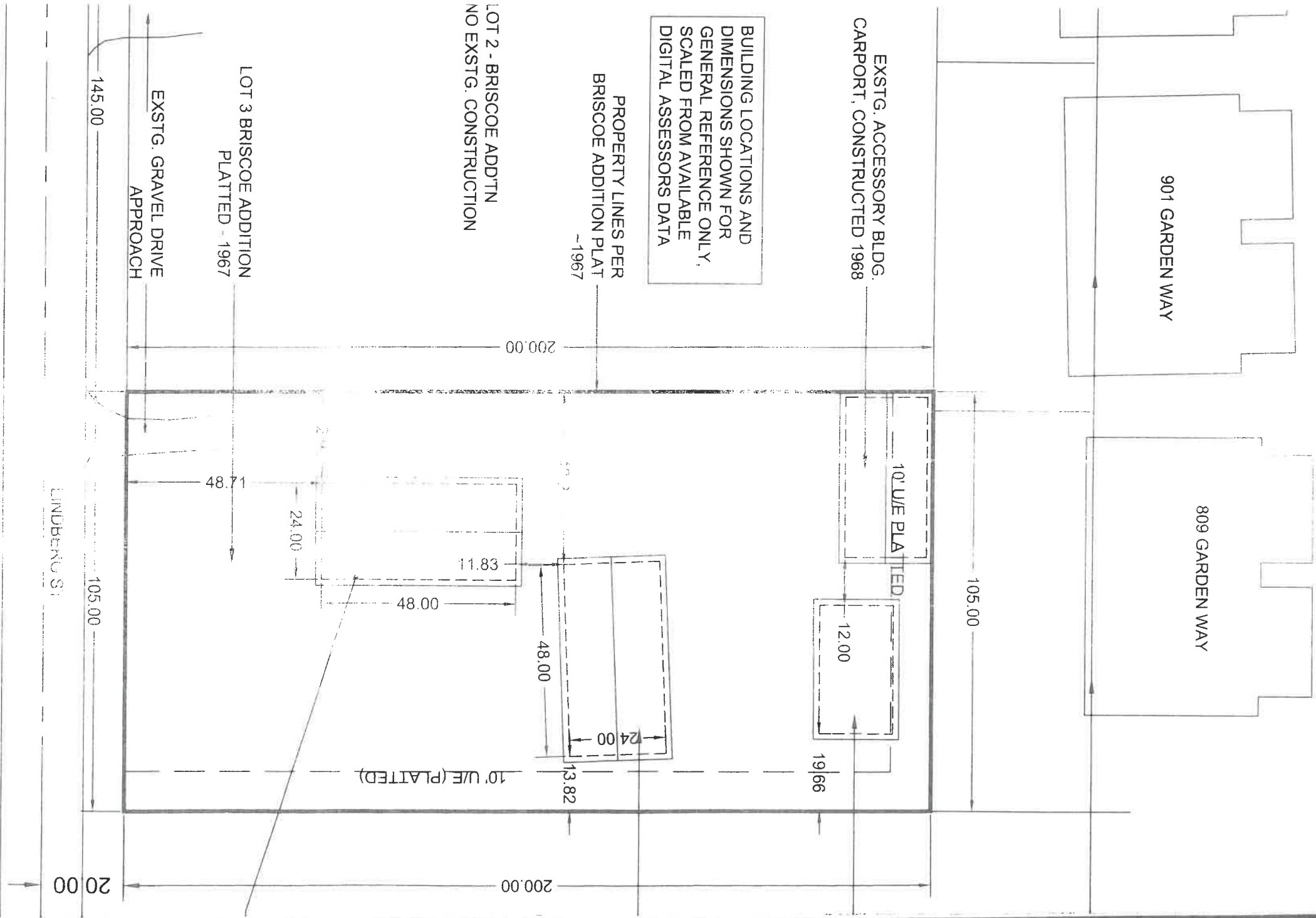
Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this _____ day of May 2020

Attachment I: Site Plan for 708 Lindbergh St.



JOHN COFFEY

HARRISONVILLE, MO

708 LINDBERG ST
EXSTG. SITE LAYOUT
HARRISONVILLE, MO

REO ENGINEERING, P.C.

CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD, HARRISONVILLE, MISSOURI 64701
PH: (816) 380 - 5150 FAX: (816) 884 - 3250 EMAIL: MAIL@REOENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #2005002187

NO.	DATE	DESCRIPTION	BY
1	02-24-20	FIRST PRINT	ADO

SCALES

PLAN
SCALE 1:30

PROFILE
HORIZ. SCALE
VERT. SCALE

BENCHMARK

AARON D. OBERMILLER
PE-2006019580
PROJECT NUMBER
20-029
DATE
02-24-20
SHEET
C110

Feb. 19, 2020

City of Harrisonville
300 East Pearl Street

Planning and Zoning Board:

I have recently purchased the duplexes located at 708 North Lindberg Street on the southern side of Harrisonville. As I've started planning for the future of the property, Roger Kroh has gone over my plans with me and said that the property needs to be rezoned before I can work on the buildings. I am asking the Planning and Zoning Committee and the Board of Aldermen to rezone the property to R4 (this is the same zoning as South Gardens Townhomes which joins this property to the North) which would allow me to rehabilitate these duplexes for potential renters.

The duplexes have been an eyesore with boarded up windows and have become a habitat for various homeless people over the past several years. The property has some really positive potential – The duplexes are structurally sound with straight roof lines and framing. My plan is to completely renovate them, which includes installing new HVAC, sheetrock, concrete sidewalks and asphalt driveways. I would be able to start work as soon as I receive your approval.

At this point, I have spoken with the neighbors on both sides of the property during a meeting with Roger Kroh (Daniel Morris and Troy and Sheila Cooper). Both of these neighbors are in favor of getting these duplexes rehabilitated.

Thank you for your consideration.

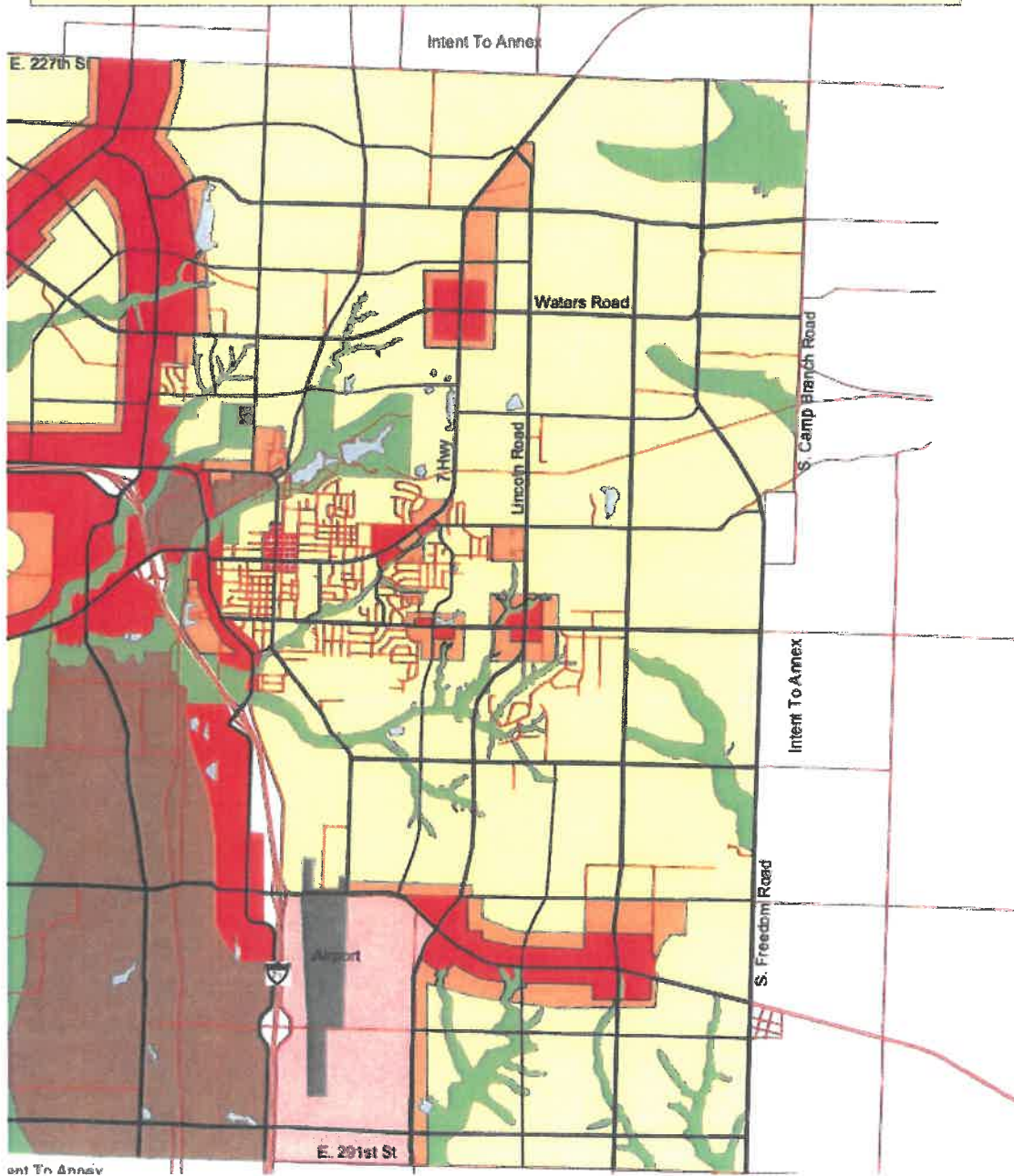
Sincerely,

John Coffey

RECEIVED
FEB 19 2020
CITY OF HARRISONVILLE

Attachment: Letter from Applicant (Rezoning 708 Lindbergh St. from M-1 Limited Industrial to R-4 Medium Density Apartment Zoning)

City of Harrisonville Comprehensive Plan



The intent of this map is to establish the logical framework for future development as a general, conceptual guide. The map builds upon the aspirations of the Comprehensive Plan to recommend general areas for various types of future development. It bridges the gap between existing and future development utilizing land use principles to guide new projects so that they may better blend into the fabric of the community.

This Future Land Use map is to be considered a guide for future development and should be closely adhered to. However, each proposed development should be judged upon its merit and compatibility with surrounding land uses as well as other goals and policies set by the governing body.

NOTES

1. The commercial land use category may include retail uses, offices, or other types of uses typically found in commercial zoned districts.
2. Planned collector roadways are shown on this map. However, the City may require additional collector roadways to ensure adequate access to and circulation around existing, proposed and future developments.
3. Greenways, abandoned railroad right-of-way (including the existing bridges along US 71 and Highway 71) shall be preserved and protected to allow for future pedestrian connections and linkages with Harrisonville.



0 0.5 1

Miles

- Local and County Roads
- Arterial Roads
- Collector Roads
- Moderate Density Residential
- Commercial
- Commercial-Light Industry
- Core Business District
- Greenway
- Industrial
- Institutional
- Low Density Residential



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

1. Call to Order

The meeting was called to order at 6:01 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	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Graham and Sandra Gentry, Applicants; John Coffey, Applicant; Darron Amman, Bartlett and West Engineering, Tina Charleville, Applicant Representative for Dover Development LLC; Matthew Turner, Alderman Liaison, Roger Kroh, Community Development Planner, and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 20, 2020 6:00 PM

With no additions or corrections, the minutes from the February 20, 2020, meeting were unanimously accepted.

Dorothy Young asked if the Planning Commission can meet and hold a public hearing using online conferencing and still meet open meeting requirements. Roger said that the City Attorney has reviewed the open meeting requirements in state statutes and opined, given the risk of the carona virus, that the City can use online conferencing as it notifies interested parties on the city website how they can participate in the meetings.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Scott Milner

AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

3. Agenda Items

A. Preliminary Plat of Bounty Hill Plat 1

Roger Kroh presented the Preliminary Plat of Bounty Hill Plat 1. He reminded the Commission that Graham and Sandra Gentry had requested a Special Use Permit previously for Aquafresh Barramundi LLC at 4241 Brookhart Drive. This is a 12 acre lot that has been divided into 2 lots. Lot 1 is .74 acres and will become the global and US home of a distribution operation for BOSS Air Suspension. The larger lot, a little over 11 acres, will be home for an indoor aquaculture farm with living quarters and an indoor hydroponic farm for vegetable and herbs. They plan to add buildings as the business grows with the maximum number being 4 buildings for raising fish and 4 greenhouses. They are proposing a pond with a 15 foot statue that would be for storm detention. They are currently working with the State on holding tanks. Staff recommends approval of this plat as presented.

Dorothy Young asked if anything is been done with signage yet? Roger Kroh stated that no applications for sign permits have been received.

Wilbert Crawford made a motion to recommend approval as outlined in the staff report. Dorothy Young seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Dorothy Young
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

B. Final Plat of Bounty Hill, Plat 1

Roger Kroh presented the Final Plat of Bounty Hill, Plat 1. He stated that the Plat meets all planning requirements of the City.

Wilbert Crawford made a motion to recommend approval as outlined. Scott Milner seconded the motion. A roll call vote was taken. The vote was unanimous.

RESULT: RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER: Wilbert Crawford
SECONDER: Scott Milner
AYES: Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

C. Special Use Permit - Cedarhurst of Harrisonville - Public Hearing

Roger Kroh presented a Special Use Permit application from Dover Development, LLC, to operate the Cedarhurst of Harrisonville Assisted Living and Memory Care facility at 2606 Rockhaven Road. This project will consist of a one-story, 73-unit building at an estimated cost of \$10.75 million. The plans include 3 open air courtyards, a salon/spa, theatre and other amenities. The staff will provide meals and assist with daily living.

There will be a secured memory care unit as well. This would bring approximately 50 jobs to the city.

Dorothy Young asked if the status of the SUP could be revisited if the operation is sold or in question. Roger Kroh stated that there are stipulations that have to be followed. If conditions are broken, a public hearing would be conducted to reconsider the special use permit.

Virgil Butler asked about the facade. He stated he would like it to stay the same as the Cass Regional Medical Center. Mr. Kroh said that the City does not have any exterior requirements. Exterior façade requirements are something that the Planning Commission should discuss when regulations are updated.

Dorothy Young asked about staffing, how many professional positions and how many entry level positions? Tina Charleville, Development Director for Dover Development, stated that it would be a mix of full and part time employees. There would be an executive director for the facility, nurses, LPN's, med-techs, housekeeping, dietary staff and others. They do not use staffing agencies. All hiring is done by the facility.

Mr. Kroh introduced Tina Charleville and Darron Amman, Engineer for Bartlett and West, to the Commission. Ms. Charleville stated that a Certificate of Need was received from the State of Missouri. Dover Development operates 35 similar facilities in the Midwest, Georgia and Florida. There is a great need for this type of facility in this area.

Roger Kroh stated this proposal will remove blighted buildings at the old Heritage Tractor provide for construction of a 70,000 sq. ft., 1 story building with 70 to 75 units. Staff recommends a permanent term on this Special Use Permit due to the size of the investment. Cass County Regional Medical Center also has a permanent SUP.

Chairman Chiodini opened the Public Hearing. No questions or comments were asked.

Chairman Chiodini closed the Public Hearing.

Mayor Bowman made a motion to recommend the Special Use Permit for the operation of Cedarhurst of Harrisonville at 2606 Rockhaven Road to the Board of Alderman for approval. Wilbert Crawford seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

D. Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing

Roger Kroh presented an application from John Coffey and Southview Properties to rezone 708 Lindbergh St from M-1 Limited Industrial District to R-4 Apartment Residential District. This request is so the 2 abandoned and dilapidated 3-plexes can be rehabilitated into 2 duplexes for a total of 4 units. Mr. Kroh stated that if the 3-plexes had remained occupied, rezoning would not be necessary as they would have been legal non-conforming. To do the rehab, the property will have to be rezoned to make it legal. Staff met with several of the surrounding property owners to see if they would also like to rezone their property from M-1 to R-4. They are very supportive of the redevelopment, but would like to stay with their current zoning because they believe it makes their

property more valuable. Another nearby landowner, Terry Dowling, has a commercial building that fronts Commercial Street and backs up to the properties on Lindbergh Street. He was originally opposed to the rezoning, but when he found out the application was John Coffey, he said he felt better about the project as he knows Mr. Coffey will do a good job. Last, the property owners at 1801 Oakland would like to see 708 Lindbergh Street redeveloped, but do not want their property to be rezoned to R-4.

Mr. Kroh introduced John Coffey of Southview Properties to the Commission.

Chairman Chiodini opened the Public Hearing.

Mr. Chiodini asked if the garage that was mentioned in the staff report will be renovated or completely rebuilt. Mr. Coffey stated that it will be renovated and will be behind the homes so it will not look any different from the street.

Alderman Turner state that he had lived in the 3-plexes a long time ago and that he is glad Mr. Coffey is fixing them up.

Dorothy Young stated she is concerned about spot zoning but also sees a need to fix up the properties. She asked if the properties would be grandfathered in if in the future the master plan included rezoning the whole strip along Lindbergh to M-1 or C-2. Mr. Kroh stated that they would be. They would be legal non-conforming.

With no questions from the public, Chairman Chiodini closed the Public Hearing.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman the rezoning of 708 Lindbergh Street from M-1 to R-4. Virgil Butler seconded the motion. A roll call vote was taken and the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Virgil Butler
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

4. Discussion Items

Mr. Kroh stated that there would be a scheduled regular meeting in May.

5. Adjourn

With nothing further to come before the Commission, Virgil Butler made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:54 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Regular Meeting

Thursday, April 16, 2020

6:00 PM

ATTEST:

Jamie Martin, Secretary

Attachment: 041620 P&Z Minutes (Rezone 708 Lindbergh St. from M-1 Limited Industrial to R-4 Medium Density Apartment Zoning)