



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MAY 2, 2022
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. 5 Year Service Award - Jamie Martin**
 - B. 2022 Local Government Week Proclamation**
 - C. TRACTION Proclamation**
- 3. Public Participation**
 - A. Agenda Request - David Noble**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Apr 18, 2022 6:00 PM**
 - B. Board of Aldermen - Work Session - Apr 18, 2022 6:30 PM**
- 5. Agenda Items**
 - A. Council Bill 27: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO APPROVE THE SPECIAL EVENT REQUEST FROM THE CASS COUNTY PUBLIC LIBRARY TO HOLD THE 2022 BIG TRUCK NIGHT.**
 - B. Council Bill 28: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JOHN FOSTER TO THE BOARD OF BUILDING AND ENGINEERING APPEALS.**
 - C. Public Hearing to rezone 7.10 acres from RP-2 to RP-1 in the Burris Ridge subdivision.**

D. Council Bill 29: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, APPROVING AN APPLICATION TO REZONE APPROXIMATELY 7.10 ACRES FROM RP-2 (PLANNED TWO-FAMILY DISTRICT) TO RP-1 (PLANNED SINGLE-FAMILY RESIDENTIAL DISTRICT) LOCATED WEST OF MECHANIC STREET, AND NORTH AND SOUTH OF BURRIS DRIVE, AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 29th day of April, 2022.

Daniel Barnett, 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.

Presented by the Mayor and the Harrisonville Board of Aldermen to

Jamie Martín

In Grateful Appreciation for

5 Years

Of Dedicated Service to



May 2, 2022

Judy Bowman, MAYOR



PROCLAMATION
LOCAL GOVERNMENT WEEK

WHEREAS, local governments in Missouri make important decisions that affect the lives of all Missourians, and

WHEREAS, local governments are the level of government closest to the people, and

WHEREAS, local governments include city councils, county commissions, school boards among others, and

WHEREAS, local governments are the ultimate expression of grassroots democracy, and

WHEREAS, local governments play an essential role in the quality of life in Missouri communities,

NOW, THEREFORE, I, Judy Bowman, Mayor of Harrisonville, do hereby name May 1-7, 2022, as LOCAL GOVERNMENT WEEK in Harrisonville, MO and urge all Missourians to join me in recognizing local governments as they serve their communities.

FURTHERMORE, I Judy Bowman proclaim May 1-7, 2022, to be Drinking Water Week in Harrisonville, as it is in the public interest for the citizens and civic leaders of Harrisonville to gain knowledge of and to maintain an ongoing interest and understanding of the importance of our water supply, treatment and distribution in the Harrisonville community.

AND FURTHERMORE, I Judy Bowman proclaim the week May 15-21, 2022, as National Public Works Week; urging all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Judy Bowman, Mayor



LEADING THE CHARGE TRACTION PROCLAMATION

Whereas, TRACTION – *Teens taking action to prevent traffic crashes*, is a statewide program, sponsored by the Missouri Department of Transportation Traffic and Highway Safety Division; and

Whereas, the goal of TRACTION is to empower youth to take an active role in traffic safety prevention by providing motivation, leadership training and skill development to challenge students to explore knowledge, attitudes, and behaviors related to traffic safety issues; and

Whereas, through their involvement in TRACTION, Harrisonville High School team members have strengthened their individual determination and have created and implemented specific action plans to address traffic safety issues within their school and community,

Whereas, the members of the Harrisonville High School TRACTION team plan to continue their efforts to promote traffic safety, as they further their education and enter the work force.

NOW, THEREFORE, I Judy Bowman, Mayor of the City of Harrisonville, along with the full Harrisonville Board of Aldermen, and all our citizens, do hereby extend our most sincere appreciation to the members of the Harrisonville High School TRACTION team and encourage all to join their cause for traffic safety and their efforts to save lives and prevent injuries in their school and community.

FURTHERMORE, this Board recognizes the dedicated efforts of those TRACTION team members who will be graduating in 2022 – namely: Leah Bartlett, Haylee Bruton, Braeden Elifrits, Taylor Mathew and Avery Walton.

SIGNED, in the City of Harrisonville, Missouri, this 2nd day of May, 2022.

Judy Bowman, Mayor

Attachment: Honoring traction (TRACTION Proclamation)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 28, 2022
SUBJECT: Agenda Request - David Noble

Type of Item: *Discussion*

A. Discussion Item (ID # 4179)
Agenda Request - David Noble

Attachments:

David Noble 5-2 (PDF)
Walton contacts (DOCX)



City of

Harrisonville

est.
1836

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

AGENDA REQUEST FORM

This form must be completed and submitted to the office of the City Clerk. Completed materials for the agenda shall be submitted no later than Monday at 5:00 p.m., 5 business days prior to the next Board of Aldermen's meeting. 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. The Board of Aldermen's regular meetings are the 1st and the 3rd Monday of each month.

Date of Request: 4/14/22 Scheduled Meeting Date: MAY 2

Full Name of Speaker: David Noble Organization: Harrisonville Ministerial Alliance
Trust Store 1405 S. Common

Home Address: 1102 Kent Drive City: Belton State: MO Zip: 64012

Home Phone #: 816-678-2750 Work Phone #: 816-380-3505 Cell#: 816-678-2750 *

Email: PASTOR DAVID NOBLE @AOL.COM

Specifics of Topic: I desire to highlight escalating issues
with homeless person Shawn Walton at our store
and in our community.

(You may write on the back or add additional sheets of paper for "Topic" and "Outcome" sections.)

Desired Outcome: Additional interventions are needed to ensure
the safety and well-being of Shawn Walton, the customers
of Harrisonville businesses and the residents of our community.

If applicable, has this item been previously presented to any of the following Boards for consideration?

Board of Aldermen	Date Presented	Outcome
Planning & Zoning	Date Presented	Outcome
Park Board	Date Presented	Outcome
Board of Adjustment	Date Presented	Outcome

***I have been made aware of the date and time of the next scheduled Board of Aldermen meeting.

RECEIVED

APR 14 2022

CITY OF HARRISONVILLE

Signature: David C. Noble

Office Use Only:

Date request received:

4/10/22 Trespassing at Loves - summons
3/25/22 Trespassing at Thrift Store - summons
3/13/22 Outstanding Municipal Warrants – taken to Belton Jail
1/25/22 Outstanding Municipal Warrants – taken to Belton Jail
11/16/21 Outstanding Municipal Warrants – taken to Belton Jail
11/9/21 Trespassing at Loves - summons
11/3/21 Trespassing at Loves - summons
10/18/21 Outstanding Municipal Warrants – taken to Belton Jail
8/9/21 Trespassing at Southland Shopping Center/Warrants – 24 hour hold, taken to Belton Jail
7/14/21 Trespassing at Coin Laundry - summons
6/15/21 Trespassing at Coin Laundry - summons
5/10/21 Trespassing at Thrift Store - summons

12 arrests total

4 warrant arrests

8 trespassing arrests

Thrift Store – 2 reports, 2 summons issued

Attachment: Walton contacts (Agenda Request - David Noble)

2021

5/1 – yelling in roadway – HBO
 5/9 – refusing to leave – Shaun was not arrested, but RT for warrants for another party
 5/10 – yelling in roadway – HBO
 5/10 – Trespassing at Thrift Store, RT
 5/13 – arguing with himself at Coin Laundry – HBO
 6/6 – suspicious activity at storage unit, no crime, HBO
 6/15 – trespassing at Coin Laundry – HBO
 7/14 – fighting at Coin Laundry – RT for trespassing
 8/4 – walking in roadway – HBO
 8/9 – trespassing at Southland Shopping Center, RT
 8/15 – RP wanted to sign complaint for trespassing at Slumber Inn, HBO
 9/1 – welfare check, HBO
 9/1 – trespassed from Sutherlands, HBO
 9/2 – disturbance in progress, RP wants to sign complaint, HBO
 9/2- banging hammer on ground at Comfort Inn, HBO
 9/14- walking in traffic, HBO
 9/29 – no shirt eating popcorn out of machine at Quick Break, HBO
 10/13 – trespassed by new management at Loves, HBO
 10/18 – notes advise punched female in face, dresser in roadway, RT for outstanding warrants only
 11/3- trespassing at Loves, RT
 11/9- trespassing at Loves, RT
 11/12 – threatening customers at Young’s Tire, HBO
 11/16 – outstanding municipal warrants checking homeless camp, RT
 12/5 – walking in roadway, HBO
 12/5 – throwing merch in Walgreens, HBO
 12/12- throwing things in Laundry Basket, HBO
 12/24- pedestrian check, HBO
 12/28- going through merch at Trade Fair, HBO

2022

1/6- trespassing, screaming in Loves parking lot, HBO
 1/20 – walking in roadway, unable to locate him, HBO
 1/25 – arrested by Belton PD for Hville warrants, RT
 2/1 – disturbance at Caravan, HBO
 2/1 – refusing to leave at Americas Best, advising staff he hurt someone, HBO
 2/3 – Subway at Loves, no other notes, HBO
 2/3 – verbal disturbance at CRMC, HBO
 2/8 – welfare check, on side of road with a bunch of trash, HBO
 3/11 – pedestrian check, HBO
 3/13 – kicking trash cans at Trade Fair, RT for outstanding warrant arrest
 3/25 – trespassing at Thrift Shop, RT
 3/25 – walking in roadway, HBO
 4/4 – suspicious activity at Laundry Basket, HBO

4/13 – walking in roadway, HBO

4/13 – male on bike little girls bike, HBO



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 18, 2022
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
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Alex Felzien, Public Works Director/City Engineer Carl Brooks, Police Chief John Hofer, Interim Fire Chief Rusty Sullivan, Parks and Recreation Grant Purkey, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Cass County Collector of Revenue Chris Molendorp and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. 2022 Arbor Day Proclamation

Bowman read the proclamation, declaring May 10, 2022 as Arbor Day in the City of Harrisonville.

Bowman presented the proclamation to Parks and Recreation Director Purkey.

B. 15 Year Service Award - Michael Davis

Mayor Bowman said she was honored to be able to work with Sargeant Davis and to see his leadership throughout the community.

Police Chief Hofer spoke about Davis' reliability and said it is an asset that makes him immensely valuable to the department.

Bowman congratulated Davis on his 15 years of dedicated service to the City of Harrisonville.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Apr 4, 2022 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Marcia Milner, Board Member
SECONDER:	Judy Reece, Board Member
AYES:	Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED:	Dave Doerhoff

B. Board of Aldermen - Work Session - Apr 4, 2022 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sandy Franklin, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED:	Dave Doerhoff

C. Executive Session Minutes - April 4, 2022

A motion to accept the minutes from the April 4, 2022 Executive Session was made by Alderman Davidson, with a second from Alderman Zaring. The motion carried with a unanimous 7-0 vote, as Alderman Doerhoff was excused.

D. Board of Aldermen - Work Session - Apr 13, 2022 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mike Zaring, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED:	Dave Doerhoff

5. Agenda Items

A. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO APPROVE THE SPECIAL EVENT REQUEST FOR THE 2022 STACY COX MEMORIAL 5K WALK/RUN.

Staff report presented by Police Chief Hofer.

Hofer said the applicant, Terry Cox, has requested a special event permit to host a 5K run in Harrisonville on May 14, 2022, beginning at 8 a.m. Hofer said the proposed route for the event will be modified slightly from years past to accommodate for construction in City Park.

Hofer said staff recommend approval.

Minutes Acceptance: Minutes of Apr 18, 2022 6:00 PM (Approval of Minutes)

Upon passage, Mayor Bowman designated the resolution to be Resolution number 2022-014.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Matt Turner, Board Member
SECONDER: Gary Davidson, Board Member
AYES: Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED: Dave Doerhoff

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO APPROVE THE SPECIAL EVENT REQUEST FOR THE 2022 ANNUAL CASS COUNTY DELINQUENT TAX SALE.

Staff report presented by Police Chief Hofer.

Hofer said the applicant, Cass County Collector of Revenue Chris Molendorp, has requested permission to close Pearl Street on the Historic Harrisonville Square on Monday, August 22, 2022, from 8:20 a.m. until noon, in conjunction with the annual delinquent real estate sale. Hofer said Molendorp is requesting to block off Pearl Street from Lexington Street to Independence Street.

Hofer said staff recommend approval.

Cass County Collector of Revenue Molendorp spoke to the Board about the state requirements for the event and the recent history of the location of the event.

Molendorp said he expects to auction 40 properties.

Upon passage, Mayor Bowman designated the resolution to be Resolution number 2022-015.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Gary Davidson, Board Member
SECONDER: Mike Zaring, Board Member
AYES: Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED: Dave Doerhoff

C. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO ADOPT THE HANDBOOK FOR APPOINTED BOARDS AND COMMISSIONS, AS AMENDED, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by City Clerk Barnett.

Barnett spoke to a series of edits and updates included in the new handbook.

Barnett thanked Executive Assistant to the City Administrator Theresa West for her efforts in coordinating the project.

Upon passage, Mayor Bowman designated the resolution to be Resolution number 2022-16.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Marcia Milner, Board Member
SECONDER: Sandy Franklin, Board Member
AYES: Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED: Dave Doerhoff

D. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 680 OF THE CITY OF HARRISONVILLE MUNICIPAL CODE

Staff report presented by Airport Manager Mike Newman.

Newman highlighted a series of proposed changes for rules and regulations at Lawrence Smith Memorial Airport and reasoning for each.

Mayor Bowman spoke to the history of the rules and regulations at the airport.

Alderwoman Milner asked a question about the proposed changes of Section 2.

Newman spoke to the proposed change and said an exception may need to be made to allow for specific engine types.

Upon passage, Mayor Bowman designated the Ordinance to be Ordinance 3583.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Zaring, Board Member
SECONDER:	Judy Reece, Board Member
AYES:	Mills, Zaring, Franklin, Milner, Reece, Davidson, Turner
EXCUSED:	Dave Doerhoff

6. Aldermen and Committee Reports

Alderman Davidson reminded all in attendance about the upcoming park rededication at Marler-Wirt-Allen Park at 5 p.m. on Thursday, April 21. Davidson commended Police Chief Hofer and other members of City Staff for their efforts on the project.

Alderman Mills spoke about the upcoming meeting of the 291/71 Highway Transportation Development District (TDD) on Wednesday, April 20. Mills shared his condolences for the passing of former Harrisonville Aldermen Luke Scavuzzo Sr. and commended both Luke and the entire Scavuzzo family for their contributions to the Harrisonville community.

Alderman Zaring spoke about attending a recent Daughter of the American Revolution meeting and an author who presented a book about General Order Number 11.

Alderwoman Franklin said she enjoyed the recent Board of Aldermen Retreat and spoke about the cohesiveness of the Board, as the City continues moving forward. Franklin said she was looking forward to the rededication of Marler-Wirt-Allen Park. Franklin spoke about increased memberships and participation at the Community Center and throughout Parks programs.

Alderwoman Reece said she is excited to see the continued progress of the City. Reece said she appreciates all of the hard work that has gone into the renovations at Marler-Wirt-Allen Park and said it looks beautiful.

7. Report from the City Administrator

City Administrator Ratliff spoke to the Board about a series of upcoming City events.

Ratliff provided the Board with updates on the ongoing projects at the lakes in City Park and at Lake Harrisonville.

Ratliff informed the Board that the final concrete deck slab was poured this week at the outdoor pool. Ratliff said the contractor has started on the repair to the surge tank walls and said seven small pool deck areas will be repaired.

Ratliff commended the City's Public Works staff for their hard work repairing a hangar at Lawrence Smith Memorial Airport.

Ratliff informed the Board that the Mid-America Regional Council (MARC) STP Committee has reported that 76 Missouri project applications were submitted totaling \$213 million in project costs. Ratliff said the three projects submitted by City staff were 1) S. Commercial Street Extension, 2) E. Elm Street Widening and Sidewalk Additions from MO Highway 7 to Lincoln Road and 3) South Street and S. Independence Street Intersection.

Ratliff informed the Board that the City has been awarded \$56,478 through the MARC Regional Preventative Maintenance Program, which will require no matching funds. Ratliff said the amount will be added to the City's 2023 Street Asphalt Program. Ratliff said the City will not be able to designate those funds for any Federal Aid Highway system projects.

Ratliff said City staff are preparing for an MS4 Stormwater Audit to be conducted by the Missouri Department of Natural Resources (MDNR). Ratliff said the audit is scheduled for Tuesday April 19, and Thursday, April 21.

Ratliff informed the Board that the Electric Department is currently working with the Parks and Recreation Department to establish improved lighting and electric throughout the City's parks.

Ratliff provided an update to the ongoing electric vehicle charging station project in the Marketplace Transportation Development District (TDD).

Ratliff informed the Board that the total assessed valuation of work permitted to date by the City stands at: \$15,380,740.

A. Municipal Court Report March 2022

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Bowman encouraged all to attend the rededication ceremony for Marler-Wirt-Allen Park at 5 p.m. on Thursday, April 21. Bowman thanked all those who worked diligently to complete the renovations at MWA Park and said she was so grateful for the many volunteers who gave of their time to see the project completed.

Bowman extended condolences on the behalf of the Board of Aldermen, City staff, and the entire community on the passing of Luke Scavuzzo Sr. and said her thoughts and prayers are with the entire Scavuzzo family.

A motion was made by Alderwoman Franklin to adjourn, with a second by Alderman Davidson. Motion carried with all ayes. Meeting adjourned at 6:35 p.m.

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

Regular Meeting**Monday, April 18, 2022****6:00 PM**

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Apr 18, 2022 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
APRIL 18, 2022
6:30 PM

1. Call to Order

The meeting was called to order at 6:40 PM by Mayor Judy Bowman.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Alex Felzien, Public Works Director/City Engineer Carl Brooks, Police Chief John Hofer, Interim Fire Chief Rusty Sullivan, Parks Director Grant Purkey, Economic Development Director Jim Clarke, Community Development Director Christina Stanton and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Discussion to Amend Chapter 600 of the Municipal Code (Liquor Laws)

City Clerk Barnett presented a staff report outlining a list of proposed changes to the City's liquor laws and to the process for local businesses to attain a liquor license.

City Attorney Felzien spoke to the changes proposed in the ordinance and highlighted the fee structure available to the City.

A consensus of the Board was reached to move forward with the proposed changes.

Barnett said staff plans to place the ordinance on the May 2, 2022, Board of Aldermen agenda.

RESULT: DISCUSSION

B. Presentation on current Crime Prevention Programs

Police Chief Hofer led a presentation outlining a wide variety of crime prevention programs utilized by the Harrisonville Police Department.

Hofer provided a brief summary of each program.

Hofer played a video created for the International Association of Chiefs of Police Conference in 2021, highlighting the community's efforts to promote safe vehicle and pedestrian travel.

Several of the Aldermen voiced support for the Police Department and its efforts and asked that the department continue to raise awareness about the large number of community programs present within the community.

Mayor Bowman spoke about the efforts being made by the department and how pleased she has been to see the hard work of the various groups and for the involvement of City staff in said groups.

A motion to adjourn was made by Alderwoman Milner, with a second from Alderwoman Franklin. The motion carried with a unanimous vote.

The meeting was adjourned at 7:14 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Apr 18, 2022 6:30 PM (Approval of Minutes)



STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: April 26, 2022
SUBJECT: Cass County Library - Big Truck Night

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Sara Steinmetz

Requested Actions: Use of City Property (Parking Lots)

Date of Application: April 25, 2022

PROPOSAL

The applicant, Sara Steinmetz of the Cass County Public Library—Harrisonville has requested permission to host a Big Truck Night on the City parking lots west of the library on Monday June 13, 2022, from 6:00 pm until 7:30 pm.

The applicant anticipates a crowd size of 150-200 for the event. The applicant has requested that the city provide barricades for blockage for the event area. Street Superintendent Jacobs has agreed to provide the necessary barricades and signage for the event and will have his staff assemble the barricades as requested. The estimated cost for the city services provided is approximately \$300 however off duty staff will be participating in the event and can set the barricades as needed. The applicant will provide the required insurance for the event to the City Clerk once the application is approved.

PREVIOUS ACTIONS

The event has been held prior with no noted complaints or concerns were associated with the event.

KEY ISSUES

N/A

STAFF COMMENTS AND SUGGESTIONS

Over the years this has become a very popular event and a great opportunity for City staff to interact with young children in a very positive environment. Many city departments participate in this event annually.

STAFF RECOMMENDATION

With no noted complaints and concerns with prior events staff recommends approval for this event.

ATTACHMENTS

Event Permit Application

STAFF CONTACT:

John J. Hofer, Chief of Police

jhofer@harrisonville.com

A. Action Item (ID # 4169)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO APPROVE THE SPECIAL EVENT REQUEST FROM THE CASS COUNTY PUBLIC LIBRARY TO HOLD THE 2022 BIG TRUCK NIGHT.

Attachments:

Big Truck Night App - 2022 (PDF)

Big Truck Night 2022 (DOCX)

SPECIAL EVENTS APPLICATION

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

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

1. Organization: Cass County Public Library - Harrisonville
2. Name of Applicant: Sara Steinmetz
Address: 400 E Mechanic
Phone: 816-884-3483 Cell: _____
3. Purpose of Event: BIG TRUCK NIGHT at the Library
4. Proposed date(s) and time(s) of Event: June 13 6:00pm - 7:30pm
5. Location(s) where event will be held: _____
City parking lot west of the library.
6. Anticipated crowd size: 150-200 people
7. City services requested: (Please check all that apply) Provide detailed letter for these requests.
☐ Electricity ☐ Police Protection ☐ Traffic Control ☐ Ambulance Standby
☐ Cones ☒ Barricades ☒ Street or parking lot clean up
8. Any additional information: _____
This was an annual event prior to
COVID! We are looking forward to doing it
again! S.S.

APPROVED this _____ day of _____, 20 ____.

Chief of Police

City Clerk

Council Bill No. 2022-

Resolution No. 2022-

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE TO APPROVE THE SPECIAL EVENT REQUEST FROM THE
CASS COUNTY PUBLIC LIBRARY TO HOLD THE 2022 BIG TRUCK NIGHT.**

WHEREAS, the Cass County Public Library has requested to host a Big Truck Night on Monday, June 13, and

WHEREAS, City staff have reviewed the required special event application,

**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 hereby approves the Special Event Request from Cass County Public Library to host Big Truck Night.

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

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE
MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI, THIS 2ND DAY OF MAY
2022.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

RECUSED:

ABSENT:

EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk
WITNESS my hand and seal this 2nd day of May, 2022.

Attachment: Big Truck Night 2022 (Cass County Library - Big Truck Night)



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 28, 2022
SUBJECT: John Foster to BBEA

Type of Item: *Approval*

B. Action Item (ID # 4173)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JOHN FOSTER TO THE BOARD OF BUILDING AND ENGINEERING APPEALS.

Attachments:

John Foster to BBEA 2022 (DOCX)

John Foster for BBEA(PDF)

Council Bill No. 2022-**Resolution No. 2022-**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JOHN
FOSTER TO THE BOARD OF BUILDING AND ENGINEERING APPEALS.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Board of Building and Engineering Appeals; and

WHEREAS, John Foster fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in March of 2027; and.

WHEREAS, Mayor Judy Bowman recommends the appointment of John Foster to the Board of Building and Engineering Appeals upon approval of the Board of Alderman;

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

Section 1. The Board of Aldermen approves the appointment of John Foster to the Board of Building and Engineering Appeals.

Section 2. Effective Date. This resolution shall become effective on May 2, 2022 upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 2ND DAY OF MAY 2022.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 2nd day of May 2022.

Attachment: John Foster to BBEA 2022 (John Foster to BBEA)



Board, Commission and Committee Appointment Application to Serve

Name: <u>John M. Foster</u>		Date: <u>13 Apr 2022</u>	
Home Address: <u>2619 DUNCAN Circle - Harrisonville, Mo.</u>			
Email Address: <u>JAND.MW121400@GMAIL.COM</u>			
Cell Phone: <u>816-392-0034</u>	Home Phone: <u>816-380-3915</u>	Work Telephone: <u>NA</u>	
Occupation: <u>Retired Contractor</u>		Best Time to Call: <u>8:00 AM - 5 PM</u> am/pm	
Do you own commercial property and/or operate a business in Harrisonville? If yes, please describe. <u>Yes - USDA - Vacant Lots.</u>			
Work/Business Name:			
Work/Business Address:			
Length of Residency in Harrisonville: <u>65 yr.</u>		Are you registered to vote? <u>yes</u>	
Are you now serving, or have you ever served, on a board, commission or committee for the City of Harrisonville or any other community? ☒ Yes ☐ No If yes, please give name of board, commission and/or committee and dates served:			
BOARD, COMMISSION OR COMMITTEE PREFERENCE(S): Please list no more than three boards, commissions or committees in order of preference.			
1	<u>Board of Building and Engineering Appeals</u>	2	
		3	

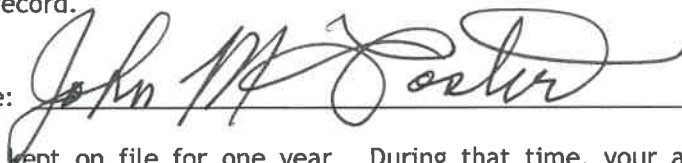
(Application continued on reverse)

Attachment: John Foster for BBEA (John Foster to BBEA)

NARRATIVE STATEMENT: Please provide a brief statement indicating why you wish to be appointed to this board or commission, including the strengths you feel you could bring to the position for which you are applying. Information may include education, professional experience and community activities pertinent to the position for which you are applying.

I understand that my attendance at all regularly scheduled meetings is critical, even if I am an alternate member, and that the Board of Aldermen may appoint a replacement for members who are chronically absent from regular meetings. I also understand that this application is considered a public record.

Applicant's Signature: _____



All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the Board, Commission, or Committee for which you have applied.

- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Please notify the City Clerk at 816-380-8916 if you move or no longer wish to be considered for appointment.
- Mail or deliver your completed application to: City of Harrisonville, City Clerk's Office, 300 E. Pearl, P. O. Box 367, Harrisonville, MO 67401 or email rjones@ci.harrisonville.mo.us

* Applications must be completely filled out in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE CITY OF HARRISONVILLE

Attachment: John Foster for BBEA (John Foster to BBEA)



TO: Board of Aldermen
FROM: Christina Stanton,
DATE: April 27, 2022
SUBJECT: Burris Ridge RZ from RP-2 to RP-1

Type of Item: *Public Hearing*

C. Action Item (ID # 4171)

Burris Ridge RZ from RP-2 to RP-1

Attachments:

Staff Report BOA RS 5_2_22 Burris SD Rezoning (PDF)

Original Preliminary Plat (PDF)

Capture.JPGBurris current zoning zoom (JPG)

Rezoning RP1 1OF2 (PDF)

Rezoning RP1 2OF2 (PDF)

Aerial (PDF)

Letters_of_Support (PDF)

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

To: Board of Aldermen, Regular Session

From: Christina Stanton, AICP, Director of Community Development
Jim Clarke, Director of Economic Development

Date: May 2, 2022

Re: Rezoning of property from RP-2 to RP-1

GENERAL INFORMATION

Applicant: Corwood Homes, LLC

Requested Actions: Rezoning of property from RP-2 to RP-1, to facilitate the Burris Ridge subdivision's complete zoning as Planned Single Family Residential

Date of Application: March 9, 2022

PROPOSAL

Corwood Homes, LLC is seeking to rezone all property in the Burris Ridge subdivision which was zoned RP-2 (Planned Two-Family Residential) when the original preliminary plat was approved, to RP-1 (Planned Single-Family Residential), to make the whole subdivision cohesive as a Single-Family homes subdivision.

Rezoning is for the area of the original approved preliminary plat encompassing 8 lots off the future Marvin Court north of Burris Drive and 14 lots off the future Marvin Court south of Burris Drive.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned RP-1 and R1, in all directions.

Public legal notice, public hearing notice, and property located rezoning notice have been completed.

PREVIOUS ACTIONS

Planning and Zoning Commission recommendation for approval at the P&Z Meeting on 4/21/22.

KEY ISSUES

The owners/developers would like the whole subdivision to develop as Residential Single-Family homes.

STAFF COMMENTS AND SUGGESTIONS

Staff has the opinion that the rezoning of the RP-2 to RP-1 is acceptable and in keeping with the City's Comprehensive Master Plan guidelines and objectives, and an acceptable request which is supported by adjoining property owners that have provided letter or email of support to staff.

Attachment: Staff Report BOA RS 5_2_22 Burris SD Rezoning (Burris Ridge RZ from RP-2 to RP-1)

STAFF RECOMMENDATION

Staff recommends approval of the rezoning.

ATTACHMENTS

Original Preliminary Plat

Zoning District Map of Burris Ridge Subdivision

Rezoning Boundary Map & Legal Description

Aerial Photo

Property Owner Letter of Support

Property Owner E-mail of Support

STAFF CONTACT:

Christina Stanton

Jim Clarke

PRELIMINARY PLAT OF BURRIS RIDGE

LOTS 1-186 AND TRACTS A-D
HARRISONVILLE, CASS COUNTY, MISSOURI

PRESENT ZONING: AGRICULTURE

REQUESTED ZONING:

LOT 1 C-0
LOT 2 C-1
LOTS 3-24 R-2P
LOTS 25-186 R-1P

LOT STANDARDS FOR R-1P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT ABUT CITY STREETS.
SIDE: 7.5' MINIMUM
REAR: 25' MINIMUM
MINIMUM LOT WIDTH: 65' MINIMUM (AS MEASURED FROM THE BUILD LINE ON CDS)
MINIMUM LOT SIZES: 7500 SQ. FT.

LOT STANDARDS FOR R-2P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT ABUT CITY STREETS.
SIDE: 7.5' MINIMUM
REAR: 25' MINIMUM
MINIMUM LOT WIDTH: 75' MINIMUM (AS MEASURED FROM THE BUILD LINE ON CDS)
MINIMUM LOT DEPTH: 110'
MINIMUM LOT SIZES: 10,000 SQ. FT.

NOTES:

1. PROJECT BENCHMARK IS MONUMENT #114 FROM CITY OF HARRISONVILLE CONTROL SYSTEM

THUNDERBIRD ESTATES HOMEOWNERS

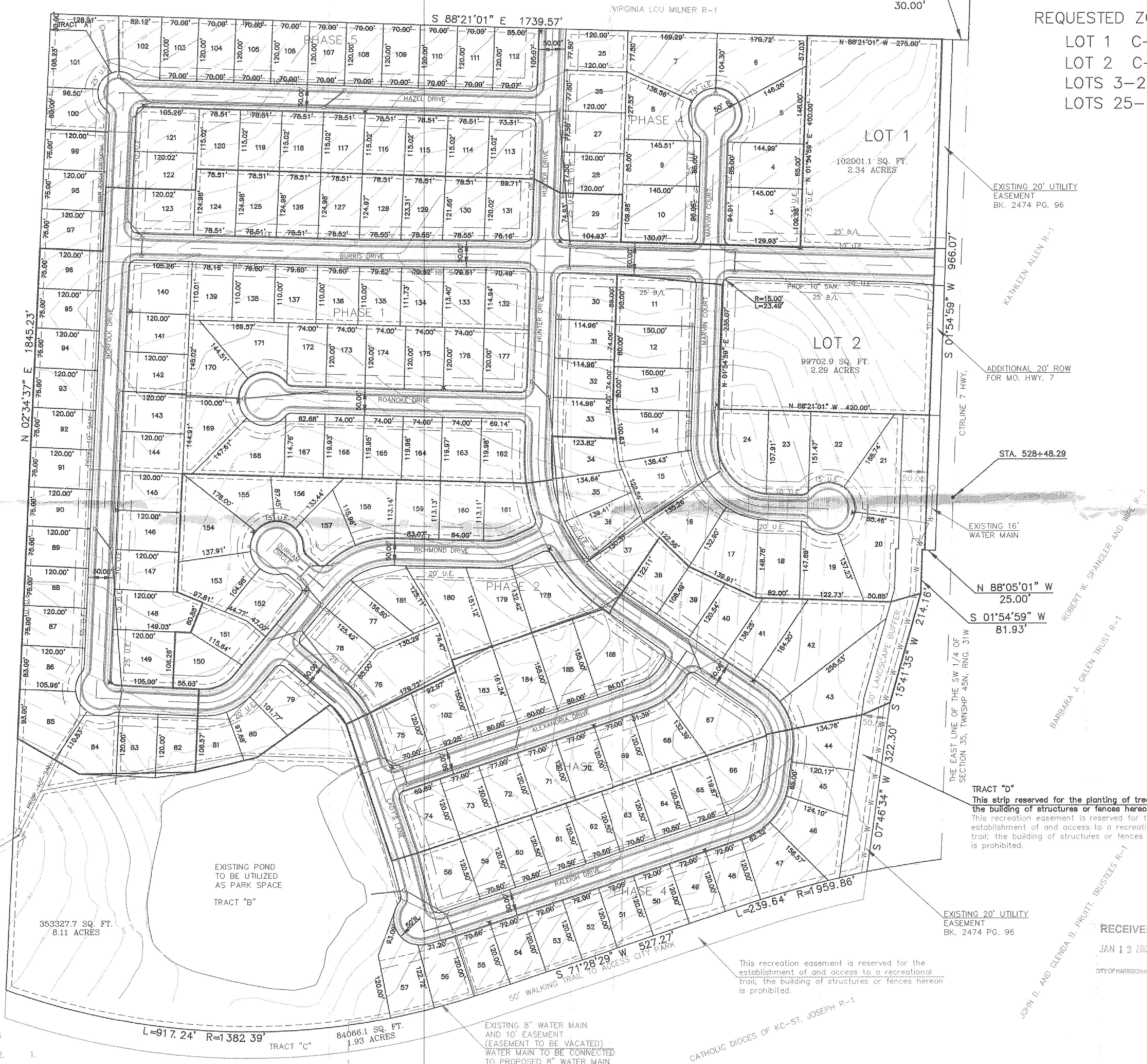
1. KEVIN D. AND JENNIFER M. GINNINGS
2. JAMES H. AND SANDRA K. GRAY
3. CALEB L. GILBERT
4. ALFRED A. AND ROBERTA L. PFEIFER
5. HAROLD L. AND MARQUERITE L. HATCH
6. GARY AND ROSANNA NEVILLS

PREPARED FOR: ETERNAL INVESTMENTS
2001 NW JEFFERSON
BLUE SPRINGS, MO 64015
816-716-3254

SUMMIT SURVEY
526 SW 3RD STREET
LEE'S SUMMIT, MO 64063
816-347-9620
FAX: 816-347-9291

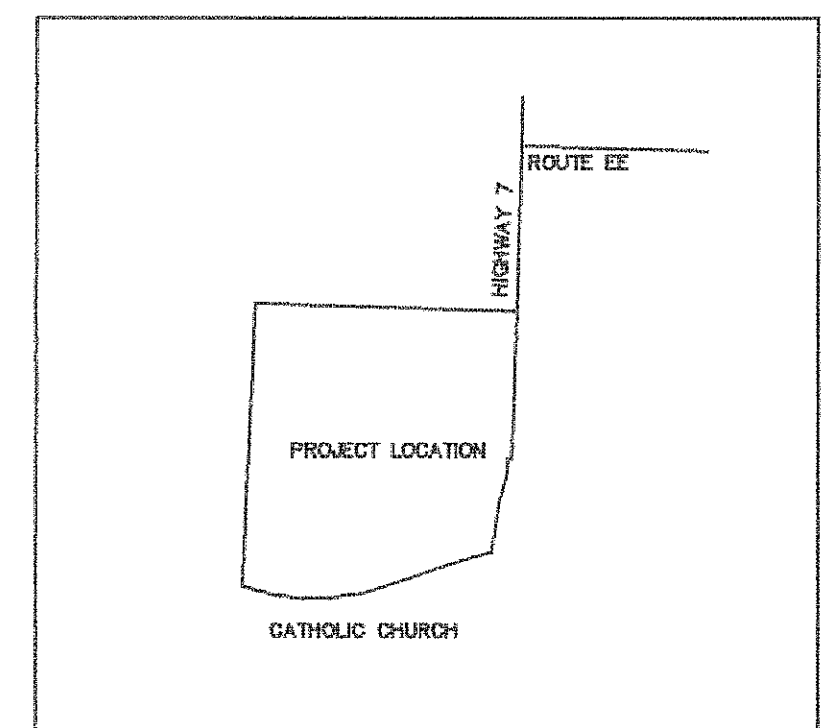
THUNDERBIRD ESTATES

R-1



LEGAL DESCRIPTION:

Part of the SW 1/4 of Section 35, Township 45N, Range 31W in the City of Harrisonville, Cass County, Missouri, described as follows: From the center of Section 35 aforesaid, run thence South along the centerline of MO. State Hwy. 7, 718.50 feet to the True Point of Beginning of the tract to be described; thence West, 1739.57 feet; thence S 00°55'38" W, along the East line of the Harrisonville Golf Club land, 1845.23 feet to a point in the Northerly right of way line of the Frisco Railroad; thence following said Northerly right of way line on a curve to the left having a radius of 1382.39 feet and a chord bearing of N 88°50'00" E, a distance of 917.24 feet; thence N 69°49'30" E along said railroad right of way line 527.27 feet; thence following the Northerly right of way line of the railroad on a curve to the right having a radius of 1959.86 feet and a chord bearing of N 75°23'56" E, a distance of 381.33 feet to the centerline of Highway No. 7; thence N 00°16' E, along the centerline of Highway No. 7, 1232.70 feet; thence North, along the centerline of Missouri State Highway No. 7, 316.14 feet to the POINT OF BEGINNING, containing 71.65 acres, more or less, all being subject to existing roads and easements.



VICINITY MAP

RECEIVED

JAN 12 2005

CITY OF HARRISONVILLE



EXHIBIT A

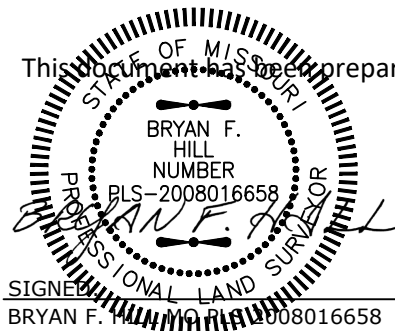
SHEET 1 OF 2

REZONING EXHIBIT DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 31 WEST, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED BY BRYAN F. HILL MO PLS 2008016658, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N88°21'24"W, ALONG THE NORTH RIGHT OF WAY LINE OF BURRIS DRIVE AS IT NOW EXISTS, A DISTANCE OF 136.13 FEET; THENCE S01°02'43"W, A DISTANCE OF 74.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 2 SAID BURRIS RIDGE 1ST PLAT; THENCE S01°54'33"W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 235.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S88°21'24"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 365.09 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S01°54'36"W, A DISTANCE OF 287.08 FEET; THENCE N88°21'24"W, A DISTANCE OF 243.14 FEET; THENCE N74°18'48"W, A DISTANCE OF 178.66 FEET; THENCE N42°52'50"W, A DISTANCE OF 134.37 FEET; THENCE N12°41'23"W, A DISTANCE OF 135.15 FEET; THENCE N01°57'42"E, A DISTANCE OF 261.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE; THENCE S88°21'24"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 28.09 FEET; THENCE N87°49'45"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 75.17 FEET; THENCE S88°21'24"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 26.14 FEET; THENCE N01°38'36"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE; THENCE N88°21'24"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.15 FEET; THENCE N84°32'34"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.17 FEET; THENCE N88°21'24"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 22.70 FEET TO THE SOUTHEAST CORNER OF LOT 29 SAID BURRIS RIDGE 1ST PLAT; THENCE N01°54'36"E, ALONG THE EAST LINE OF SAID LOT 29, A DISTANCE OF 397.94 FEET; THENCE S88°05'45"E, A DISTANCE OF 310.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BURRIS RIDGE 1ST PLAT; THENCE S01°54'36"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 401.53 FEET TO THE POINT OF BEGINNING. CONTAINING 7.10 ACRES MORE OR LESS

This document has been prepared by me or under my direct supervision



SIGNED _____
BRYAN F. HILL MO PLS 2008016658

Bryan Hill, PLS

186 Elm Street | Peculiar, Mo. 64078 | 816.739.0157

**BURRIS RIDGE REZONING EXHIBIT,
HARRISONVILLE, KS**

ZONING: RP1

COUNTY

TRACT NO.

PROJ NO:

CASS COUNTY

DATE:

03/16/2022

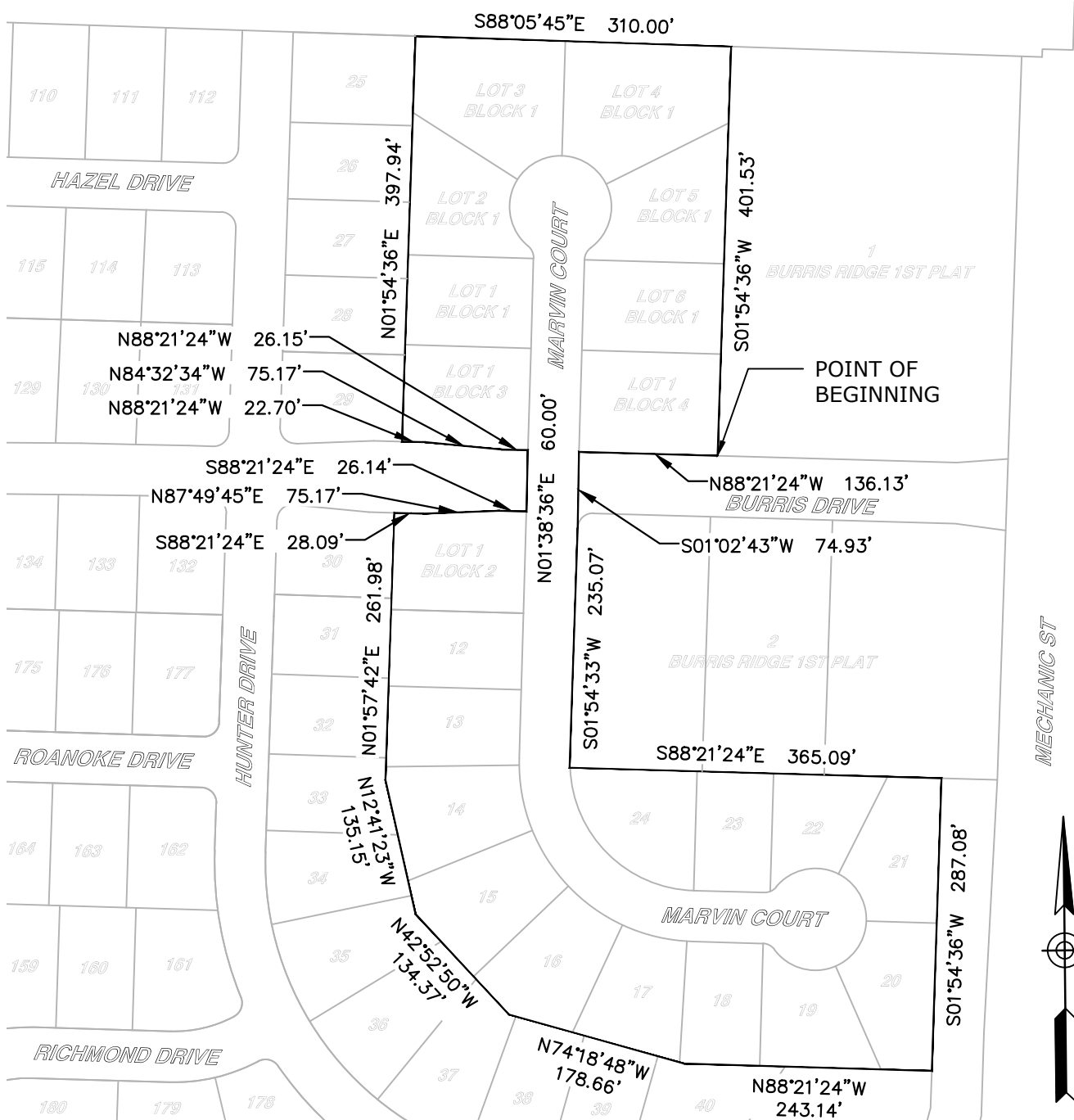
Packet Pg. 32

Attachment: Rezoning RP1 10F2 (Burris Ridge RZ from RP-2 to RP-1)

EXHIBIT A

SHEET 2 OF 2

THIS SKETCH HAS BEEN PREPARED FOR REZONING EXHIBIT PURPOSES ONLY AND
DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE
BASED ON NAD-83 MISSOURI WEST ZONE STATE PLANE DATUM.



Attachment: Rezoning RP1 20F2 (Burris Ridge RZ from RP-2 to RP-1)

Bryan Hill, PLS

186 Elm Street | Peculiar, Mo. 64078 | 816.739.0157

BURRIS RIDGE REZONING EXHIBIT,
HARRISONVILLE, KS

ZONING: RP1

COUNTY

TRACT NO.

PROJ NO:

CASS COUNTY

DATE:

03/16/2022

Packet Pg. 33



Germantown Farms, LLC
1422 Norfolk Drive
Harrisonville, MO 64701

Mr. Jim Clarke
Community Development Director
City of Harrisonville
P.O. Box 367
Harrisonville, MO 64701

RE: Corwood Homes Rezoning Application

Dear Mr. Clarke:

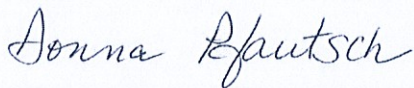
As an adjacent property owner and nearby homeowner, I want to voice my support to the Planning & Zoning Commission for the rezoning of lots in the Burris Ridge subdivision from RP-2 to RP-1 as proposed by Corwood Homes LLC.

This rezoning request is consistent with the character and nature of current development in this subdivision and will enhance the value of other property in the immediate area, including the three lots in the Burris Drive Estates subdivision. Last year, by way of reference, the City rezoned a commercial lot at our request at the Highway 7- Burris Drive entrance and subsequently approved a plat dividing this commercial lot into three single-family estate-sized lots. This has already resulted in the construction of homes on two of the three lots.

I also support the rezoning application because it will provide larger building lots, which are otherwise unavailable in Harrisonville.

I encourage the Planning & Zoning Commission and the Board of Aldermen to approve this application.

Sincerely,



Donna Pfautsch
Member
Germantown Farms LLC

cc: Chris Derry, Corwood Homes LLC

Attachment: Letters_of_Support (Burris Ridge RZ from RP-2 to RP-1)

et Pg. 36

Pat or Larry Brewer <lpbrewer@earthlink.net>

Tuesday, April 5, 2022 7:04 PM

Jim Clarke

April 21 PnZ mtg comments

We support this change in zoning to single family housing that Corwood Homes, LLC is requesting. Thank you for the opportunity to comment.

This is an email from outside your organization.



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 28, 2022
SUBJECT: Burris Ridge rezone RP2 to RP1

Type of Item: *Approval*

D. Action Item (ID # 4172)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, APPROVING AN APPLICATION TO REZONE APPROXIMATELY 7.10 ACRES FROM RP-2 (PLANNED TWO-FAMILY DISTRICT) TO RP-1 (PLANNED SINGLE-FAMILY RESIDENTIAL DISTRICT) LOCATED WEST OF MECHANIC STREET, AND NORTH AND SOUTH OF BURRIS DRIVE, AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

Attachments:

RP-2 to RP-1 RZ Ord (Burris Ridge) (DOCX)

Council Bill No. 2022 – xxx

Ordinance No. xxxx

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI, APPROVING AN APPLICATION TO REZONE
APPROXIMATELY 7.10 ACRES FROM RP-2 (PLANNED TWO-FAMILY DISTRICT)
TO RP-1 (PLANNED SINGLE-FAMILY RESIDENTIAL DISTRICT) LOCATED WEST
OF MECHANIC STREET, AND NORTH AND SOUTH OF BURRIS DRIVE, AND
ESTABLISHING AN EFFECTIVE DATE THEREOF.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Corwood Homes, LLC, to rezone approximately 7.10 acres from RP-2 (Planned Two-Family Residential District) to RP-1 (Planned Single-Family Residential District) located west of Mechanic Street, and north and south of Burris Drive, in the City of Harrisonville, Cass County, Missouri;

WHEREAS, on April 21, 2022, the Planning & Zoning Commission did conduct a public hearing, and after evaluating the application for rezoning, did recommend with a vote of 8 ayes, 0 nays, and 1 member excused, that the Board of Aldermen approve the rezoning for the findings in the staff report;

WHEREAS, on May 2, 2022, the Board of Aldermen did conduct a public hearing and did consider the staff report, input from the public, and the recommendation of the Planning & 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 to rezone approximately 7.10 acres from RP-2 (Planned Two-Family Residential District) to RP-1 (Planned Single-Family Residential District) located west of Mechanic Street, and north and south of Burris Drive, is hereby approved based upon the findings in the staff report and meeting minutes of the Planning & Zoning Commission Meeting and Board of Aldermen Meeting at which this application was considered.

Section 2: The rezoning comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 31 WEST, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED BY BRYAN F. HILL MO PLS 2008016658, AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N88°21'24"W, ALONG THE NORTH RIGHT OF WAY LINE OF BURRIS DRIVE AS IT NOW

Attachment: RP-2 to RP-1 RZ Ord (Burris Ridge) (Burris Ridge rezone RP2 to RP1)

EXISTS, A DISTANCE OF 136.13 FEET; THENCE S01°02'43"W, A DISTANCE OF 74.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 2 SAID BURRIS RIDGE 1ST PLAT; THENCE S01°54'33"W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 235.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S88°21'24"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 365.09 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S01°54'36"W, A DISTANCE OF 287.08 FEET; THENCE N88°21'24"W, A DISTANCE OF 243.14 FEET; THENCE N74°18'48"W, A DISTANCE OF 178.66 FEET; THENCE N42°52'50"W, A DISTANCE OF 134.37 FEET; THENCE N12°41'23"W, A DISTANCE OF 135.15 FEET; THENCE N01°57'42"E, A DISTANCE OF 261.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE; THENCE S88°21'24"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 28.09 FEET; THENCE N87°49'45"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 75.17 FEET; THENCE S88°21'24"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 26.14 FEET; THENCE N01°38'36"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE; THENCE N88°21'24"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.15 FEET; THENCE N84°32'34"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.17 FEET; THENCE N88°21'24"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 22.70 FEET TO THE SOUTHEAST CORNER OF LOT 29 SAID BURRIS RIDGE 1ST PLAT; THENCE N01°54'36"E, ALONG THE EAST LINE OF SAID LOT 29, A DISTANCE OF 397.94 FEET; THENCE S88°05'45"E, A DISTANCE OF 310.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BURRIS RIDGE 1ST PLAT; THENCE S01°54'36"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 401.53 FEET TO THE POINT OF BEGINNING. CONTAINING 7.10 ACRES MORE OR LESS.

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

executed in accordance with the legislative intent.

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 2ND DAY OF MAY 2022
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 2ND DAY OF
MAY 2022 AND PASSED BY THE BOARD OF ALDERMEN THIS 2ND DAY OF MAY
2022.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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

ATTEST:

Daniel Barnett, City Clerk

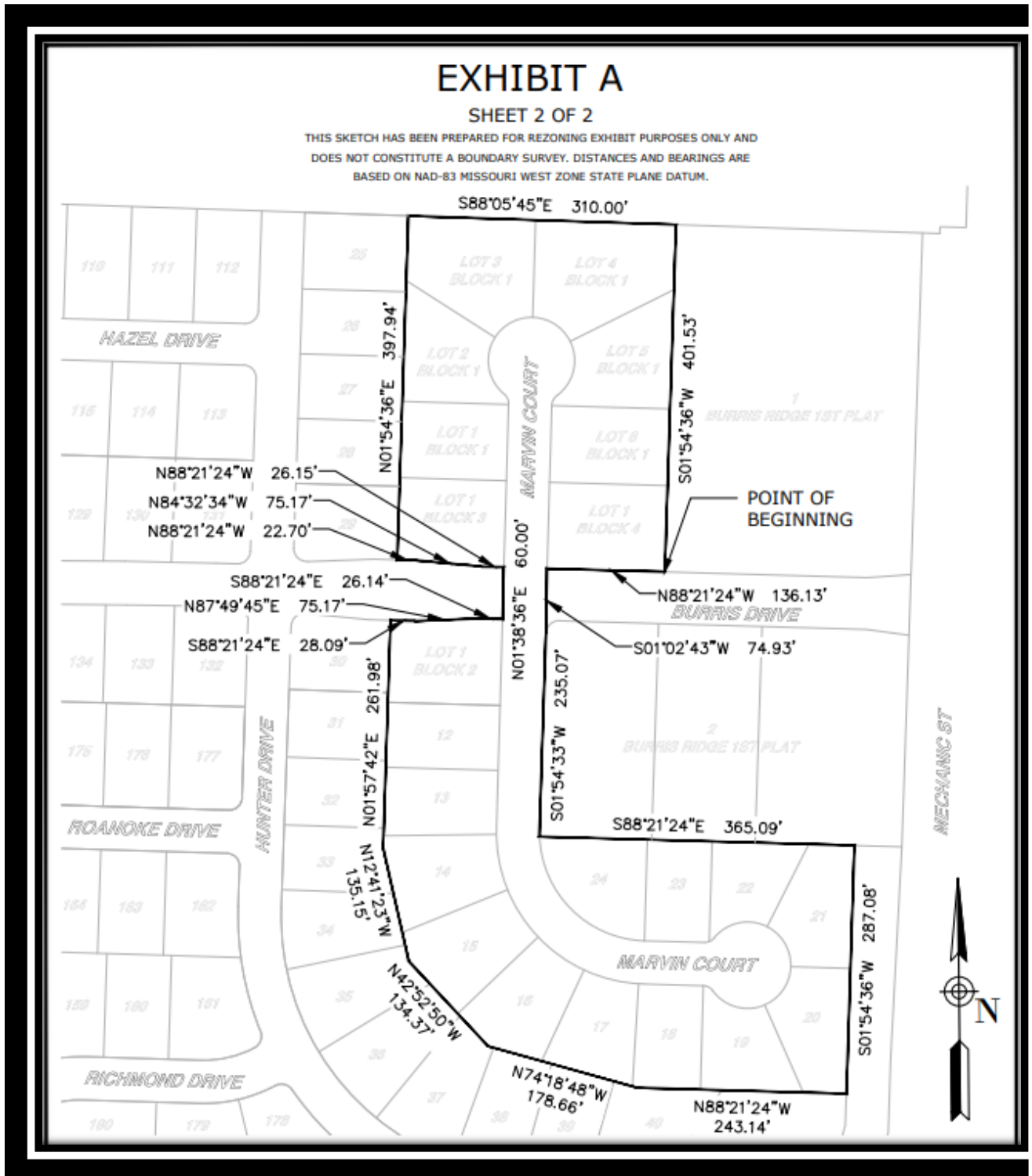
WITNESS my hand and seal this 2nd day of May, 2022.

Exhibit A: Map Burris Ridge Rezoning from RP-2 to RP-1

Attachment: RP-2 to RP-1 RZ Ord (Burris Ridge) (Burris Ridge rezone RP2 to RP1)

EXHIBIT A

Burris Ridge Rezoning from RP-2 to RP-1



Attachment: RP-2 to RP-1 RZ Ord (Burris Ridge) (Burris Ridge rezone RP2 to RP1)