



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
SEPTEMBER 19, 2022
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - September 6, 2022 6:00 PM**
 - B. Executive Session Minutes - September 6, 2022**
- 5. Agenda Items**
 - A. Council Bill 64: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CINDY GREENWELL TO THE TIF COMMISSION.**
 - B. Council Bill 65: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CAROL LOONEY TO THE TIF COMMISSION.**
 - C. Council Bill 66: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JENNIFER LOVE AS A FULL MEMBER ON THE BOARD OF ZONING ADJUSTMENT**
 - D. Council Bill 67: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF BRIAN PULLIAM TO THE PLANNING AND ZONING COMMISSION.**
 - E. Council Bill 68: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF GERALD SALING TO THE BOARD OF ZONING ADJUSTMENT.**

- F. PUBLIC HEARING: Changes to Municipal Code - Section 405.295 Residential in CBD-2, Section 405.310 Parking in CBD-2, Section 405.550 Accessory Buildings, Section 405.030B Adding Accessory Dwelling Unit to Definitions, Section 410.160 Adding Adjacent Lots to Definitions and Section 410.385 Antimonotony**
 - G. Council Bill 69: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING CHANGES TO TITLE IV – LAND USE OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE**
 - H. Council Bill 70: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING SECTION 405.080 OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE**
 - I. Council Bill 71: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING SECTION 405.570.A AND 405.570.A.2 OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE**
 - J. PUBLIC HEARING: Special Use Permit at 400 Cedar Street**
 - K. Council Bill 72: AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR A TOW LOT ON LAND LOCATED WEST OF INDEPENDENCE STREET, EAST OF CEDAR STREET, AND SOUTH OF MFA OIL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- 6. Aldermen and Committee Reports**
 - 7. Report from the City Administrator**
 - A. August Municipal Court Report**
 - 8. Questions from the Media**
 - 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 15th day of September, 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.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
SEPTEMBER 6, 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	Remote	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Excused	
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, Fire Chief Rusty Sullivan, Parks and Recreation Grant Purkey, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Fire Chief Rusty Sullivan, Electric Superintendent Andy Pollard, Building Official Chris Arthur, Police Officer Kyle Truelove, Fire Marshal Eric Myler, members of the Harrisonville Fire Department, Streets Department Supervisor Cassie Cunningham, City Engineer Ted Martin and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. Fire Department Badge Pinning

Mayor Bowman was joined by Fire Chief Rusty Sullivan, Fire Marshal Eric Myler, City Clerk Daniel Barnett, Firefighter/EMT Morgan Driggs and Firefighter/EMT Jordan Rice.

An oath of office was administered by City Clerk Barnett and repeated by the Firefighter/EMT's.

Firefighter/EMT Morgan Driggs was pinned by her father Don Driggs.

Firefighter/EMT Jacob Rice was pinned by his father Tom Rice.

Fire Chief Sullivan spoke about what a great honor it was for each individual being pinned and said he is excited about the opportunities for growth that will surely come to each of the new Firefighter/EMTs.

Mayor Bowman thanked the Fire/EMS staff in attendance for their commitment to the Harrisonville community and for the work they do to keep the community safe. Bowman spoke about the value of the pinning ceremony and the hard work put in by each individual to earn their position.

Before proceeding through the rest of the agenda, Police Chief Hofer introduced newly sworn in Officer Kyle Truelove to the members of the Board of Aldermen.

Truelove said he was glad to be a part of the department.

Mayor Bowman thanked Truelove for his willingness to serve the department and the entire Harrisonville community.

3. Public Participation

Scott Emmons (201 W Washington Street) - Mr. Emmons congratulated the new hires at both the Police Department and the Fire Department.

Emmons said he wished to speak to the Board about the recently approved Community Development Incentive Grant Program.

Emmons said he supports the program and appreciates that it will be voluntary.

City Attorney Felzien informed Mr. Emmons that he had reached the end of the time allotted for him to speak. Emmons requested additional speaking time from the Board of Aldermen, which was granted unanimously by the Board.

Emmons spoke about the need for checks and balances within the program.

Emmons asked for a community-based group to coordinate the program's checks and balance and to process feedback from those participating.

Emmons asked for fair representation and for transparency within the program.

Emmons thanked the Board of Aldermen and Mayor Judy Bowman for their time.

A. Agenda Request - Scott Emmons

4. Approval of Minutes

A. Board of Aldermen - Work Session - Aug 10, 2022 6:00 PM

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

B. Board of Aldermen - Regular Meeting - Aug 15, 2022 6:00 PM

Alderman Mills abstained from voting, as he was not present at the meeting in question.

RESULT: ACCEPTED [6 TO 0]
MOVER: Sandy Franklin, Board Member
SECONDER: Matt Turner, Board Member
AYES: Zaring, Franklin, Doerhoff, Reece, Davidson, Turner
ABSTAIN: Bill Mills
EXCUSED: Marcia Milner

C. Board of Aldermen - Work Session - Aug 15, 2022 6:30 PM

Alderman Mills abstained from voting, as he was not present at the meeting in question.

RESULT: ACCEPTED [6 TO 0]
MOVER: Matt Turner, Board Member
SECONDER: Sandy Franklin, Board Member
AYES: Zaring, Franklin, Doerhoff, Reece, Davidson, Turner
ABSTAIN: Bill Mills
EXCUSED: Marcia Milner

5. Agenda Items

A. A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HARRISONVILLE CASS R-9 SCHOOL DISTRICT FOR A SCHOOL RESOURCE OFFICER AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Police Chief John Hofer.

Hofer noted that the fee for each officer will increase \$4.10 per hour to a total of \$38.19 per hour.

Hofer said the City will be reimbursed for the officer's salary and benefits only.

Hofer said the School Board has voted to approve the agreement.

Upon passage, Mayor Bowman designated the resolution to be Resolution number 34.

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

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO APPROVE THE SPECIAL EVENT REQUEST FROM THE HARRISONVILLE AREA CHAMBER OF COMMERCE TO HOLD THE 2022 LOG CABIN FESTIVAL.

Staff report presented by Police Chief John Hofer.

Hofer highlighted that the Chamber of Commerce has asked to use utility vehicles and all-terrain vehicles during the festival. Hofer said he would like to restrict use of such vehicles to festival administrators.

Alderman Zaring asked if the requested vehicles could be preapproved.

Hofer said he felt that would be possible.

Hofer said City staff use a 'gator' vehicle to haul trash during the festival, but do not drive on the Square itself.

Alderman Davidson said he did not see the need for using all-terrain vehicles.

The Board agreed to approve two utility vehicles, operated only by Chamber of Commerce staff or volunteers and clearly marked for festival use.

Upon passage, Mayor Bowman designated the resolution to be Resolution number 35.

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

C. AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A REZONING OF APPROXIMATELY 4.63 ACRES OF LAND FROM AGRICULTURE (A) TO SERVICE BUSINESS DISTRICT (C-2) ON LAND LOCATED AT 21400 E. 275TH STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Staff report presented by Community Development Director Stanton.

Stanton spoke about the current City Code language regarding property annexed by the City.

Stanton said the attached ordinance would correct the issue created by the current annexation language.

Stanton said an ordinance is being drafted to remedy the current issue within City code.

Mayor Bowman opened the Public Hearing at 6:29 p.m.

With no one wishing to make comment, Mayor Bowman closed the Public Hearing at 6:29 p.m.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number 3599.

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

D. AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT TO UPGRADE AN EXISTING BILLBOARD TO DIGITAL ON LAND LOCATED WEST OF I-49 AND EAST OF THE SOUTH GARDENS SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Staff report presented by Community Development Director Stanton.

Stanton spoke to the history of the current billboard at that location.

Stanton spoke to the requirements for updating the billboard.

Stanton said the updates would be to the existing structure and not the construction of a new billboard.

Stanton said staff and the Planning and Zoning Commission recommend approval, if the conditions outlined in the staff report were met.

Mayor Bowman opened the Public Hearing at 6:34 p.m.

Mrs. Cynthia Warner approached the podium to field questions from the Board of Aldermen.

No questions were offered.

Mayor Bowman closed the Public Hearing at 6:35 p.m.

Alderman Turner asked if the billboard would utilize LED lights.

Mrs. Warner said she did believe it would be made of LED lights.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number 3600.

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

E. Ausmer Rezoning for "Junior's Addition"

Staff report presented by Community Development Director Stanton.

Stanton spoke to the history of the applicant's request and their dealings with the Planning and Zoning Commission.

Stanton said staff and the Planning and Zoning commission have recommended denial of the project multiple times.

Alderman Zaring asked for clarification about why the application would not be successful.

Stanton said all properties within the subject block with built structures are single-family owner-occupied buildings. Stanton said it would not make sense to spot zone the four proposed lots that were created, originally, for the purpose of creating four single-family lots and allow for duplexes in the middle of the existing single-family owner-occupied lots within the block.

Mayor Bowman opened the Public Hearing at 6:42 p.m.

With no one wishing to make comment, Mayor Bowman closed the Public Hearing at 6:43 p.m.

RESULT:	PRESENTED
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F. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING SECTION 240.050(G) AND 240.050(H) OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

Staff report presented by Building Official Arthur.

Arthur reminded the Board about discussion regarding the issue at the Work Session on August 15, 2022.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number 3601.

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

G. Municipal Separate Storm Sewer System (MS4) Permit Public Hearing

Staff report presented by City Engineer Ted Martin.

Martin spoke to the Board about the community involvement items required by the Missouri Department of Natural Resources before a Municipal Separate Storm Sewer System Permit (MS4) can be awarded.

Mayor Bowman opened the Public Hearing at 6:49 p.m.

With no one wishing to make comment, Mayor Bowman closed the Public Hearing at 6:50 p.m.

RESULT:	DISCUSSION
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6. Aldermen and Committee Reports

Alderman Davidson commended the Police Department's School Resource Officers and celebrating the recent Facebook post made by the school district. Davidson said he was grateful for the work Officer King and Officer Ramsey are doing within the school district.

Bowman echoed Alderman Davidson's comments and asked Chief Hofer to pass along the commendation from Davidson.

Alderman Mills provided an update on the recent work done on the Royal Street Extension Project by the MO-291/71 Highway Transportation Development District. Mills spoke about the upgrades to the ball fields in and around North Park and the increased opportunity for retail business in the northern portion of the community. Mills said he was grateful for the land donated by the Welborn Family and Gallant Property owners. Mills spoke about a vote to approve extending the current one-cent sales tax to July 1, 2058. Mills said he believes the project will be a large windfall for the community. Mills spoke about the work that will still be required to make the project possible, but said he believes the improvements will be a strong opportunity for the entire Harrisonville community.

Bowman thanked Alderman Mills for his leadership on the 291/71 TDD and for working so hard to make the project a reality.

Alderman Zaring shared positive stories about his recent interactions with members of several City departments and said he appreciates all of the work done by City staff.

Alderman Franklin spoke about the recent Ladies Night Out event on the Historic Harrisonville Square and said she appreciated seeing all four corners of the Square busy and doing business. Franklin also spoke about a series of upcoming events in the downtown area.

Alderman Reece spoke about serving on the Chamber of Commerce Foundation's Tourism Committee and spoke about the strengths and the vitality of the Harrisonville community.

Mayor Bowman expressed appreciation at Alderman Reece's involvement on the tourism committee. Bowman spoke about recent discussions she and City Administrator Ratliff have had with presumed

District 62 State Representative Mrs. Sherri Gallick. Bowman said a legislative priority of the Board of Aldermen has been to have a bill in the legislature granting Harrisonville residents the opportunity to vote for a hotel guest tax. Bowman said proceeds of such a tax would be dedicated toward tourism in Harrisonville.

7. Report from the City Administrator

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

Ratliff spoke about the current standing of the City's business license renewal process.

Ratliff provided an update to the ongoing Muddy Creek Regional Detention Storm Water Mitigation Project and said the land bridge is complete and operational.

Ratliff said City staff, in partnership with the Missouri Department of Transportation, are continuing efforts for a cost-share grant for the South Street and MO 2-Highway Bridge over Muddy Creek Tributary Project. Ratliff said the City will be responsible for a minimum of \$198,720.

Ratliff thanked Alderman Mills for his leadership on the 291/71 TDD and thanked Mr. Wellborn for his generous land donations toward the recently discussed project. Ratliff said he believes the project will change the trajectory for the City of Harrisonville.

Ratliff provided the Board with an update on the Federal Emergency Management Agency (FEMA) and State Emergency Management Agency (SEMA) Buyout Program

Ratliff spoke to the Board about a group of individuals who hope to start an organization to raise funds for supplies, equipment and adoptions at the Animal Shelter. Ratliff said the name of the organization is HAS Friends. Ratliff spoke to the Board about the health of the Animal Shelter budget and said it is in good standing.

Ratliff informed the Board that the City has applied for over \$41 million in federal and state grants that can be applied to a series of community improvement projects. Ratliff said the City has received \$7 million so far in 2022. Ratliff commended staff for their diligence and hard work to find and apply for the grants and to track the incoming funds.

8. Questions from the Media

None.

Mayor Bowman reminded the Board about the upcoming ribbon cutting event for City Lake and Lake Luna on September 19.

Bowman reminded the Board about the upcoming Fall Board of Aldermen Retreat on September 28.

9. Adjourn to Executive Session pursuant to RSMo 610.021 (3) Hiring, Firing, Discipline or Promotion of Employee

Pursuant to RSMo 610.021 (2) Leasing, purchase or sale of real estate

At 7:14 p.m., the Board of Aldermen voted to go into executive session pursuant to City Code to discuss the hiring, firing, discipline or promotion of an employee; and to discuss the purchase/sale of real estate by a public governmental body where public knowledge of the transactions might adversely affect the legal consideration therefore. A motion was made by Alderman Davidson and seconded by Alderman Zaring. In attendance and voting to go into executive session were Aldermen Reece, Turner, Franklin, Zaring, Davidson, Doerhoff, Mills (remote) and Mayor Judy Bowman. Alderwoman Milner was excused. Mayor Bowman then convened the meeting in closed session.

10. Adjourn from Regular Session

Upon returning to the Regular Meeting, a motion was made by Alderman Doerhoff to adjourn from the Regular Meeting. The motion was seconded by Alderwoman Reece. The motion carried with a unanimous vote. Meeting adjourned at 9:01 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

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



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 15, 2022
SUBJECT: Cindy Greenwell Appointment to TIF Commission

Type of Item: *Approval*

A. Action Item (ID # 4321)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CINDY GREENWELL TO THE TIF COMMISSION.

Attachments:

Cindy Greenwell For TIF Commission (PDF)

Cindy Greenwell to TIF Commission 2022 (DOCX)



City of

Harrisonville

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1836

5.A.a

Board, Commission and Committee Appointment Application Form

Name Cindy Greenwell	Date 09/09/2022	
Home Address 1701 Twin Oaks Drive		
Email Address <u>Cyndg12@gmail.com</u>		
Home Telephone	Work/Cell Telephone 816-806-0006	
Occupation Self Employed/Realtor	Best time to call Any	am/pm
Do you own commercial property and/or operate a business in Harrisonville? N/A		
Work/Business Name Licensed with American Heritage Realtors		
Work/Business Address 1000 S Commercial		
Length of Residency in Harrisonville 49 Years		
Are you now, or have you ever served on a board, commission or committee for the City of Harrisonville or other community? Yes ☐ No ☐ If yes, please give name of board, commission and /or committee and dates served:		

(application continued on back page)

RECEIVED

SEP 15 2022

CITY OF HARRISONVILLE

BOARD, COMMISSION OR COMMITTEE PREFERENCE(S): Refer to last page for list of Boards, Commissions and Committees (Please list no more than three boards, commissions or committees in order of preference)

1)
TIF

2)

3)

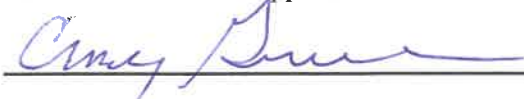
Are you registered to Vote: Yes

☐

Narrative Statement. Please provide a brief statement indicating the basis for your desire 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 am an individual who has always had and holds this community close to my heart. My vision has always been for Harrisonville to be a prospering city. If accepted I will give this community 100% plus commitment.

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 notify the City Clerk's Office at 816-380-8918 if you move or no longer wish to be considered for appointment.
- ✓ Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- ✓ Mail or deliver your completed application to: City of Harrisonville, City Clerk's Office, 300 E Pearl, Harrisonville, MO 64701

Council Bill No. 2022**Resolution No. 2022****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CINDY GREENWELL TO THE TIF COMMISSION.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the TIF Commission; and

WHEREAS, Cindy Greenwell fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in September of 2026; and.

WHEREAS, Mayor Judy Bowman recommends the appointment of Cindy Greenwell to the TIF Commission 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 Cindy Greenwell to the TIF Commission.

Section 2. Effective Date. This resolution shall become effective on September 19, 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 19TH DAY OF SEPTEMBER 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 19th day of September 2022.

Attachment: Cindy Greenwell to TIF Commission 2022 (Cindy Greenwell Appointment to TIF Commission)



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 15, 2022
SUBJECT: Carol Looney appointment to TIF Commission

Type of Item: *Approval*

B. Action Item (ID # 4320)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CAROL LOONEY TO THE TIF COMMISSION.

Attachments:

Carol Looney for TIF Commission (PDF)

Carol Looney to TIF Commission 2022 (DOCX)



**Board, Commission and Committee Appointment
Application Form**

Name Carolyn Looney	Date 09/15/2022
Home Address 26201 Southwood Rd., Harrisonville, Mo. 64701	
Email Address carol@amhrealtors.com	
Home Telephone Office 816-380-6161	Cell 816-806-6923
Occupation Owner/Broker Real estate office	Best time to call either am/pm
Do you own commercial property and/or operate a business in Harrisonville? Yes I own a commercial property and operate a business out of that property.	
Work/Business Name American Heritage, Realtors	
Work/Business Address 1000 S. Commercial, Harrisonville, Mo. 64701	
Length of Residency in Harrisonville 46 years, owned the business since 1981	
Are you now, or have you ever served on a board, commission or committee for the City of Harrisonville or other community? Yes ☒ No ☐ If yes, please give name of board, commission and /or committee and dates served: I served on the TIF Commission a few years ago for the City of Harrisonville.	

(application continued on back page)

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SEP 15 2022
CITY OF HARRISONVILLE

Attachment: Carol Looney for TIF Commission (Carol Looney appointment to TIF Commission)

- ✓ Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- ✓ Mail or deliver your completed application to: City of Harrisonville, City Clerk's Office, 300 E Pearl, Harrisonville, MO 64701

* Application must be completed in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE CITY OF HARRISONVILLE



CITIZENS GUIDE TO HARRISONVILLE'S BOARD, COMMITTEES AND COMMISSIONS

Board of Zoning and Adjustment

Responsibility: Serves as a quasi-judiciary board that hears variances, appeals and ordinance interpretations relating to regulations contained in the Zoning Ordinance.

Membership: Five members appointed by the Mayor with approval from the Board of Aldermen for five-year terms

Meetings: As needed on the second Tuesday of the month

Board of Engineering and Appeals

Responsibility: Determine questions of fact as to the acceptability and adequacy of alternate materials, equipment, design and types of construction. Review decisions of the Director of Codes Administration or the Fire Chief in the interpretation of the City's Building Codes. The Board may grant modifications to the codes.

Membership: Five members appointed by the Mayor with approval from the Board of Aldermen for five-year terms

Meeting Dates: Meet as needed.

Historic Preservation Commission

Responsibility: Designating local landmarks and preservation districts. Review the design of exterior changes to locally designated structures.

Membership: Seven members appointed by the Mayor with approval from the Board of Aldermen for three-year terms

Meeting Dates: The second Wednesday of the month, as needed.

Industrial Development Authority

Responsibility: Issue industrial revenue or development bonds on behalf of the city.

Membership: Five members appointed by the Mayor with approval from the Board of Aldermen for six-year terms.

Meeting Dates: Meet as needed.

Parks and Recreation Board

Responsibility: Oversee all aspects of the Harrisonville Parks and Recreation Department and Community Center.

Membership: Nine members appointed by the Mayor with approval from the Board of Aldermen for three-year terms.

Meeting Dates: Meet the second Tuesday of each month.

Planning & Zoning Commission

Responsibility: Oversee the development and update of the city's Comprehensive Development Plan, and to make recommendations to the Board of Aldermen concerning the adoption of zoning and subdivision regulations.

Membership: Eight members are appointed by the Mayor with approval of the Board of Aldermen for four-year terms. The remaining ninth member is the Mayor. **Meeting Dates:** The third Thursday of each month.

Tax Increment Financing Commission

Attachment: Carol Looney for TIF Commission (Carol Looney appointment to TIF Commission)

Responsibility: Considers requests from developers for tax increment financing of new industrial and commercial developments in the city.

Membership: Eleven members. Six members are appointed by Board of Aldermen, 2 by the Harrisonville School District, 2 by Cass County, and 1 representing all other taxing jurisdictions. The 6 appointments by the city serve staggered terms of four years each **Meeting Dates:** Meet as needed

BOARD, COMMISSION OR COMMITTEE PREFERENCE(S): Refer to last page for list of Boards, Commissions and Committees (Please list no more than three boards, commissions or committees in order of preference)

1)
Tax Increment Financing
Commission

2)
Historic Preservation

3)
Planning and Zoning

Are you registered to Vote: Yes ☒ No ☐

Narrative Statement. Please provide a brief statement indicating the basis for your desire 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 have raised my family here, owned and operated my business here for several years. With my background being in the real estate industry I have a good understanding of property and development. I feel I could bring my professional experience to the commission along with my years of being on several boards and a long list of committees to better our city.

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 notify the City Clerk's Office at 816-380-8918 if you move or no longer wish to be considered for appointment.

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

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CAROL
LOONEY TO THE TIF COMMISSION.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the TIF Commission; and

WHEREAS, Carol Looney fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in September of 2026; and.

WHEREAS, Mayor Judy Bowman recommends the appointment of Carol Looney to the TIF Commission 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 Carol Looney to the TIF Commission.

Section 2. Effective Date. This resolution shall become effective on September 19, 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 19TH DAY OF SEPTEMBER 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 19th day of September 2022.

Attachment: Carol Looney to TIF Commission 2022 (Carol Looney appointment to TIF Commission)



TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: September 13, 2022
SUBJECT: Jennifer Love to full BZA

Type of Item: *Approval*

C. Action Item (ID # 4315)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE,
MISSOURI APPROVING THE APPOINTMENT OF JENNIFER LOVE AS A FULL
MEMBER ON THE BOARD OF ZONING ADJUSTMENT

Attachments:

Jennifer Love to full BZA (DOCX)

Council Bill No. 2022**Resolution No. 2022****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JENNIFER LOVE AS A FULL MEMBER ON THE BOARD OF ZONING ADJUSTMENT**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Board of Zoning Adjustment; and

WHEREAS, Jennifer Love has been serving as an alternate for the Board of Zoning Adjustment since May 17, 2021; and

WHEREAS, Mayor Judy Bowman recommends the appointment of Jennifer Love as a full member of the Board of Zoning Adjustment, upon approval of the Board of Aldermen;

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 Jennifer Love as a full member of the Board of Zoning Adjustment.

Section 2. Effective Date. This resolution shall become effective on September 19, 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 19TH DAY OF SEPTEMBER 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 19th day of September 2022.

Attachment: Jennifer Love to full BZA (Jennifer Love to full BZA)



TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: September 13, 2022
SUBJECT: Brian Pulliam PZ Reappoint

Type of Item: *Approval*

D. Action Item (ID # 4314)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF BRIAN PULLIAM TO THE PLANNING AND ZONING COMMISSION.

Attachments:

Brian Pulliam PZ reappoint (DOCX)

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

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF BRIAN
PULLIAM TO THE PLANNING AND ZONING COMMISSION.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Planning and Zoning Commission; and

WHEREAS, Brian Pulliam has faithfully served on the Planning and Zoning Commission for several years and fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in November of 2026; and.

WHEREAS, Mayor Judy Bowman recommends the reappointment of Brian Pulliam to the Planning and Zoning Commission 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 reappointment of Brian Pulliam to the Planning and Zoning Commission.

Section 2. Effective Date. This resolution shall become effective on September 19, 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 19TH DAY OF SEPTEMBER 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 19th day of September, 2022.

Attachment: Brian Pulliam PZ reappoint (Brian Pulliam PZ Reappoint)



TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: September 13, 2022
SUBJECT: Gerald Saling BZA Reappoint

Type of Item: *Approval*

E. Action Item (ID # 4313)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF GERALD SALING TO THE BOARD OF ZONING ADJUSTMENT.

Attachments:

Gerald Saling BZA reappoint (DOCX)

Council Bill No. 2022-**Resolution No. 2022-****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF GERALD SALING TO THE BOARD OF ZONING ADJUSTMENT.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Board of Zoning Adjustment; and

WHEREAS, Gerald Saling has faithfully served on the Board of Zoning Adjustment for several years and fully meets the qualifications for appointment to this Commission; and

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

WHEREAS, Mayor Judy Bowman recommends the reappointment of Gerald Saling to the Board of Zoning Adjustment 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 reappointment of Gerald Saling to the Board of Zoning Adjustment.

Section 2. Effective Date. This resolution shall become effective on September 19, 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 19TH DAY OF SEPTEMBER 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 19th day of September, 2022.

Attachment: Gerald Saling BZA reappoint (Gerald Saling BZA Reappoint)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 15, 2022
SUBJECT: PUBLIC HEARING: Zoning Changes within Municipal Code

Type of Item: *Public Hearing*

F. Discussion Item (ID # 4319)

PUBLIC HEARING: Changes to Municipal Code - Section 405.295 Residential in CBD-2, Section 405.310 Parking in CBD-2, Section 405.550 Accessory Buildings, Section 405.030B Adding Accessory Dwelling Unit to Definitions, Section 410.160 Adding Adjacent Lots to Definitions and Section 410.385 Antimonotony



STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: September 7, 2022
SUBJECT: Code Updates

Type of Item: *Public Hearing*

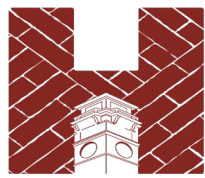
G. Action Item (ID # 4303)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING CHANGES TO TITLE IV – LAND USE OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

Attachments:

CodeUpdatesPacket9-15-2022 (PDF)

Anti-Monotony Accessory Bldg and ADUs and Res in CBD-2 Ordinance 2022 (DOCX)



To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: September 15, 2022

Re: Code Updates—Residential in CBD-2 (Section 405.295) and Parking in CBD-2 (Section 405.310), Accessory Buildings (Section 405.550.D) and Adding “Accessory Dwelling Unit (ADU)” to Definitions (Section 405.030.B), Adding “Adjacent Lots” to Definitions (Section 410.160), Anti-monotony (Section 410.385), Landscaping and Screening (Section 405.570), and Zoning Districts for Areas Annexed by the City (Section 405.080)

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of proposed changes to Residential in CBD-2 and Parking in CBD-2; To Section 405.550 Accessory Uses, Subpart D Detached Accessory Buildings and Adding “Accessory Dwelling Unit (ADU)” to Definitions (Section 405.030.B); Adding “Adjacent Lots” to Definitions (Section 410.160); Consideration of Proposed Anti-Monotony Ordinance; Elimination of exemption for landscape plan requirement for CBD-2 and C-2 (Section 405.570); and Corrections to Zoning Districts for Areas Annexed by the City (Section 405.080)

Date of Application: N/A

PROPOSAL

Changes to existing Zoning Ordinance in the following ways and Sections:

- Eliminating Density Requirements for Residential in CBD-2 (Section 405.295) and Parking in CBD-2 (Section 405.310);
- Section 405.550 Accessory Uses, Subpart D Detached Accessory Buildings;
- Adding “Accessory Dwelling Unit (ADU)” to Section 405.030.B Definitions and Rules of Construction;
- Adding “Adjacent Lots” definition to Section 410.160 Definitions;
- Adopting an Ordinance for Anti-monotony regulations in subdivisions;
- Eliminating landscape plan exemptions for Districts CBD-2 and C-2 in Section 405.570; and
- Corrections to Section 405.080, Zoning Districts for Areas Annexed by the City.

PREVIOUS ACTIONS

- July 18, 2022—The Board of Aldermen discussed Anti-monotony, Accessory Buildings and Accessory Dwelling Units and Residential in CBD-2 at a work session.
- July 21, 2022—The Planning & Zoning Commission was scheduled to hear these code updates as part of a public hearing. The required notices were posted; however, it was observed at the meeting that the agenda did not state “public hearing”.
- August 1, 2022—The Board of Aldermen discussed Trash—Sections 240.210 and 405.570 at a work session.

- **August 15, 2022**—The Board of Aldermen discussed Trash, as it relates to multi-family disposal options—Section 240.210 at a regular session.
- **August 18, 2022**—The Planning & Zoning Commission held a public hearing on Anti-monotony, Accessory Buildings and Accessory Dwelling Units and Residential in CBD-2. The Planning & Zoning Commission asked staff to bring this back at their next meeting for additional discussion.

KEY ISSUES

- **Section 405.295 Permitted Uses**, currently limits the residential density in the CBD-2 Zoning District to 4.5 units per acre. The recently adopted 2040 Comprehensive Plan supports increased residential density in the downtown area.
- **Section 405.550 Accessory Uses, Subpart D Detached Accessory Buildings**, does not limit the number or style of accessory buildings allowed on residential lots or ensure cohesion of building styles and colors on individual lots. Nor does it currently allow for Accessory Dwelling Units (ADUs). The 2040 Comprehensive Plan supports a variety of housing types.
- **Add “Accessory Dwelling Unit (ADU)” definition to Section 405.030.B Definitions and Rules of Construction.**
- **Anti-monotony ordinance** to negate “cookie cutter” development and encourage variety.
- **Add “Adjacent Lots” definition to Section 410.160 Definitions.**
- **Remove exemption of CBD-2 and C-2** from being required to provide a landscape plan and appropriate screening when being developed; and mirror changes being made to Section 240.050 pertaining to screening of trash enclosures.
- **Currently, under Section 405.080** any area that is annexed is rezoned to the Agriculture (A) District. If property is already developed or less than 5 acres in size this may not make sense.

STAFF COMMENTS AND SUGGESTIONS

- **Modify Section 405.295, Permitted Uses**, by removing the last sentence of Section 405.295.A.3 and adding #4 to provide clarification.
- **Modify Section 405.550, Subpart D** to limit number of accessory buildings depending on zoning district and ensure all new accessory buildings complement the primary building in style and color.
- **Add “Accessory Dwelling Unit (ADU)” definition to Section 405.030.B Definitions and Rules of Construction.**
- **Add language to allow for one detached accessory building to be an Accessory Dwelling Unit (ADU)** depending upon zoning district and if it is on the same lot as a detached single-family home.
- **Adopt Anti-monotony ordinance** that will encourage higher-quality development and variety.
- **Add “Adjacent Lots” definition to Section 410.160 Definitions.**
- **Remove exemption of CBD-2 and C-2** from being required to provide a landscape plan and appropriate screening when being developed; and mirror changes being made to Section 240.050 pertaining to screening of trash enclosures.
- **Currently, under Section 405.080** any area that is annexed is rezoned to the Agriculture (A) District. If property is already developed or less than 5 acres in size this may not make sense.

STAFF RECOMMENDATION

Staff recommends:

1. **Modification to Section 405.295 Permitted Uses**, see attached summary.
2. **Modifications to Section 405.550 Accessory Uses, Subpart D Detached Accessory Buildings**, see attached summary.
3. **Addition of Anti-Monotony Construction Standards for One- and Two- Family Dwelling Units ordinance.**
4. **Addition of “Adjacent Lots” definition to Section 410.160 Definitions.**
5. **Modifications to Section 405.570 Landscaping and Screening**, see attached summary.

6. **Modifications to Section 405.080 Zoning Districts for Areas Annexed by the City, see attached summary.**

ATTACHMENTS

1. **Staff Commentary and Proposed Ordinance Modifications for Sections 405.295 and 405.310**
2. **Staff Commentary and Proposed Ordinance Modifications for Sections 405.550.D and 405.030.B**
3. **Staff Commentary and Proposed Ordinance Modifications for Section 410.160 and Creation of Section 410.385**
4. **Staff Commentary and Proposed Ordinance Modifications for Section 405.570**
5. **Staff Commentary and Proposed Ordinance Modifications for Section 405.080**

STAFF CONTACT: Christina Stanton—Director of Community Development
 Chris Arthur – Building Official
 Katie Phelps – Code Enforcement Officer

Staff commentary: Staff would like to remove the current density requirements for residential uses in the CBD-2 zoning district. The current 4.5 units per acre restriction has proven to be problematic for some development parcels. The fraction nature of the current limit's equation is somewhat ridiculous, when was the last time you saw a half house or a half apartment. The ordinance was just not thought out very well. Our new Comprehensive Growth Plan supports letting market conditions and developer financial feasibility dictate the density of development in a zoning district such as this one.

The City's Comprehensive Growth Plan consultants also highly recommend doing away with this density restriction.

A recent example of development planning which had a problem with this density rule: 0.821 acres, CBD-2 district. Very nice parcel for much needed residential housing such as duplex, triplex, or apartment units. 198 ft x 181 ft lot. No matter how you do the math you'll end up with fraction dwelling unit numbers (for example $4.5 \times 82\% = 3.69$ dwelling units). Logic tells you to round up or down. Which one to apply consistently and fairly? Should this always be a staff interpreted decision?

Obviously, the above parcel shows the problems with a density requirement written in this fashion. Both Staff and our CGP consultants are in favor of deleting any density restriction for this CBD-2 Zoning District.

Staff would also like to recommend a change to the Parking Regulations section of this zoning district. Staff recommends changing the parking requirements for residential dwelling unit to be based on the number of bedrooms instead of 2 off street spaces per unit to a requirement for 1 off street space per unit bedroom. This would allow for a studio or a 1-bedroom unit to only be required to provide 1 parking space, 2 bedrooms dwelling unit to provide 2 off street spaces, etc. Staff feels this would be more in keeping with the density changes recommended and would be more feasible for developers, of course developers would have the choice to provide more off-street parking spaces per bedroom, but would do so, at their own discretion and interpretation of market demands.

Chapter 405. Zoning Regulations

ARTICLE XIV. "CBD-2" Downtown Fringe Business District

Section 405.295. Permitted Uses.

[Ord. No. 1825, 5-13-1991]

A.

In District "CBD-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:

1.

Any use permitted in "CBD-1".

2.

Shops and stores for sale at retail or wholesale of department store merchandise, furniture and appliances, automobile supplies, motorcycles, petroleum products (dispensing of petroleum products or bulk plants not permitted).

3.

Services such as clubs, dry cleaning and laundries, appliance and small equipment repair, printing and publishing, custom maintenance, on-site handcrafting, delivery services, radio and television broadcasting studios, public or private entertainment and recreation, charity and welfare. ~~Residential units not to exceed four and one-half (4.5) units per acre.~~

4.

Residential Dwelling units as defined as a Dwelling and further defined as a Dwelling unit, including Single Family, Duplex, and Multiple Family dwellings, in Chapter 405 Article I Section 405.030 B.

Section 405.300. Performance Standards.

[Ord. No. 1825, 5-13-1991]

A.

No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

B.

Other merchandise which may appropriately displayed or stored outside a building shall be kept off the public sidewalks and streets, shall not reduce the capacity of a parking lot below that required by this Chapter and shall not occupy an area greater than twenty percent (20%) of the ground floor area of the building.

C.

No wholesale sales shall be conducted.

D.

Alcoholic beverages may be sold for consumption in conjunction with eating establishments.

E.

Assembly of products to be sold only for retail on the premises.

Section 405.305. Height and Area Regulations.

[Ord. No. 1825, 5-13-1991]

A.

In District "CBD-1", the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted upon any lot shall be as follows:

1.

Height. Buildings or structures shall not exceed three (3) stories in height, except that in a District "CBDP-1" buildings and structures shall not exceed twelve (12) stories in height.

2.

Front yards. No front yard is required.

3.

Side yards. No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in a District "R-1" to "C-O" inclusive, a side yard shall then be provided the same as required in the district it abuts.

4.

Rear yards. No rear yard is required except that where a rear line of a lot in this district abuts upon land in a District "R-1" to "C-O" inclusive, a rear yard of not less than twenty-five (25) feet shall then be provided in this district.

Section 405.310. Parking Regulations.

[Ord. No. 1825, 5-13-1991]

No off-street parking is required in this district, except that ~~residences shall provide at least two (2) off-street parking spaces per unit.~~ residential dwelling units shall provide 1 off street space per unit bedroom.

Commentary below in **GREEN**
Ordinance change below in **RED**

Staff commentary: Municipal Code 405.550 Section D pertains to the allowance of Detached Accessory Buildings in residential zoning districts. As the regulations are written they do not limit the number of accessory buildings or indicate the style to which they are to be built. 35% of total lot area can be covered with primary and accessory building footprints. This is difficult to figure for the property owner. There is also no differential between single family and multi-family residences. This has led to R-1, R-2, R-1B, R-1M, and R-2B lots to now have multiple accessory buildings in multiple styles and/or colors, causing a sense of overcrowding in certain areas. The change proposed will limit the number of accessory buildings allowed, ease enforcement, and provide a more harmonious aesthetic to neighborhoods.

Additionally, staff is proposing allowing for the possibility of one of the two allowed detached accessory buildings to be an Accessory Dwelling Unit (ADU) to “ensure alignment with planning policies and housing types” and “expand” the types of housing allowed as recommended in the recently adopted 2040 Comprehensive Plan.

Section 405.550 **Accessory Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998; Ord. No. 3038 §3, 6-2-2008; Ord. No. 3107 §§8 — 9, 10-19-2009; Ord. No. 3166 §1, 6-20-2011]

D. *Detached Accessory Building(s).*

[Ord. No. 3451, 11-5-2018]

1.

For any "R-1," "**R-1B,**" "R-1M," "R-2," or "**R-2B,**" ~~"R-3," or "R-4,"~~ zoned lot, **two (2) one (1) or more** detached Accessory Building(s) may be permitted, **one may be an Accessory Dwelling Unit.** For any "R-3," or "R-4," zoned lot, **one (1) or more detached Accessory Buildings may be permitted.** Accessory Structures **are permitted** as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville ("Code"), as enacted from time to time. ~~All Accessory Buildings shall be located in the Rear Yard only.~~ A detached Accessory Building shall be located not less than eight (8) feet from any Side or Rear Lot Line **and no closer to the front of the building than eight (8) feet.** Accessory Buildings required to be supported by a concrete foundation shall not be located within a dedicated Easement of any kind. **The**

accessory building shall be complementary with style and color of the primary structure. In the case of Corner Lots, Accessory Buildings shall set back not less than the distance required for residences from side streets. Lot coverage for the house and any accessory structures shall not exceed 25%, this does not apply to R-3 and R-4 which shall remain at 35%. All accessory structures are to be approved by the Director of Community Development, or the Housing and Zoning Specialist. Any appeals shall be directed to the Board of Aldermen and that action shall be final.

2.

For any "C-1," "CBD-1," "C-2," and "CBD-2" zoned lot, one (1) detached accessory building not to exceed two hundred (200) square feet may be permitted in the side or rear yard providing it is set back not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. ~~adheres to existing set back requirements for accessory buildings and is effectively screened so as not to be visible from any public street or residential district.~~ Any existing or future accessory building, whether for storage or for sale, on any property of which any portion of the property is in the flood zone, will require a building permit and must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters; or create a hazardous condition to any person or property.

Section 405.030.B Definitions and Rules of Construction

Accessory Dwelling Unit (ADU)

A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs). The unit shall contain a separate entrance, kitchen, sleeping area, and a full bathroom.

Article IV—District “A” Agriculture District

Section 405.110 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

Article V—District “E” Estate District

Section 405.125 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

Article VI—District “R-1” Single-Family Residential District

Section 405.135 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

Section 405.147 **District "R-1B" Near Downtown Single-Family Neighborhood District.**

[Ord. No. 3341 §2, 11-2-2015]

Subpart B. Permitted Uses.

Article VII—District “R-2” Two-Family Residential District

Section 405.165 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

Section 405.177 **District "R-2B" Near Downtown Two-Family Neighborhood District.**

[Ord. No. 3341 §3, 11-2-2015]

Subpart B. Permitted Uses.

Accessory Dwelling Unit (ADU) as defined by this Chapter provided that all required setbacks and Building Codes are met.



Source: ABCs of ADUs (AARP via American Planning Association website)

CITY	# ACCESSORY STRUCTURES ALLOWED	DESIGN GUIDELINES
GRANDVIEW	1 STRUCTURE ALLOWED	YES
BELTON	25% OF LOT AREA	NO
PLEASANT HILL	2 STRUCTURES ALLOWED	NO
PECULIAR	1 STRUCTURE ALLOWED	YES
RAYMORE	8 % OF LOT AREA	NO
WARRENSBURG	1 STRUCTURE ALLOWED	YES
BUTLER	30% OF REAR YARD	NO
KCMO	40 % OF REAR YARD	NO
WYCO KCK	2 STRUCTURES ALLOWED	YES
OVERLAND PARK	2 STRUCTURES ALLOWED	YES
RAYTOWN	30% OF LOT AREA	NO
GLADSTONE	1 STRUCTURE ALLOWED	YES
INDEPENDENCE	15% REAR YARD	YES
LEES SUMMIT	1 STRUCTURE ALLOWED	YES
BLUE SPRINGS	10% OF LOT AREA	NO
HARRISONVILLE	35% OF LOT AREA	NO

50% LIMIT # TO 1 OR 2 STRUCTURES

50% YES

City	ADU Allowed? Y/N
Belton	Yes
Blue Springs	Yes
Butler	No
Gladstone	Yes
Grandview	Yes
Harrisonville	No
Independence	No
KCMO	Yes
Lee's Summit	Yes
Overland Park	No
Peculiar	Yes
Pleasant Hill	Yes
Raymore	Yes
Raytown	No
Warrensburg	No
WYCO KCK	No

% Yes: 56.25%

Commentary below in **GREEN**
Ordinance change below in **RED**

Staff Commentary: With the addition and sale of new subdivisions within the City of Harrisonville the adoption of an anti-monotony ordinance is necessary. Many of the lots in these subdivisions are owned by the same entity, who will find it easier and less expensive to “stamp out” “cookie cutter” designs with the same materials. This causes issues with emergency services responding in the quickest manner possible as it makes it hard for them to differentiate properties. It also diminishes property values as “cookie cutter” communities have a history of becoming blighted neighborhoods in many areas.

Anti-monotony ordinances preserve the sense of small-scale, residential communities, encourage greater variety in housing types, development, styles, site planning, and density mixes. This provides more diversity and visual interest in the subdivision, while preserving the single-family residential character. It will encourage development of a high-quality living environment and generate civic pride.

Section 410.160 Definitions

Adjacent Lots

Lots which adjoin or share side property lines or facing properties across the street.

Section 410.385 Anti-monotony Construction Standards for One- and Two-Family Dwelling Units

A. No two adjacent one- or two-family dwellings of similar front elevation or façade shall be constructed or located on adjacent lots

(1) Identical masonry or exterior colors may not occur on adjacent properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to public way shall not repeat without at least five (5) intervening homes of differing appearance.

(3) Homes are considered to have a differing appearance if the following items deviate:

(a) Roof Layout }
(b) Roof Lines } CHOOSE ONE

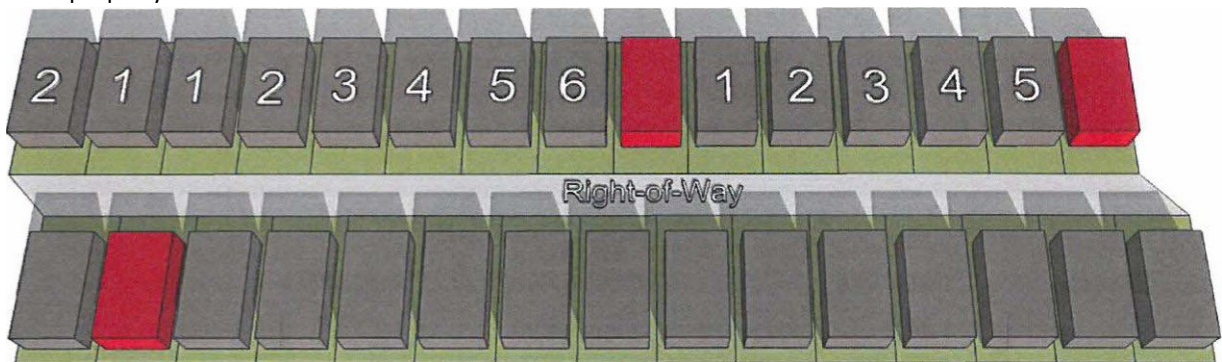
(c) Differentiation of the Front Façade Windows }
(d) Differentiation of the Front Façade Doors } CHOOSE ONE

- (e) Differentiation of Front Façade Garage Doors (MANDATORY)
- (f) Differentiation of masonry and color (MANDATORY)

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



CITY Anti-Monotony Design Guidelines

GRANDVIEW	YES	
BELTON	YES	
PLEASANT HILL	YES	
PECULIAR	YES	
RAYMORE	NO	73% YES
WARRENSBURG	NO	
KCMO	YES	
WYCO KCK	YES	
OVERLAND PARK	YES	
RAYTOWN	YES	
GLADSTONE	NO	
INDEPENDENCE	YES	
LEES SUMMIT	YES	
BLUE SPRINGS	YES	
HARRISONVILLE	NO	



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Commentary below in GREEN
Ordinance change below in RED

Similar, and in concert, with the changes to Section 240.050 regarding the garbage/trash enclosure requirements, Section 405.570 needs to be changed to reflect those same requirements and we would also like to remove the exemption for landscaping requirements for zoning districts CBD-2 and C-2. In the last 5 ½ years we have not had a development application for C-2 district development which has not included a landscaping plan. Developers and designers expect to be required to provide some landscaping in any commercial district and have always been surprised Harrisonville did not require this in the CBD-2 or C-2 districts

Section 405.570 Landscaping and Screening

[Ord. No. 1825, 5-13-1991]

A.

All plans submitted in support of a building permit application, except for single-family and two-family dwellings and excluding buildings in Districts "CBD-1", ~~"CBD-2" and "C-2"~~, shall hereafter include a landscape plan and include screening where appropriate. Districts "R-4", "C-O", "C-1", "C-2", "M-1" and "M-2" shall provide proper screening when abutting Districts "E", "R-1", "R-1M", "R-2" and "R-3". Screening shall consist of screening fences, natural screening (earthen berms, shrubs, trees, bushes, etc.) or a combination of screening methods. The screening shall be constructed in such a manner that will protect the visual integrity, sound integrity and overall quality of the adjoining residential areas. All land areas which are to be unpaved or not covered by buildings shall be brought to finished grade, planted to grass or other ground cover and receive trees and shrubs in reasonable quantity and size except that where a planting area between paved areas is six (6) feet or less in width, ornamental rock or other similar ground cover may be permitted by the City Administrator. That area between the curb of the public street and the property line shall likewise be brought to finish grade and grass and shade trees installed. In no case may this area be paved or covered with materials other than grass except at approved driveways which shall be paved.

1.

Purpose.

a.

The purpose of such landscaping is to provide greenery to visually soften paved areas and buildings, provide shade, give maximum absorption of surface water and generally enhance the quality and appearance over the entire area of the project.

b.

Shade trees shall be planted on all projects and shall include such species as ash, sycamore, maple, oak or comparable trees suitable to the growing environment which prevails. Shade trees shall be of two (2) to two and one-half (2½) inch trunk diameter or greater, measured one (1) foot above the ground.

2.

Trash enclosures required.

a.

All, **new or substantially remodeled**, multi-family residential projects, **defined as any dwelling unit building with more than 2 dwelling units**, and **all non-residential commercial, office, and industrial** projects shall include, on the landscape plan, a detailed drawing of enclosure and screening methods to be used in connection with **trash bins all garbage/trash receptacles, garbage collection areas, grease collectors, and trash compactors** on the property. No **trash bin garbage/trash receptacles, garbage collection areas, grease collectors, and trash compactors** shall be visible from off the property and a permanent masonry or frame enclosure shall be provided **for each such bin garbage/trash receptacles, garbage collection areas, grease collectors, and trash compactors**. For the purpose of this subsection, substantially remodeled shall be defined as any project remodeling in which the valuation of the work involved is equal to or more than 30% of the current year's market value of the building per the county assessor's office listing. For all remodeled projects which do not meet the threshold of 30% per the above, these properties shall be required to comply with the requirements of Section 240.050 (G) (2) of the Municipal Code regarding installation of enclosures.

All garbage/trash receptacles, garbage collection areas, grease collectors, and trash compactors for all residential dwelling unit properties except single family and duplex properties and all nonresidential uses must be permanently screened from view on all sides by a fence of 100 percent opacity and a minimum height of six feet.

Where commercial trash receptacles are used, such receptacles must be screened as follows: All screens for trash receptacles that are part of new construction projects must match the primary color and material of the structure served.

Doors accessing storage areas must remain closed at all times when not being accessed.

b.

Existing trash receptacles of any size, visible from a public thoroughfare must be screened from view of the public way or thoroughfare in compliance with Municipal Code Section 240.050. The screen is to be a wall, solid fence, or natural barrier of six (6) feet in height, on any side of the collection area which may be visible from a public way or thoroughfare adjacent to the collection area.

Chain link and slat screening is only allowed in M-1 and M-2 zoning. The screen must be opaque.

c.

No trash receptacle may be located in a front or side yard unless located in an existing enclosure or if the existing developed site does not afford any other option; in such a case, the trash receptacle should be located in the side yard if possible and must comply with the screening requirements of this section.

The Board of Alderman will have the authority to grant an administrative variance where it is demonstrated that screening is impossible. After a request in writing for such relief, the Board of Alderman will notify the applicant of the determination in writing within 30 days.

The wall, fence, or natural barrier shall be maintained in a neat, clean, sanitary, and proper mechanical condition at all times. Such maintenance shall include but is not limited to: replacing or repairing any missing or damaged boards, posts, concrete blocks or hinges, painted or stained wooden, metal, or concrete, and screening shall be maintained in a well-painted and stained condition, and removing and replacing any dead or diseased portions of a natural barrier.

The City may require specific maintenance if necessary to eliminate an unsightly or dangerous condition.

Temporary trash receptacles for special events, construction sites, parcel demolition or clean up, and similar, at the discretion of the Building Official or Code Enforcement Officer, are not required to comply with this section.

3.

Landscaping and screening.

a.

All landscaping and screening shall be in place prior to issuance of final occupancy permit. All plant materials and screen fences shall be maintained, kept in a healthy and attractive state and dead plants replaced promptly. Lack of such maintenance and replacement shall be deemed a violation of plans approved pursuant to this Chapter.

b.

All landscape plans shall be submitted to the City Administrator for review and approval as to adequacy prior to the issuance of a building or land use permit. In case of disapproval of a permit for reasons of unacceptable landscape planning, the applicant may appeal the decision to the Planning and Zoning Commission for review and final decision

	A	B
1		
2	CITY	COMMERCIAL DUMPSTER SCREEN (PUBLIC VIEW)
3	PECULIAR	NEW = YES, RETROACTIVE = NO
4	RAYMORE	NEW = YES, RETROACTIVE = NO
5	BELTON	NEW = YES, RETROACTIVE = YES
6	GRANDVIEW	NEW = YES, RETROACTIVE = YES
7	PLEASANT HILL	NEW = YES, RETROACTIVE = YES
8	LEE'S SUMMIT	NEW = YES, RETROACTIVE = YES FOR SOME BUILDING PERMITS
9	BLUE SPRINGS	NEW = YES, RETROACTIVE = YES
10	INDEPENDENCE	NEW = YES, RETROACTIVE = YES FOR SOME BUILDING PERMITS
11	KC MO	NEW = YES, RETROACTIVE = YES FOR SOME BUILDING PERMITS
12	KC KS/WYD COUNTY	NEW = YES, RETROACTIVE = YES FOR SOME BUILDING PERMITS
13	GLADSTONE	NEW = YES, RETROACTIVE = YES
14	NORTH KC	NEW = YES, RETROACTIVE = YES
15	RAYTOWN	NEW = YES, RETROACTIVE = ANY BLDG PERMIT.
16	OP/JOCO	NEW = YES, RETROACTIVE = YES
17	HARRISONVILLE	NEW = YES, RETROACTIVE = NO.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Commentary below in GREEN
Ordinance change below in RED

Under the current Section 405.080 any area that is annexed into the City is rezoned to the Agriculture (A) District. This only makes sense if the property hasn't been previously developed, is 5 acres or more, and is planned to stay Agriculture (A) land. It makes more sense to zone the property the underlying, or neighboring equivalent, district at the time of annexation. Circumstances may well require the subject land, property, or area go through the standard zoning classification change process if spot zoning or non-conforming uses would be created by the annexation. The main goal here is to avoid a past City mistake of actually creating, through annexation, both non-legal and non-conforming zoning classifications of use on parcels and properties.

Section 405.080 Zoning Districts For Areas Annexed By The City.

[Ord. No. 1825, 5-13-1991]

Upon annexation of an area **and/or property** by the City, ~~after January 1, 1996,~~ all such areas **and/or properties** shall be **automatically zoned to have the underlying, or neighboring parcels, equivalent zoning classification; or a zoning classification the property's current use would indicate.** If either of these remedies would serve to create a non-conforming use or any type of spot zoning, then the property shall be annexed in as a legal non-conforming property and subject to the requirements of Section 405.050 of the Municipal Code regarding Non-Conforming Buildings, Structures and Uses, and as either Agriculture (A), if 5 acres or more, or as the underlying area zoning classification and with the stipulation that the property undergo the standard procedure **for rezoning.** ~~designated "District "A", Agricultural District" and thereafter the use of all property in such annexed area shall be governed in accordance therewith.~~ **All zoning classifications assigned at the time of annexation, or approved through the rezoning process, shall also be in concert with the City's currently adopted Comprehensive Growth Plan.**

In the event, the BOA or the owners of said land desire a different zoning classification for such annexed land, then such change shall be first submitted to the Planning and Zoning Commission for its recommendation prior to the BOA's action on such zoning classification change.

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI ESTABLISHING CHANGES TO TITLE IV – LAND
USE OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City of Harrisonville desires to enact various municipal code regulations under Title IV – Land Use.

WHEREAS,

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

Section 1: Section 410.385 is hereby established to read as follows:

Section 410.385 Anti-monotony Construction Standards for One- and Two-Family Dwelling Units

A. No two adjacent one- or two-family dwellings of similar front elevation or façade shall be constructed or located on adjacent lots:

(1) Identical masonry or exterior colors may not occur on adjacent properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to public way shall not repeat without at least five (5) intervening homes of differing appearance.

(3) Homes are considered to have a differing appearance if the following items deviate:

(a) Roof Layout

(b) Roof Lines

CHOOSE ONE

(c) Differentiation of the Front Façade Windows

(d) Differentiation of the Front Façade Doors

CHOOSE ONE

(e) Differentiation of Front Façade Garage Doors (MANDATORY)

(f) Differentiation of masonry and color (MANDATORY)

Section 2: “Adjacent Lots” is hereby added to Section 410.160 to read as follows:

Adjacent Lots

Lots which adjoin or share side property lines or facing properties across the street.

Section 3: Section 405.550.D is hereby established to read as follows:

1. For any “R-1”, “R-1B”, “R-1M”, “R-2”, or “R-2B” zoned lot, two (2) detached Accessory Building(s) may be permitted, one may be an accessory dwelling unit. For any “R-3” or “R-4” zoned lot, one (1) or more detached accessory buildings may be permitted. Accessory structures are permitted as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville (“Code”), as enacted from time to time. A detached accessory building shall be located not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. Accessory buildings required to be supported by a concrete foundation shall not be located within a dedicated easement of any kind. The accessory building shall be complementary with style and color of the primary structure. In the case of corner lots, accessory buildings shall be set back not less than the distance required for residences from side streets. Lot coverage for the house and any accessory structure shall not exceed 25%, this does not apply to R-3 and R-4 which shall remain at 35%. All accessory structures are to be approved by the Director of Community Development, or the Housing and Zoning Specialist. Any appeals shall be directed to the Board of Aldermen and that action shall be final.
2. For any “C-1”, “CBD-1”, “C-2”, and “CBD-2” zoned lot, one (1) detached accessory building not to exceed two-hundred (200) square feet may be permitted in the side or rear yard providing it is set back not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. Any existing or future accessory building, whether for storage or for sale, on any property of which any portion of the property is in the flood zone, will require a building permit and must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters; or create a hazardous condition to any person or property.

Section 4: “Accessory Dwelling Unit (ADU)” is hereby added to Section 405.030.B to read as follows:

Accessory Dwelling Unit (ADU)

A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures (i.e., detached ADUs). The unit shall contain a separate entrance, kitchen, sleeping area, and a full bathroom.

Section 5: The following shall hereby be added to the list of “Permitted Uses” for Sections 405.110, 405.125, 405.135, 405.147, 405.165, and 405.177:

Accessory Dwelling Unit (ADU) as defined by this Chapter provided that all required setbacks and Building Codes are met.

Section 6: Section 405.295.A.3 and 4 is hereby established to read as follows:

3. Services such as clubs, dry cleaning and laundries, appliance and small equipment repair, printing and publishing, custom maintenance, on-site handcrafting, delivery services, radio and television broadcasting studios, public or private entertainment and recreation, charity and welfare.
4. Residential dwelling units as defined as a Dwelling and further defined as a Dwelling unit, including Single-Family, Duplex, and Multiple-Family dwellings in Chapter 405, Article I, Section 405.030.B.

Section 7: Section 405.310 is hereby established to read as follows:

No off-street parking is required in this district, except that residential dwelling units shall provide 1 off-street space per unit bedroom.

Section 8: That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 19th day of September 2022. Read for the second time by title only on the 19th day of September 2022.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 19th day of September, 2022



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 14, 2022
SUBJECT: Ordinance Amending Language for Annexed Property

Type of Item: *Approval*

H. Action Item (ID # 4316)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING SECTION 405.080 OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

Attachments:

Language for Annexed Areas 2022 (DOCX)

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI ESTABLISHING SECTION 405.080 OF THE
HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City of Harrisonville desires to enact municipal code regulations that allows for annexed areas and/or property to be properly classified.

WHEREAS,

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

Section 1: Section 405.080 is hereby established to read as follows:

Upon annexation of an area and/or property by the City all such areas and/or properties shall be automatically zoned to have the underlying, or neighboring parcels, equivalent zoning classification; or a zoning classification the property's current use would indicate. If either of these remedies would serve to create a non-conforming use or any type of spot zoning, then the property shall be annexed in as a legal non-conforming property and subject to the requirements of Section 405.050 of the Municipal Code regarding Non-Conforming Buildings, Structures and Uses, and as either Agriculture (A), if five (5) acres or more, or as the underlying area zoning classification and with the stipulation that the property undergo the standard procedure for rezoning. All zoning classifications assigned at the time of annexation, or approved through the rezoning process, shall also be in concert with the City's currently adopted Comprehensive Growth Plan.

In the event, the Board of Aldermen of the owners of said land desire a different classification for such annexed land, then such change shall be first submitted to the Planning and Zoning Commission for its recommendation prior to the Board of Aldermen's action on such zoning classification change.

Section 2: That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 19th day of September 2022. Read for the second time by title only on the 19th day of September 2022.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 19th day of September, 2022



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 14, 2022
SUBJECT: Ordinance Amending Requirements for Landscaping and Screening

Type of Item: *Approval*

I. Action Item (ID # 4317)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING SECTION 405.570.A AND 405.570.A.2 OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

Attachments:

Landscaping and Screening Ordinance 2022 (DOCX)

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI ESTABLISHING SECTION 405.570.A AND 405.570.A.2
OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City of Harrisonville desires to enact municipal code regulations that remove CBD-2 and C-2 Zoning Districts from being exempt from the requirement to provide a landscaping plan and include screening where appropriate. Additionally, the City of Harrisonville desires to enact municipal code regulations that require screening for commercial property dumpster enclosures.

WHEREAS,

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

Section 1: Section 405.570.A is hereby established to read as follows:

“A. All plans submitted in support of a building permit application, except for single-family and two-family dwellings and excluding buildings in District “CBD-1”, shall hereafter include a landscape plan and include screening where appropriate. Districts “R-4”, “C-O”, C-1”, “C-2”, “M-1”, and “M-2” shall provide proper screening when abutting Districts “E”, “R-1”, “R-1M”, “R-2”, and “R-3”. Screening shall consist of screening fences, natural screening (earthen berms, shrubs, trees, bushes, etc.) or a combination of screening methods. The screening shall be constructed in such a manner that will protect the visual integrity, sound integrity and overall quality of the adjoining residential areas. All land areas which are to be paved or not covered by buildings shall be brought to finished grade, planted with grass or other ground cover and receive trees and shrubs in reasonable quantity and size except that where a planting area between paved areas is six (6) feet or less in width, ornamental rock or other similar ground cover may be permitted by the City Administrator. That area between the curb of the public street and the property line shall likewise be brought to finish grade and grass and shade trees installed. In no case may this area be paved or covered with materials other than grass except at approved driveways which shall be paved.”

Section 2: Section 405.570.A.2 is hereby established to read as follows:

“2. Trash enclosure required.

- a. All, new or substantially remodeled, multi-family residential projects, defined as any dwelling unit building with more than two (2) dwelling units, and non-residential projects, shall include, on a landscape plan, a detailed drawing of enclosure and screening methods to be used in connection with all garbage/trash receptacles, garbage

collection areas, grease collectors, and trash compactors. For the purpose of this subsection, substantially remodeled shall be defined as any project remodeling in which the valuation of the work involved is equal to or more than 30% of the current year's market value of the building per the county assessor's office listing. For all remodeled projects which do not meet the threshold of 30% per the above, these properties shall be required to comply with the requirements of Section 240.050.G.2 of the Municipal Code regarding installation of enclosures.

All garbage/trash receptacles, garbage collection areas, grease collectors, and trash compactors for all residential dwelling unit properties except for single-family and duplex properties and all nonresidential uses must be permanently screened from view on all sides by a fence of 100 percent opacity and a minimum height of six (6) feet.

Where commercial trash receptacles are used, such receptacles must be screened as follows: All screens for trash receptacles that are part of new construction projects must match the primary color and material of the structure served.

Doors accessing storage areas must remain closed at all times when not being accessed.

b. Existing trash receptacles of any size, visible from a public thoroughfare must be screened from view of the public way or thoroughfare in compliance with Municipal Code Section 204.050. The screen is to be a wall, solid fence, or natural barrier of six (6) feet in height, on any side of the collection area which may be visible from a public way or thoroughfare adjacent to the collection area.

Chain link and slat screening is only allowed in M-1 and M-2 zoning. The screen must be opaque.

c. No trash receptacle may be located in a front or side yard unless located in an existing enclosure or if the existing developed site does not afford any other option; in such a case, the trash receptacle should be located in the side yard if possible and must comply with the screening requirements of this section.

The Board of Alderman will have the authority to grant an administrative variance where it is demonstrated that screening is impossible. After a request in writing for such relief, the Board of Alderman will notify the applicant of the determination in writing within 30 days.

The wall, fence, or natural barrier shall be maintained in a neat, clean, sanitary, and proper mechanical condition at all times. Such maintenance shall include but is not limited to: replacing or repairing any missing or damaged boards, posts, concrete blocks or hinges, painted or stained wooden, metal, or concrete, and screening shall be maintained in a well-painted and stained condition, and removing and replacing any dead or diseased portions of a natural barrier.

The City may require specific maintenance if necessary to eliminate an unsightly or dangerous condition.

Temporary trash receptacles for special events, construction sites, parcel demolition or

clean up, and similar, at the discretion of the Building Official or Code Enforcement Officer, are not required to comply with this section.”

Section 3: That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 19th day of September 2022. Read for the second time by title only on the 19th day of September 2022.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 19th day of September, 2022



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 15, 2022
SUBJECT: PUBLIC HEARING: Tow Lot at 400 Cedar Street

Type of Item: *Public Hearing*

J. Discussion Item (ID # 4318)

PUBLIC HEARING: Special Use Permit at 400 Cedar Street



STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: September 7, 2022
SUBJECT: GT Tow Lot SUP

Type of Item: *Public Hearing*

K. Action Item (ID # 4302)

AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR A TOW LOT ON LAND LOCATED WEST OF INDEPENDENCE STREET, EAST OF CEDAR STREET, AND SOUTH OF MFA OIL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Attachments:

GTP&ZPacket(PDF)

Ordinance (DOC)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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5.K.a

To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: September 15, 2022

Re: GT Tow Lot Special Use Permit (SUP)

GENERAL INFORMATION

Applicant: Shaun Bebout

Requested Actions: Approval of Special Use Permit

Date of Application: August 17, 2022

PROPOSAL

Shaun Bebout is seeking approval of the attached Special Use Permit for the existing tow lot located at 402 Cedar Street. Staff has been unable to pin-point how long this lot has existed as a tow lot. At one time it was owned by MK&T (KATY) Railroad.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned as follows:

North: C-2 (Service Business District)
East (across Cedar St.): M-2 (General Industrial District)
South: M-2 (General Industrial District)
West (across Independence St.): M-2 (General Industrial District)

PREVIOUS ACTIONS

- It appears that the KATY was abandoned around 1956.
- Upon reviewing the historical aerial images on Google Earth, it appears that a tow lot, or some other similar use, may have existed on this property since 2003.

KEY ISSUES

- A tow lot has existed in this location for an unknown period of time; although, it appears that this type of use or a similar use may have existing at this location since at least 2003.
- Section 405.030 of the City's Code of Ordinances defines "Automobile Salvage or Wrecking Yard or Tow Lot" as follows: "Any area of land where three (3) or more motor vehicles not in running condition or the parts thereof are stored in the open and are not being restored to operation or any land, building or structure used for the stripping, wrecking or storing of such automobiles or parts thereof and which may include sale of parts of vehicles."
- Under Article XVIII, "M-2" General Industrial District, Section 405.510.B states: "All storage of materials, products or equipment shall be within a fully enclosed building or in a partially

Attachment: GTP&ZPacket (GT Tow Lot SUP)

enclosed building or in an open yard having a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets. In the case of salvage or junk operations all storage and processing areas shall be screened by a solid screen fence not less than ten (10) feet and not exceeding fifteen (15) feet in height, the materials and setback of which shall be approved by the Planning and Zoning Commission.”

- Under Article XIX, Special Use Permits, Section 405.525.C.23 of the City’s Code of Ordinances states: “Boat, recreational vehicle, and/or any other vehicle storage, open or enclosed, of one (1) or more similar vehicles which are not the property of the landowner. Open storage must be screened by a view-reducing wall, fence or landscaping material from adjacent public roads and residentially zoned or used property.”
- There is currently a chain link fence with screening material around most of the tow lot site, except for the entrance/exit gates and areas that have become damaged and are in need of repair/replacement.
- The definition of a “solid fence” includes the entrance and exit gates, so these areas need to be screened as well.
- The tow lot site does not include the materials being stored on the property west of Cedar Street. Our Codes Enforcement Officer has been working with the property owner on this area.
- The tow lot located at 1505 Clearwater Drive, which is zoned M-1 and currently operating under the approved Special Use Permit SUP1205, did have a chain link fence with similar screening materials in 2016 according to Google’s Street View. However, since that time they have upgraded their screening to vinyl fencing with stone pillars and chain link gates with slats.

STAFF COMMENTS AND SUGGESTIONS

It appears that a tow lot, or some other similar use, may have existed on this property since 2003. As stated in Section 405.525.C.23 of the City’s Code of Ordinances this type of use requires a Special Use Permit (SUP). Additionally, it is to be “screened by a view-reducing wall, fence or landscaping material from adjacent public roads and residential zoned or used property”. The existing screening material, if in good repair and covering both entrance/exit gates, may meet the minimum requirements for screening. Staff acknowledges that there is another tow lot existing with substantially sturdier screening. Staff also acknowledges that this business didn’t have the current screening in place when they initially began operating their SUP. Staff’s opinion is that the base minimum screening is acceptable, once repaired and extended to cover the entrance/exit gates, but as the business grows sturdier and more permanent means of screening should be installed.

STAFF RECOMMENDATION

Staff recommends approval of the requested special use permit with the following conditions:

1. The applicant shall make necessary repairs/replacement of screening materials as needed and add as appropriate at the entrance/exit gates.
2. The applicant shall upgrade their screening to vinyl fencing with stone pillars within three (3) years.

ATTACHMENTS

Application
Zoning Map
Aerial Map

STAFF CONTACT:
Christina Stanton



REZONING AND SPECIAL USE PERMIT APPLICATION

Application Type

☐ Rezoning (Fee \$250+\$5 per lot) ☒ Special use Permit (Fee \$ 250)

Applicant and Property Owner Information

Applicant (Print): _____ Signature: SL BT

Company Name: GT Tow

Street Address: 400 Cedar St City: Harrisonville State: MO Zip: 64701

Telephone: 816 322-8697 Email: Shaun.GT Tow@yahoo.com

Property Owner Authorization (all owners listed on title report must sign or submit signed authorizations and contact info)

Property Owner Name (print): Bill Shelton Signature(s): Bill Shelton

Street Address: 1201 N Independence City: Harrisonville State: MO Zip: 64701

Telephone: 816 365-5535 Email: Willy BZ@Iceland.com

Firm Preparing Application: _____

Contact: _____

Street Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

* All correspondence should be sent to (check one): Applicant _____ Property Owner _____ Firm _____

Project Information

General Location or Address: _____

Project Description: _____

_____ Acres or Sq. Ft. _____

Current Zoning: _____ Proposed Zoning: _____

Items to be Submitted 30 Days Before Planning Commission Meeting

- ___ 1) Application
- ___ 2) Filing fee - Payable to City of Harrisonville or contact Planning Commission Secretary to pay by phone.
- ___ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Seven (7) copies at least 8 1/2" x 11", and one (1) electronic copy emailed to city planner.
- ___ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City staff may modify submittal requirements as necessary.

Resources

City Website <http://www.harrisonville.com/>
 Zoning Map <http://www.harrisonville.com/DocumentCenter/View/9508/Zoning-Final-Draft?bidId=>
 Zoning Regulations <https://www.ecode360.com/27908265>
 Subdivision Regulations <https://www.ecode360.com/27909481>
 Cass County GIS Map <https://cassgis.integritygis.com/h5/index.html?viewer=cass>

For Office Use Only

Case No.: SUP 22-030 Filing Fee: Amount Paid: \$ 250.00 Date Application Received: 8/17/22
 Planning & Zoning Commission Meeting Date: Sept. 15, 2022 BOA Meeting Date: Sept. 19, 2022





Attachment: GTP&ZPacket (GT Tow Lot SUP)







Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



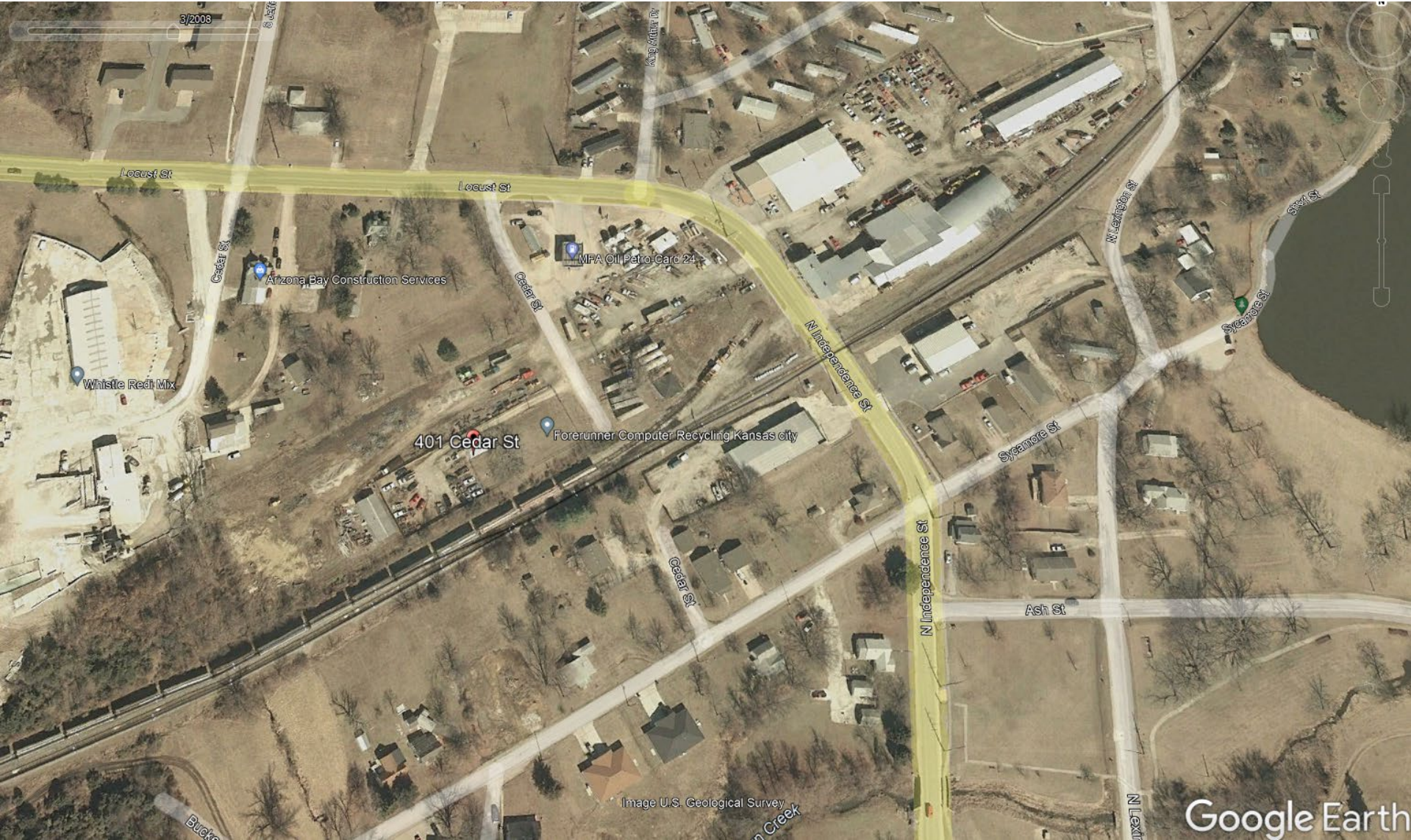
2003

Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)

2006



Attachment: GTP&ZPacket (GT Tow Lot SUP)

2008



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



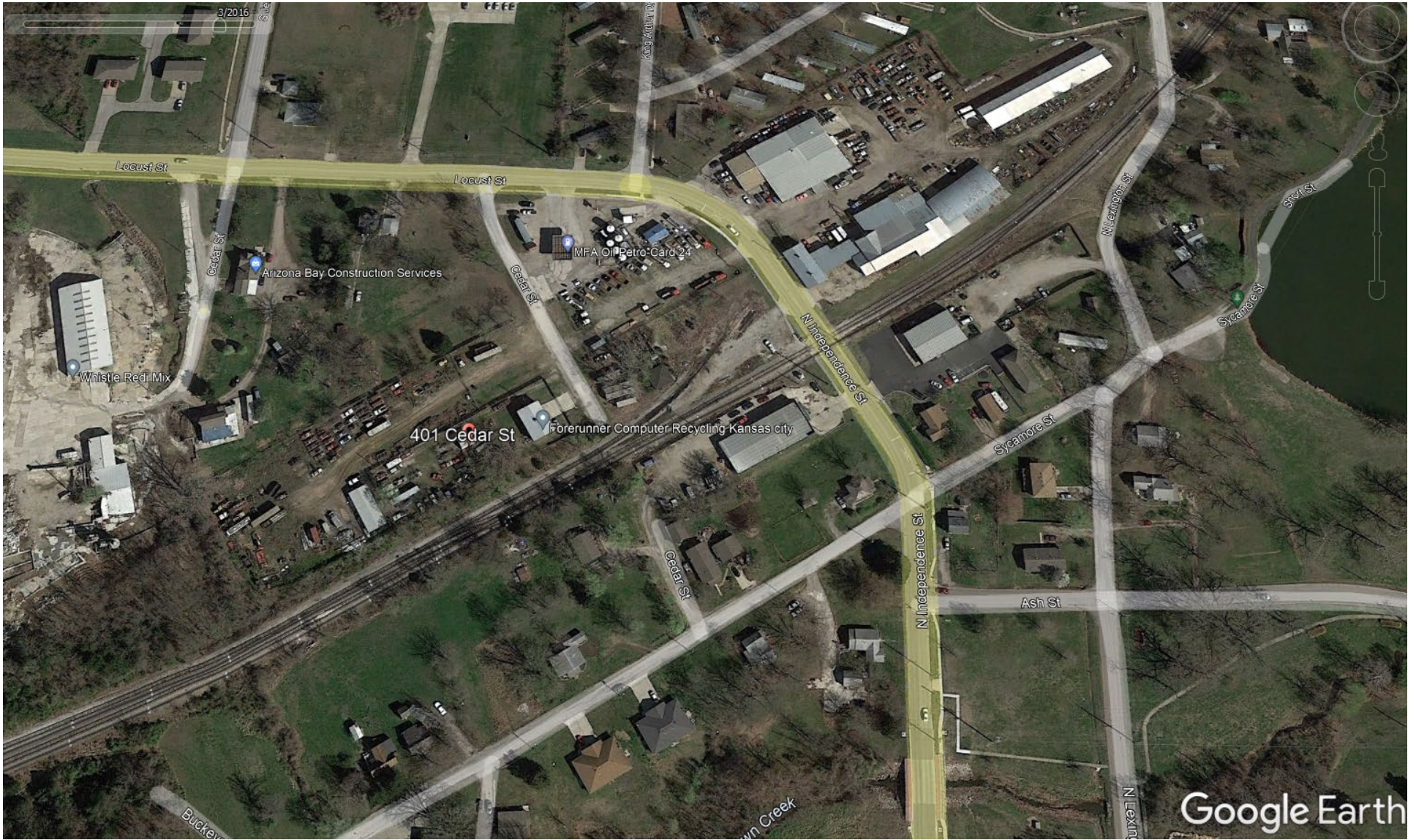
Attachment: GTP&ZPacket (GT Tow Lot SUP)

2013



Attachment: GTP&ZPacket (GT Tow Lot SUP)

2015



Attachment: GTP&ZPacket (GT Tow Lot SUP)

2016



Attachment: GTP&ZPacket (GT Tow Lot SUP)

2017



Historical imagery from 1985.

2018

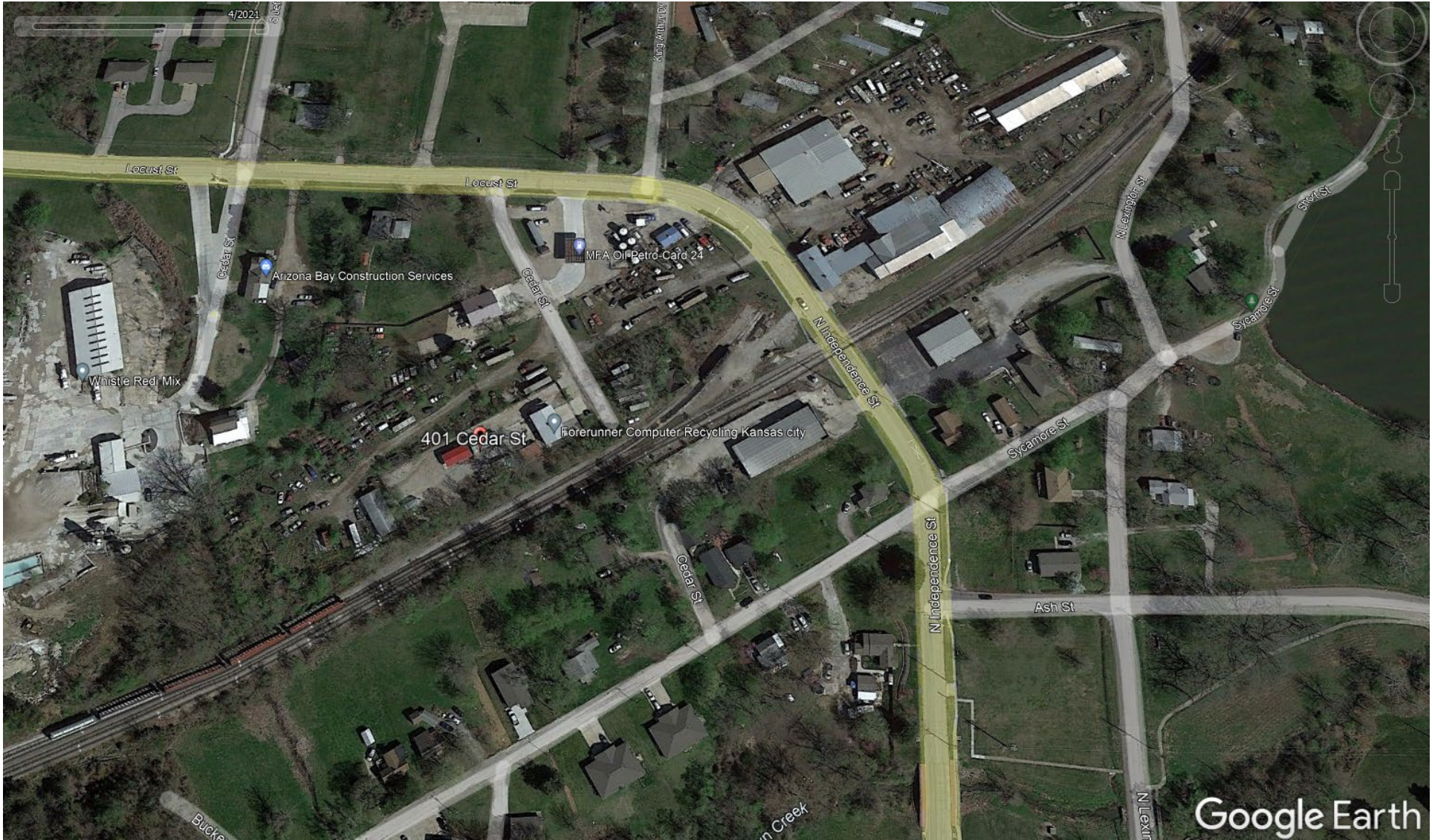
Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)

2021

Photos of another tow lot:



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)



Attachment: GTP&ZPacket (GT Tow Lot SUP)

GT Tow Lot Special Use Permit (SUP)

5.K.a



Attachment: GTP&ZPacket (GT Tow Lot SUP)

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Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap,
Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA,
USGS, EPA, NPS, US Census Bureau, USDA

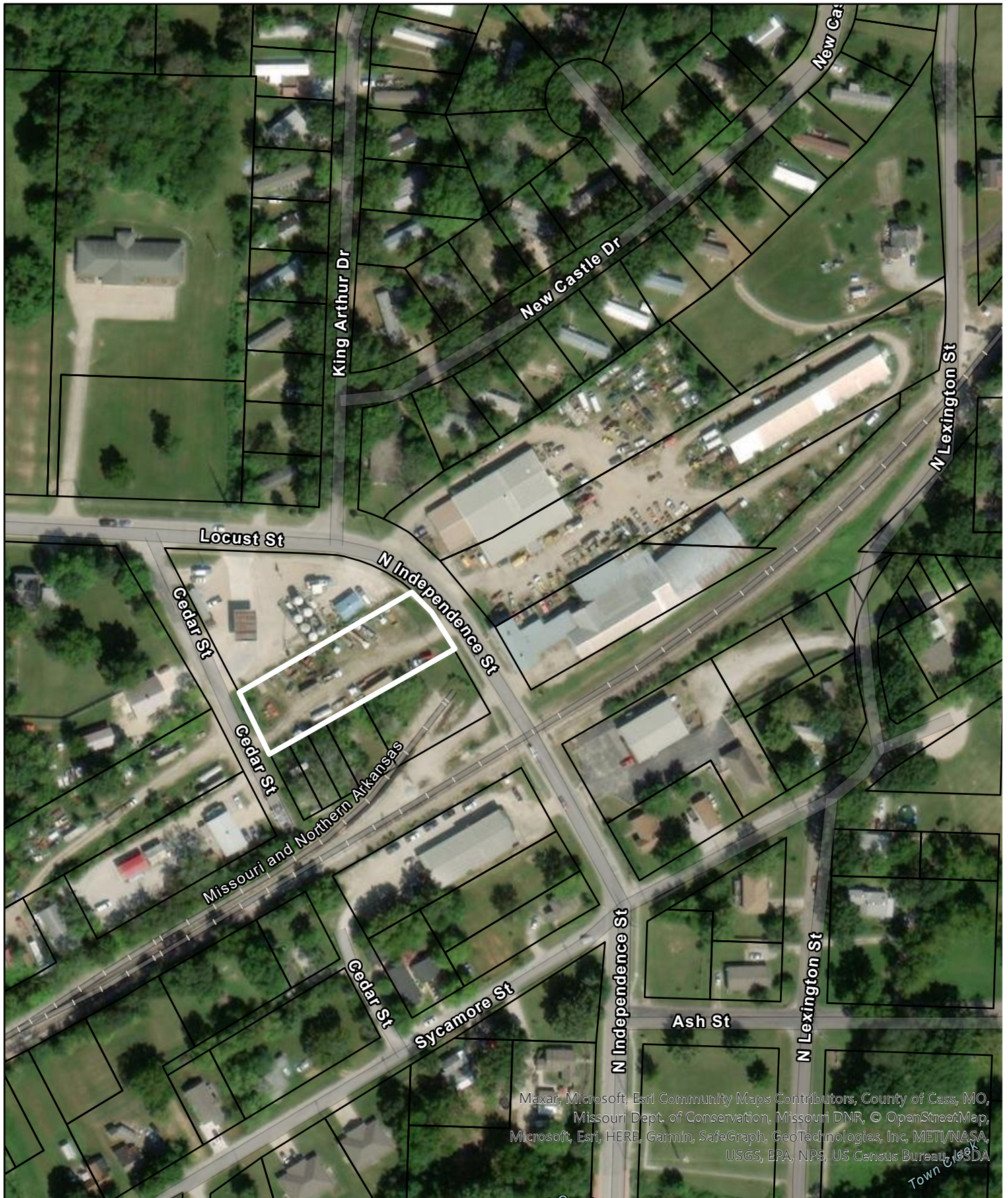
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Packet Pg. 92

GT Tow Lot Special Use Permit (SUP)

5.K.a



Attachment: GTP&ZPacket (GT Tow Lot SUP)

Maxar, Microsoft, Esri Community Maps Contributors, County of Cass, MO,
Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap,
Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,
USGS, EPA, NPS, US Census Bureau, USDA

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N

Packet Pg. 93

Council Bill No.**Ordinance No.**

**AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE
APPROVING A SPECIAL USE PERMIT FOR A TOW LOT ON LAND LOCATED
WEST OF INDEPENDENCE STREET, EAST OF CEDAR STREET, AND SOUTH OF
MFA OIL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Shaun Bebout, representing GT Tow, requesting approval of a Special Use Permit for an existing tow lot on land located west of Independence Street, east of Cedar Street, and south of MFA Oil in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on September 15, 2022, and, with a vote of 9 Ayes and 0 Nays, recommending that the Board of Aldermen approve the requested Special Use Permit subject to the conditions in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 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 Special Use Permit 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: The Board of Aldermen of Harrisonville, Missouri, hereby approves the requested Special Use Permit for an existing tow lot on land located west of Independence Street, east of Cedar Street, and south of MFA Oil in the city of Harrisonville, Cass County, Missouri.

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

DESCRIPTION:

ALL THAT PORTION OF THE FORMER MISSOURI, KANSAS AND TEXAS (KATY) RAILROAD COMPANY'S 100 FOOT WIDE RIGHT-OF-WAY IN HARRISONVILLE, MISSOURI, NOW DISCONTINUED, BEING 50 FEET WIDE ON EACH SIDE OF SAID FORMER RAILROAD COMPANY'S MAIN TRACK CENTERLINE AS ORIGINALLY LOCATED UPON, OVER AND ACROSS THE WEST ½ OF LOT 6 IN THE NORTHWEST ¼ OF SECTION 4, ALL IN T44N, R31W; BOUNDED ON THE NORTHEASTERLY END BY INDEPENDENCE STREET, BOUNDED ON THE SOUTHEASTERLY LINE BY BLOCK 4 OF DUTRO'S ADDITION, AND BOUNDED ON THE SOUTHWESTERLY END BY CEDAR STREET IN THE CITY OF HARRISONVILLE. CONTAINING APPROXIMATELY 0.56 ACRES.

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 19TH OF SEPTEMBER 2022 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 19TH DAY OF SEPTEMBER 2022 AND PASSED BY THE BOARD OF ALDERMEN THIS 19TH DAY OF SEPTEMBER 2022.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

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

ATTEST:

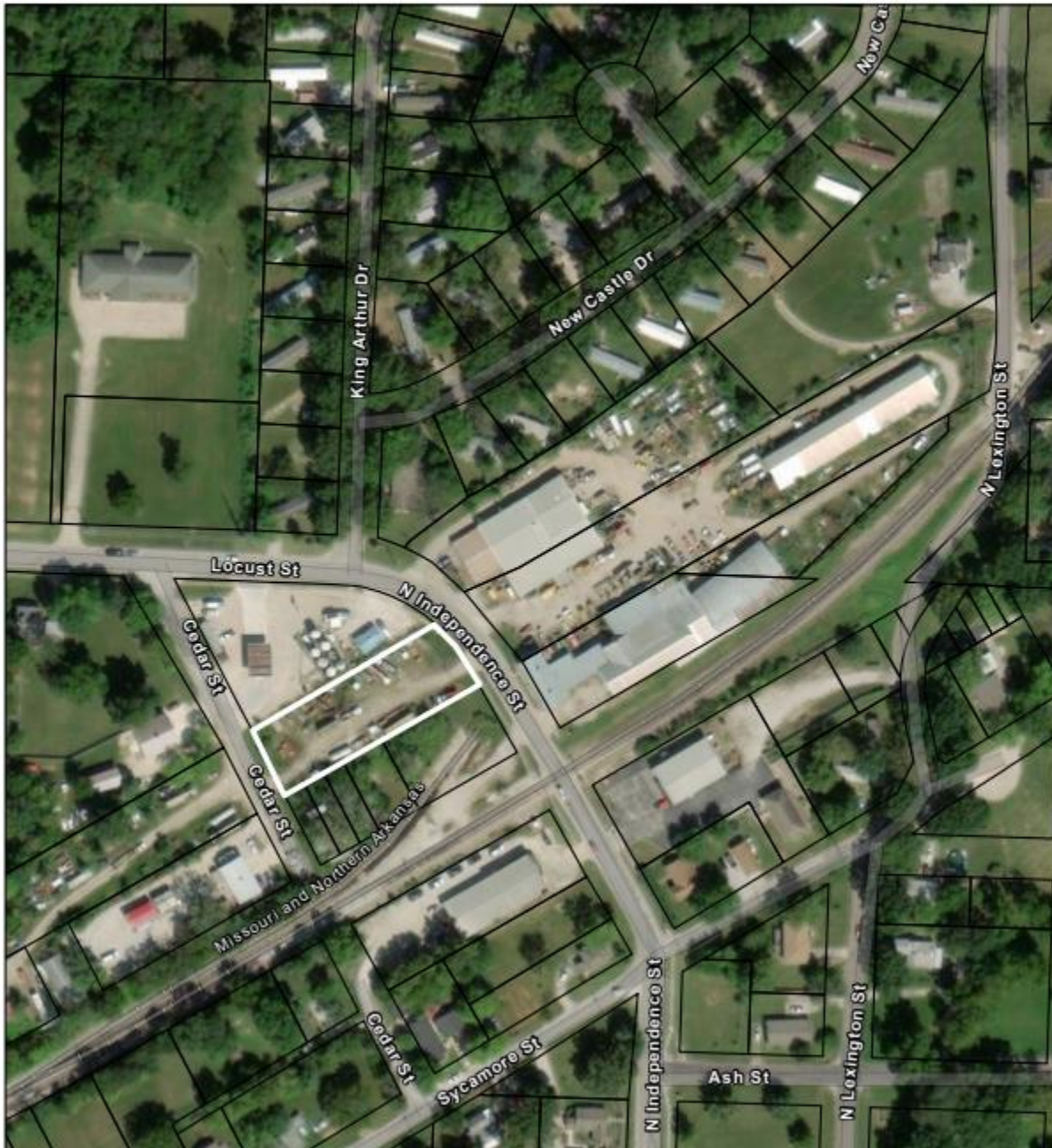
Daniel Barnett, City Clerk

WITNESS my hand and seal this 19th day of September 2022

Attachment I: Aerial Map

Attachment: Ordinance (GT Tow Lot SUP)

ATTACHMENT I



Attachment: Ordinance (GT Tow Lot SUP)



TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: September 8, 2022
SUBJECT: August Report

Type of Item: *Discussion*

- A. Action Item (ID # 4306)**
August Municipal Court Report

Attachments:

Circuit Court of Cass County Missouri - August 2022 (PDF)

IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **August 2022** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.


Don Lograsso
Municipal Court Judge


Date

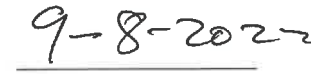
RECEIVED

SEP 08 2022

Presented and reviewed as required by Court Operating Rule 4.29.

CITY OF HARRISONVILLE


City Clerk


Date

Subscribed and sworn to before me this _____ day of _____, 2022.

Notary

Attachment: Circuit Court of Cass County Missouri - August 2022 (August Report)

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION		Municipality: Harrisonville Municipal		Reporting Period: Aug 1, 2022 - Aug 31, 2022	
Mailing Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701					
Physical Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701				County: Cass County	Circuit: 17
Telephone Number: (816)3808903			Fax Number:		
Prepared by: MICHELLE SHAFFER			E-mail Address: michelle.shaffer@courts.mo.gov		
Municipal Judge: Don Lograsso					
II. MONTHLY CASELOAD INFORMATION					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		24	253	308	
B. Cases (citations/informations) filed		1	41	35	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	0	0	
3. court/bench trial - NOT GUILTY		0	0	0	
4. plea of GUILTY in court		1	10	15	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	1	2	
6. dismissed by court		0	0	1	
7. <i>nolle prosequi</i>		2	1	9	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		3	12	27	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		22	282	316	
E. Trial de Novo and/or appeal applications filed		0	0	0	
III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS			
1. # Issued during reporting period	127	1. # Issued during period		0	
2. # Served/withdrawn during reporting period	65	☐ Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	366				

Attachment: Circuit Court of Cass County Missouri - August 2022 (August Report)

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION

Municipality: Harrisonville Municipal

Reporting Period: Aug 1, 2022 - Aug 31, 2022

V. DISBURSEMENTS**Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)**

Fines - Excess Revenue	\$1,783.67
Clerk Fee - Excess Revenue	\$209.59
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$6.69
Bond forfeitures (paid to city) - Excess Revenue	\$80.00
Total Excess Revenue	\$2,079.95

Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)

Fines - Other	\$2,379.50
Clerk Fee - Other	\$141.16
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00
Peace Officer Standards and Training (POST) Commission surcharge	\$29.85
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$212.87
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$4.35
Law Enforcement Training (LET) Fund surcharge	\$62.00
Domestic Violence Shelter surcharge	\$62.00
Inmate Prisoner Detainee Security Fund surcharge	\$62.00
Restitution	\$111.00
Parking ticket revenue (including penalties)	\$0.00
Bond forfeitures (paid to city) - Other	\$0.00
Total Other Revenue	\$3,064.73

Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.

Court Automation	\$187.99
Law Enf Arrest-Local	\$142.00
Total Other Disbursements	\$329.99
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$5,474.67
Bond Refunds	\$73.00
Total Disbursements	\$5,547.67

Attachment: Circuit Court of Cass County Missouri - August 2022 (August Report)

Municipal Division Summary Reporting

17th Judicial Circuit - Cass County - Harrisonville Municipal Division

I. COURT INFORMATION

Reporting Period:		
August	2022	Court activity occurred in reporting period: Yes
Clerk's Physical Address:	Mailing Address:	Vendor
300 E. Pearl St. Harrisonville, MO 64701	PO Box 367 Harrisonville, MO 64701	Incode (Tyler Technologies)
Telephone Number:	Fax Number:	
(816) 380-8903	(816) 380-8910	
Prepared by:	Prepared by E-mail Address:	Municipal Judge(s) Active During Reporting Period:
Michelle Shaffer	michelle.shaffer@courts.mo.gov	Don Lograsso

II. MONTHLY CASELOAD INFORMATION		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month		53	412	417
B. Cases (citations / informations) filed		0	0	0
C. Cases (citations / informations) disposed				
	1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
	2. court / bench trial - GUILTY	0	0	0
	3. court / bench trial - NOT GUILTY	0	0	0
	4. plea of GUILTY in court	0	0	0
	5. violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	0	0	0
	6. dismissed by court	0	0	0
	7. nolle prosequi	0	0	0
	8. certified for jury trial (not heard in the Municipal Division)	0	0	0
	9. TOTAL CASE DISPOSITIONS	0	0	0
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]		53	412	417
E. Trial de Novo and / or appeal applications filed		0	0	0

Municipal Division Summary Reporting

Court Information	Municipality: 17th Judicial Circuit - Cass County - Harrisonville Municipal Division	Reporting Period: August - 2022
--------------------------	---	--

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period:	0	Does court staff process parking tickets? Yes	
2. # Served/withdrawn during reporting period:	27	1. # Issued during reporting period:	0
3. # Outstanding at end of reporting period:	638		

V. DISBURSEMENTS	
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines – Excess Revenue	\$0.00
Clerk Fee – Excess Revenue	\$0.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Excess Revenue	\$0.00
Bond forfeitures (paid to city) – Excess Revenue	\$0.00
Total Excess Revenue	\$0.00
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines – Other	\$0.00
Clerk Fee – Other	\$0.00
Judicial Education Fund (JEF) Court does not retain funds for JEF: Yes	
Peace Officer Standards and Training (POST) Commission surcharge	\$0.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to State	\$0.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Other	\$0.00
Law Enforcement Training (LET) Fund surcharge	\$0.00
Domestic Violence Shelter surcharge	\$0.00
Inmate Prisoner Detainee Security Fund surcharge	\$0.00
Restitution	\$0.00
Parking ticket revenue (including penalties)	\$0.00
Bond forfeitures (paid to city) – Other	\$0.00
Total Other Revenue	\$0.00
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Total Other Disbursements	\$0.00
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$0.00
Bond Refunds	\$0.00
Total Disbursements	\$0.00

Attachment: Circuit Court of Cass County Missouri - August 2022 (August Report)