



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JUNE 3, 2024
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Fire Department Badge Pinning**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - May 20, 2024 6:00 PM**
 - B. Board of Aldermen - Work Session - May 20, 2024 6:30 PM**
- 5. Agenda Items**
 - A. Council Bill 31: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AUTHORIZING THE CREATION OF A CONSENT AGENDA**
 - B. Council Bill 29: AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE CITY-INITIATED REZONINGS OF PROPERTIES CURRENTLY DESIGNATED AS “G” (GOVERNMENT) TO ESTABLISHED ZONING DISTRICTS AS IDENTIFIED IN THE ATTACHED TABLE OF PROPERTIES WITH “G” DESIGNATION AND PROPOSED ZONING IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - C. Council Bill 30: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 435—SIGN REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.**
 - D. PUBLIC HEARING: Annexation--21500 E. 275th St. (Midwest Marine)**

- E. Council Bill 32: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 3 ACRES OF ADJACENT TERRITORY OWNED BY 21500 PROPERTY INVESTMENTS, LLC, LOCATED AT 21500 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI, ESTABLISHING THE ZONING AS C-2 (SERVICE BUSINESS DISTRICT) AND ESTABLISHING AN EFFECTIVE DATE.**
- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 31st day of May 2024

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.

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: May 29, 2024
SUBJECT: Fire Department Badge Pinning

Type of Item: *Discussion*

- A. Discussion Item (ID # 4852)**
Fire Department Badge Pinning



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MAY 20, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Excused	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Jamie Walker, Director of Administrative Services Jeremy Smith, Community Development Director Christina Stanton, Parks and Recreation Director Grant Purkey, Economic Development Director Jim Clarke, Interim Police Chief Darla Harris, Public Works Superintendent Matt Carver, Electric Supervisor Brent Stockstill, City Engineer Carl Brooks, Executive Secretary to the City Administrator Theresa West, Park Board members Kim Troby, David Atkinson, Vanessa Hargrave and Cathy Faris, Mr. Joseph Parkhurst and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. ALS Awareness Month 2024

Mayor Zaring read proclamation declaring the month of May as Amyotrophic Lateral Sclerosis (ALS) month.

B. National Public Works Week Proclamation

Mayor Zaring read a proclamation declaring the week of May 19-25 as Public Works Week in Harrisonville.

C. Presentation for the Marler Wirt-Sumner Scholarship

Interim Police Chief Harris spoke to the history of the Marler-Wirt-Sumner Scholarship and the continued efforts to honor the lives of Officers Marler, Wirt and Sumner; all of whom died in the line of duty while serving the Harrisonville Police Department.

Harris announced that the 2024 scholarship recipients were: Elizabeth Osterberg, Kaiden Turner and Aidan Walton.

3. Public Participation

None.

4. Approval of Minutes**A. Board of Aldermen - Regular Meeting - May 6, 2024 6:00 PM**

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Matt Turner, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED: Sandy Franklin

B. Board of Aldermen - Work Session - May 6, 2024 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Gary Davidson, Board Member
SECONDER: Dave Doerhoff, Board Member
AYES: Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED: Sandy Franklin

5. Agenda Items

A. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF _____ AS ACTING PRESIDENT OF THE BOARD OF ALDERMEN.

Mayor Zaring spoke about the annual requirement for the Board of Aldermen to nominate a Mayor Pro-Tem.

A nomination was made by Alderman Chaney to reappoint Alderman Bill Mills as Mayor Pro-Tem. The motion was seconded by Alderman Pfautsch.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-13.

RESULT: APPROVED [6 TO 0]
MOVER: Kile Chaney, Board Member
SECONDER: Larry Pfautsch, Board Member
AYES: Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
ABSTAIN: Bill Mills
EXCUSED: Sandy Franklin

Minutes Acceptance: Minutes of May 20, 2024 6:00 PM (Approval of Minutes)

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JOSEPH PARKHURST TO THE PARK BOARD.

Mayor Zaring spoke to the Board of Aldermen about his desire to appoint Joseph Parkhurst to the Park Board.

Zaring said Parkhurst would represent the Harrisonville School District in his role on the Park Board.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-14.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marcia Milner, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED:	Sandy Franklin

C. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF VARIOUS CITIZENS TO CITY BOARDS AND COMMISSIONS.

Mayor Zaring spoke to the Board of Aldermen about his desire to reappoint Cathy Faris, Vanessa Hargrave, Kim Troby and David Atkinson to the Park Board, and to reappoint Mike Cox to the Board of Building and Engineering Appeals.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-15.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Pfautsch, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED:	Sandy Franklin

D. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF CHERYL BUSH AS AN ALTERNATE MEMBER OF THE HISTORIC PRESERVATION COMMISSION.

Mayor Zaring spoke to the Board of Aldermen about his desire to Cheryl Bush as an alternate member of the Historic Preservation Commission.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-16.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Davidson, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED:	Sandy Franklin

E. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF JOSEPH PARKHURST TO THE PLANNING AND ZONING COMMISSION.

Mayor Zaring spoke to the Board of Aldermen about his desire to appoint Joseph Parkhurst to the Planning and Zoning Commission.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-17.

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

F. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTION 340.110 OF THE HARRISONVILLE MUNICIPAL CODE.

City Attorney Walker read the ordinance for the second time.

City Administrator Ratliff said no comments or concerns were brought forward following the first reading of Council Bill 22.

Ratliff spoke to the fees for violating the regulations for operating a UTV inside Harrisonville City limits and said they will be capped at \$225. Ratliff said the fee for lying on the required affidavit can remain at \$500.

Ratliff said the ordinance, if passed, would take effect on May 22, 2024.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3690.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Davidson, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED:	Sandy Franklin

G. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ESTABLISHING ARTICLE IV-COMMUNITY FORESTRY PLAN, UNDER CHAPTER 225-PARKS AND RECREATION FOR THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Walker read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3691.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kile Chaney, Board Member
SECONDER:	Larry Pfautsch, Board Member
AYES:	Mills, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney
EXCUSED:	Sandy Franklin

H. PUBLIC HEARING: City-Initiated Rezoning of "G" Designated Parcels

Mayor Zaring opened the public hearing at 6:27 p.m.

Staff report presented by Community Development Director Stanton.

Stanton spoke to the history of the 'Government' (G) designation and said it was originally created in error.

Stanton said the G designation is not an established zoning district and does not have any standards or regulations.

Stanton said City staff have noticed that this can become a problem if the property is ever sold, as it then does not have any established zoning.

Stanton said staff recommend re-establishing zoning on all parcels currently designated 'Government' or G.

Stanton referenced a table submitted with the proposed ordinance that outlined the new zonings for each parcel.

Stanton said staff recommend approval of the proposed rezonings.

Stanton said the Planning and Zoning Commission also voted unanimously to recommend the proposed rezonings to the Board of Aldermen.

Mayor Zaring closed the public hearing at 6:32 p.m.

I. AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE CITY-INITIATED REZONINGS OF PROPERTIES CURRENTLY DESIGNATED AS "G" (GOVERNMENT) TO ESTABLISHED ZONING DISTRICTS AS IDENTIFIED IN THE ATTACHED TABLE OF PROPERTIES WITH "G" DESIGNATION AND PROPOSED ZONING IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Walker read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would occur during the June 3, 2024 Board of Aldermen meeting.

RESULT: SCHEDULED

Next: 6/3/2024 6:00 PM

J. PUBLIC HEARING: Code Amendments to Chapter 435 - Sign Regulations

Mayor Zaring opened the public hearing at 6:32 p.m.

Staff report presented by Community Development Director Stanton.

Stanton spoke to a series of proposed code amendments pertaining to Chapter 435: Sign Regulations.

Proposed amendments include:

Adding definitions for "landscape wall sign" and "subdivision monument sign" to the definitions for functional sign types as these types of signs are not currently contemplated by Code, even though they do exist.

Correcting "Governing Body" to "Community Development Director or their designee" for determinations on whether an electronic message panel meets Code requirements.

Updating "Director of Codes" to "Building Official" as appropriate for a building permit.

Removing "Bus Park" from Appendix A, as there is no zoning district identified as a "Business Park" and replacing with a category to recognize "Non-Residential Uses in Residential Districts" (such as schools and churches), and other minor changes as appropriate.

Removing "C-3" from Appendix A, as the C-3 District was repealed and replaced by the current C-2 District in 1993.

Removing the "H-1" column within Appendix B, as the "H-1" is an overlay district and not a stand-alone zoning district.

Adding "P" for "Ground Sign" and "Monument Sign" in residential districts in Appendix B so that residential subdivisions and non-residential uses in residential districts are allowed, by Code, to have either a ground or monument sign.

Adding "P" to the R-1 District for "Electronic Message Board" in Appendix B so that Nonresidential uses (churches, institutional uses, schools) that are in the R-1 District are able to obtain a permit for a ground or monument sign that has an electronic message board.*

Stanton said the Planning and Zoning Commission also voted unanimously to recommend the proposed amendments to the Board of Aldermen.

Stanton said staff recommend approval of the proposed code amendments.

Mayor Zaring closed the public hearing at 6:36 p.m.

K. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 435—SIGN REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

City Attorney Walker read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would occur during the June 3, 2024 Board of Aldermen meeting.

RESULT: SCHEDULED

Next: 6/3/2024 6:00 PM

6. Aldermen and Committee Reports

Alderman Chaney spoke about the upcoming Elks Lodge Youth Fishing Derby on June 8. Chaney said the event will be free to the public.

Alderman Davidson thanked the members of the Harrisonville Police Department, as May 12-19, was National Police Week. Davidson also recognized those officers within Cass County who have lost their lives in the line of duty.

Alderman Pfautsch congratulated the graduating class of 2024.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board of Aldermen about a series of upcoming City and Community events.

Ratliff informed the Board that the contractor working on the Airport Runway 17 35 Reconstruction Project at Lawrence Smith Memorial Airport has finished removing the asphalt runway, has removed the existing runway underdrain system, lighting system and navigation aids.

Ratliff announced that three of the homes participating in the FEMA/SEMA Flood-Buyout Project have been demolished, with the fourth house closed upon on May 13.

Ratliff said City staff are holding one-on-one meetings with perspective design-build teams for the Royal Street Extension project.

Ratliff informed the Board that during the thunderstorms on Sunday, May 19, Everygy had a transformer go down, which caused City substation's circuit to trip and power to be out throughout the community for

one minute. Ratliff said that after a treetop fell on power lines behind Price Chopper, power was out for about one hour at 447 homes. Ratliff thanked the Electric Department staff for their quick response during the storm.

Ratliff informed the Board that following the retirement of Lieutenant Darin Chance, Sergeant Brian Kincaide has been assigned as the Interim Patrol Lieutenant. Ratliff said the department is currently taking internal applications for the position.

Ratliff informed the Board that effective June 10, 2024, the City will no longer be utilizing Lauber Municipal Law for the Harrisonville Municipal Court or Police Department. Ratliff said Lauber's final court date will be June 5. Ratliff also informed the Board that the City has entered into a contract with Mr. Gerald Furnell to serve as our prosecutor from June 10, into the foreseeable future.

Ratliff announced that the City of Harrisonville has been selected to receive a \$15,000 Flagship Grant through the 2024 AARP Community Challenge Grant Program. Ratliff said the funds will be used to install new sidewalk at City Park.

A. Municipal Court Report April 2024

8. Questions from the Media

None.

9. Adjourn From Regular Session

Mayor Zaring thanked the Harrisonville Police Department for their commitment to the safety of the Harrisonville community.

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderman Doerhoff. The motion carried with a unanimous vote. The meeting adjourned at 6:47 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of May 20, 2024 6:00 PM (Approval of Minutes)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
MAY 20, 2024
6:30 PM

1. Call to Order

The meeting was called to order at 7:00 PM by Mayor Mike Zaring.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Excused	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, Parks Director Grant Purkey, Community Development Director Christina Stanton, Director of Engineering Carl Brooks, Economic Development Director Jim Clarke, Interim Police Chief Darla Harris, Executive Secretary to the City Administrator Theresa West, Kile Morrison of Archimages and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Facilities Plan Discussion

City Administrator Ratliff provided context to the Board regarding the discussion of a facilities plan, noting that this would not be a discussion of potential dates or funding sources for a new city hall building.

Director of Engineering Brooks led a discussion regarding a facility study for the future construction of a new city hall building.

Brooks introduced Kile Morrison of Archimages.

Morrison spoke about current trends in the design of municipal buildings and spaces.

Morrison outlined planning objectives for the project, including space needs for City Hall, consideration of using the old Hotel Harrisonville site, the potential for historic appearance and considerations for the existing City Hall building.

Morrison spoke to staffing projections and space needs for the next 20 years.

Morrison spoke to the proposed site of a new city hall building, located on the site that formerly housed Hotel Harrisonville on Pearl Street.

Morrison said the proposed new building would feature a similar façade to the old hotel.

Morrison spoke to the potential future uses of the current city hall building, if a new building were to be built.

Morrison provided perspective costs for the building of a new city hall building and remodel of the current city hall building.

Morrison proposed the total cost of the projects to be \$16,490,000.

Alderman Davidson said he would like to ensure that the City would hold itself to the same historic preservation standards as the rest of the Historic Harrisonville Square business owners are held to.

A consensus of the Board of Aldermen was reached to add to the design a third level from the street for the new City Hall building, for future expansion. The Aldermen also agreed that the designs be brought back before the Board in 2026, for future planning.

A motion was made by Alderman Davidson to adjourn from the Work Session. The motion was seconded by Alderman Turner. The motion carried with a unanimous vote. The meeting adjourned at 7:55 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of May 20, 2024 6:30 PM (Approval of Minutes)

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: May 30, 2024
SUBJECT: Resolution for Use of Consent Agenda

Type of Item: *Approval*

A. Action Item (ID # 4853)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE,
MISSOURI AUTHORIZING THE CREATION OF A CONSENT AGENDA

Attachments:

Staff Report - Consent Agenda (DOC)

Consent Agenda Resolution (DOC)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

5.A.a

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

To: Board of Aldermen

From: Daniel Barnett, City Clerk

Date: May 23, 2024

Re: Addition of a Consent Agenda to the current Board of Aldermen agendas

GENERAL INFORMATION

Applicant: City of Harrisonville

Requested Actions: Approval of the addition of a Consent Agenda to the current Board of Aldermen agendas.

Date of Application: June 3, 2024

PROPOSAL

Implementing a consent agenda within City Board of Aldermen meetings is a strategic move that optimizes efficiency and fosters transparent and productive municipal government. By bundling routine and non-controversial items into a single motion, the consent agenda streamlines proceedings, allowing Board members and City staff to allocate more time and attention to substantive matters. This approach not only expedites decision-making but also enhances transparency by ensuring that significant issues receive the deliberation they deserve while routine matters are efficiently addressed. Moreover, the consent agenda encourages participation from citizens and stakeholders by creating a clearer distinction between routine items and those requiring deeper discussion, ultimately promoting a more engaged and informed community.

The following items will not be allowed on the Consent Agenda:

- Any matter which by law requires a public hearing.
- Any matter which will increase a budget appropriation.
- Any matter requiring approval by ordinance.

Items that can include on the Consent Agenda, and are typically:

- Previous meeting minutes.
- Items that have already been adopted as part of the annual budget.
- Items that are renewals of agreements that were already presented and adopted in previous years and no significant amendments to the agreement have been made over the year.
- Appointments and reappointments to City Boards and Commissions.

Attachment: Staff Report - Consent Agenda (Resolution for Use of Consent Agenda)

PREVIOUS ACTIONS

The City of Harrisonville has previously utilized a consent agenda, but only during very specific circumstances, which required several smaller items to be approved by the Board of Aldermen. Such as, when the Harrisonville Community Center was being constructed.

KEY ISSUES

All matters listed under a Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Staff recommend approval of the proposed addition of a Consent Agenda to the current Board of Aldermen agendas.

ATTACHMENTS

STAFF CONTACT:

Daniel Barnett, City Clerk
dbarnett@harrisonville.com

Council Bill 2024-

Resolution 2024-

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AUTHORIZING THE CREATION OF A
CONSENT AGENDA**

WHEREAS, the Board of Aldermen of the City of Harrisonville desires to create a Consent Agenda to better manage the approval of items before the Board of Aldermen; and

WHEREAS, the Consent Agenda will contain items that are routine in nature, with little to no discussion of the particular items deemed necessary; and

WHEREAS, the Board of Aldermen will approve the Consent Agenda with a simple vote of the Alderman; and

WHEREAS, any item on the Consent Agenda may be removed from the Consent Agenda upon the request of one (1) or more Alderman. The Mayor shall have the authority to set the final Consent Agenda prior to any meeting.

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

Section 1. The City of Harrisonville, Missouri shall employ a Consent Agenda in all future meetings where such a Consent Agenda is deemed necessary or desirable.

Section 2. *Effective Date.* This Resolution shall become effective immediately upon passage.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Attachment: Consent Agenda Resolution (Resolution for Use of Consent Agenda)

Daniel Barnett, City Clerk

WITNESS my hand and seal this 3rd day of June 2024.

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: May 17, 2024
SUBJECT: City-Initiated Rezoning of "G" Designated Parcels

Type of Item: *Public Hearing*

B. Action Item (ID # 4846)

AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE CITY-INITIATED REZONINGS OF PROPERTIES CURRENTLY DESIGNATED AS "G" (GOVERNMENT) TO ESTABLISHED ZONING DISTRICTS AS IDENTIFIED IN THE ATTACHED TABLE OF PROPERTIES WITH "G" DESIGNATION AND PROPOSED ZONING IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

History:

05/20/24 Board of Aldermen SCHEDULED

City Attorney Walker read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would occur during the June 3, 2024 Board of Aldermen meeting.

Attachments:

Staff Rpt - City Initiated Rezoning (5-20-24 BOA) (PDF)

Table of Proposed Zoning (PDF)

ZoningMap1978 (PDF)

Properties with G Designation (PDF)

Zoning Map-Electric Facility, Community Center, National Guard Areas (PDF)

Zoning Map-City Park, Harrisonville High School, Cass Career Center Areas (PDF)

Zoning Map-City Park, Substation, Old Electric-Water Plant Site Areas (PDF)

Zoning Map-Sheriff's Office, Animal Control, Waste Water, Zeller-Lord's Park Areas (PDF)

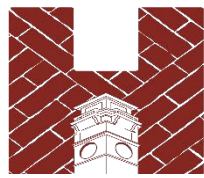
Zoning Map-MU Ext, PD-Old PD, Courthouse, City Hall, Old Health Dept, Middle School, Streets Dept Areas (PDF)

Zoning Map-Harrisonville Elementary (PDF)

Zoning Map-Blueberry Park, McEowen Elementary School, Briarwood State School, Hite Park Areas (PDF)

Zoning Map-Lawrence Smith Memorial Airport (PDF)

Ordinance (DOC)



To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: May 20, 2024

Re: A City-wide City Initiated Rezoning establishing zoning on properties currently designated as "G" (Government)

GENERAL INFORMATION

Applicant: City of Harrisonville

Requested Actions: Approval of Requested Rezoning to establish zoning on properties currently designated "G" (Government)

Date of Application: N/A

PROPOSAL

Staff learned that the "G" designation was an error created whenever the City transitioned from paper zoning maps to digital in the early 2000s. The "G" designation, which stands for Government, is not an established zoning district and as such does not have any standards or regulations. Staff has noticed that this can become problematic when any of the entities (the City, the County, the School District, etc.) sell their property because the property essentially does not have any zoning. Staff is recommending re-establishing zoning on all parcels currently designated "G" (Government).

Please see the attached maps and aerial photos.

PREVIOUS ACTIONS

- August 16, 1978—The Board of Aldermen approved Ordinance #1194, which created Districts R-1A (Low Density Single-Family Residential) and R-1B (Standard Single-Family Residential).
- May 19, 1986—The Board of Aldermen approved Ordinance #1522, which amended R-1A and repealed R-1B.
- May 13, 1991—The Board of Aldermen approved Ordinance #1825, which adopted a new Zoning Ordinance that included Districts R-1 (Single-Family Residential) and R-2 (Two-Family Residential), R-1A no longer existed.
- January 11, 1993—The Board of Aldermen approved Ordinance #1930, which established downtown districts—Downtown Core Business (CBD-1) District and Downtown Fringe Business (CBD-2) District. This ordinance also eliminated the Central Business (C-2) District and changed all references from C-3 to C-2 for the Services Business District.
- May 16, 2024—The Planning & Zoning Commission voted by voice vote 7-0 to recommend approval to the Board of Aldermen.

KEY ISSUES

- Currently properties under the ownership of the City, the County, the State, and the School District are identified as “G” designation, which is not an official zoning district.
- Some properties that have been sold by these entities still show this “G” designation on our City Zoning Map.
- The “G” designation, since it is not an actual zoning district, does not have an associated rules or regulations or standards.
- These properties all had established zoning previously as shown in the 1978 Zoning Map. Staff is proposing to re-establish official zoning districts upon all of these properties as detailed in the attached Table of Properties with “G” Designation and Proposed Zoning.
- Should any of these properties not conform to current standards (such as setbacks) for the district staff is proposing said property to be rezoned to current structures shall be considered legal non-conforming.

STAFF COMMENTS AND SUGGESTIONS

Staff recommends approval of these rezonings.

STAFF RECOMMENDATION

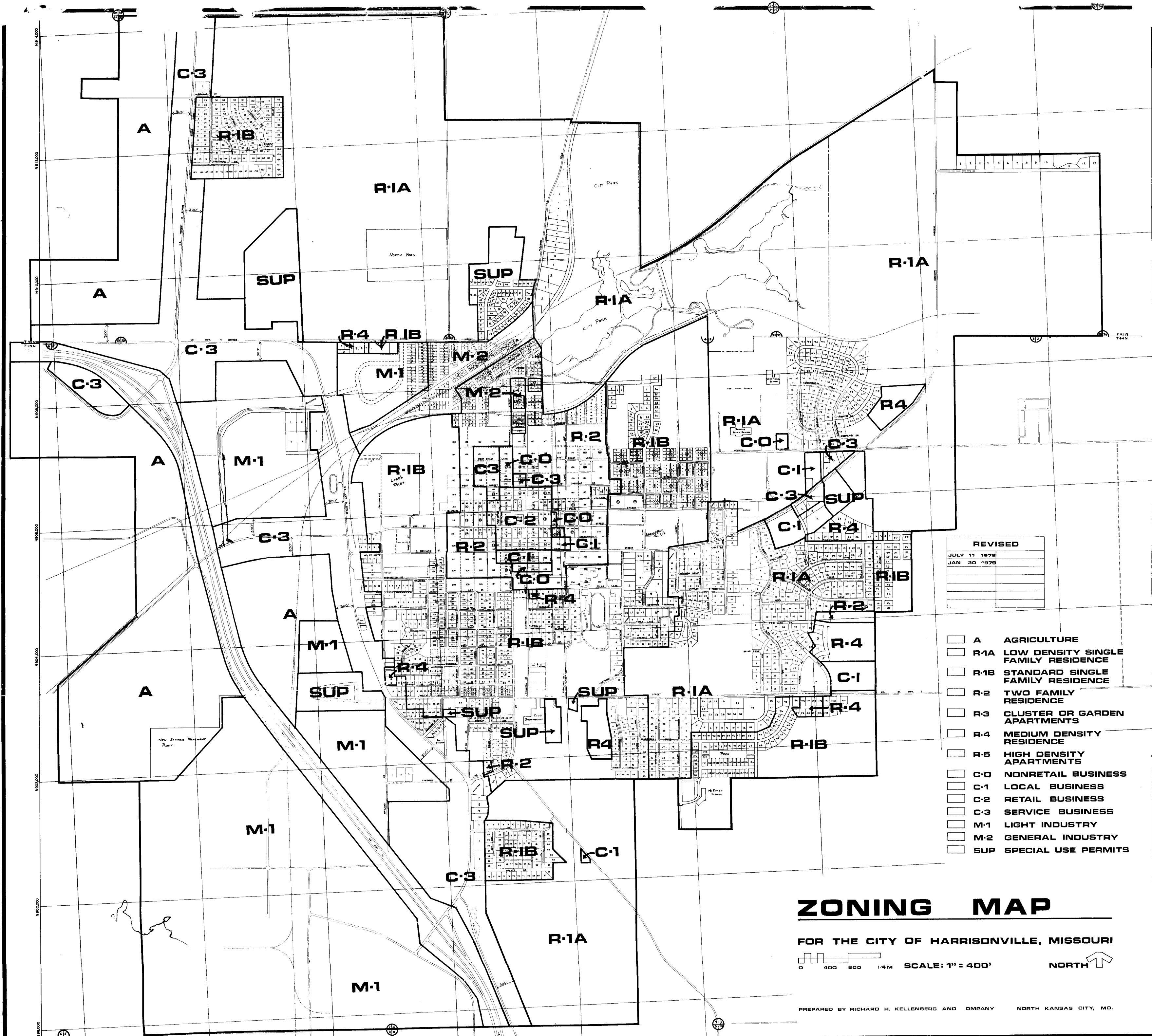
Staff recommends approval of these Rezonings from the currently designated Government (G) Designation to established zoning districts as identified in the attached Table of Properties with “G” Designation and Proposed Zoning.

ATTACHMENTS

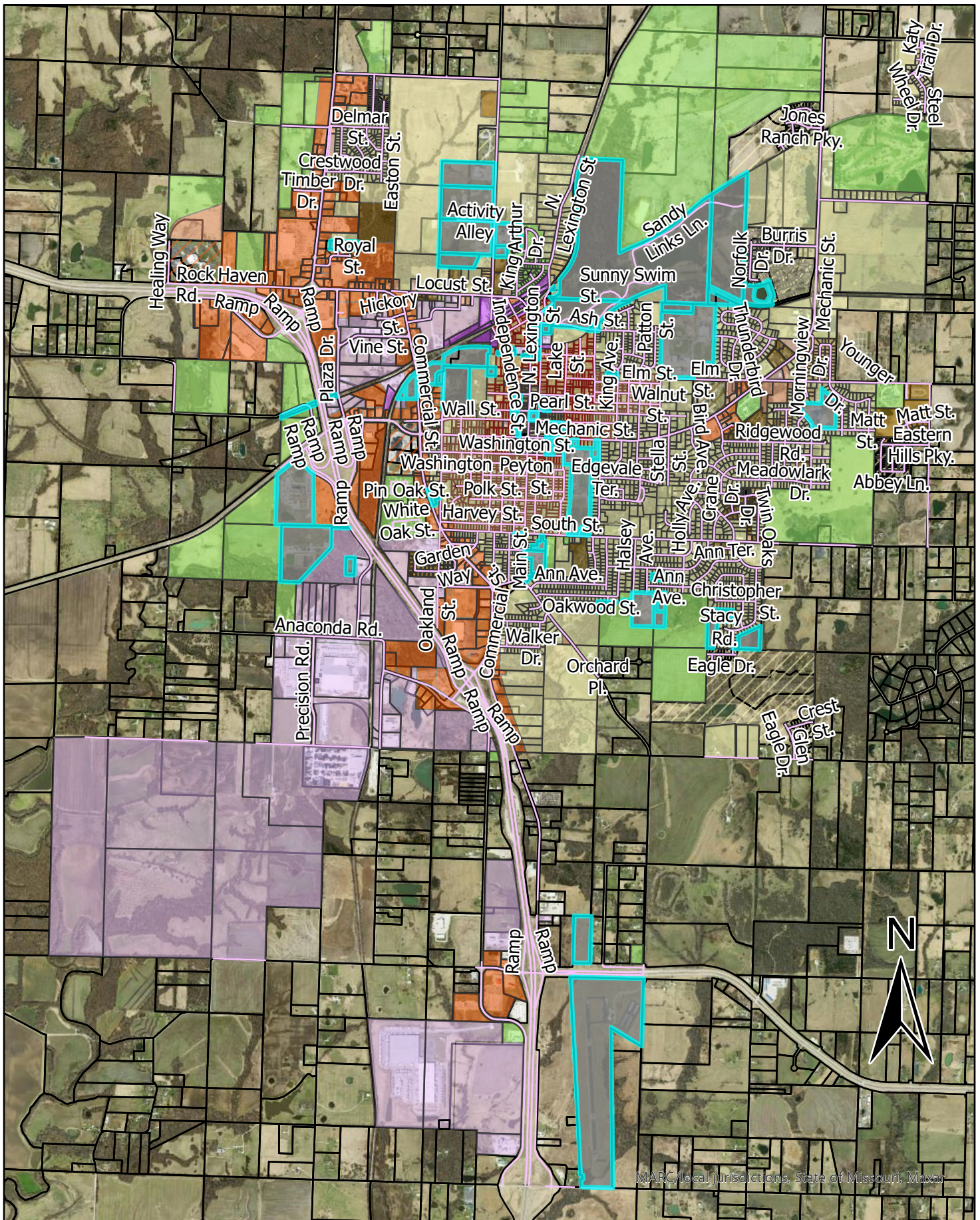
Table of Properties with “G” Designation and Proposed Zoning
 1978 Zoning Map
 Properties with “G” Designation
 Zoomed-In Zoning Maps

Table of Properties with "G" Designation and Proposed Zoning								
	Parcel #	Owner	Acreage	Address	Use	1978 Zoning Map	Abutting Zoning	Proposed Zoning
1	08-07-35-000-000-024.000	City of Harrisonville	61.1	E Mechanic St	park	R-1A	R-1, RP-1, A	R-1
2	08-07-35-000-000-026.052	City of Harrisonville	7.8	Unknown	park	R-1A	R-1, RP-1	RP-1
3	08-08-33-000-000-002.000	City of Harrisonville	17.064	Jefferson Pkwy	Community Center	R-1A	R-1, RP-1	A
4	08-08-33-000-000-003.000	City of Harrisonville	25	Jefferson Pkwy	Water and ballfields	R-1A	R-1	A
5	08-08-33-000-000-004.000	City of Harrisonville	25	Jefferson Pkwy	ballfields	R-1A	R-1	A
6	08-08-33-000-000-005.001	City of Harrisonville	7.1	Jefferson Pkwy	soccer?	R-1A	R-1, R-4	A
7	08-08-33-300-000-017.000	City of Harrisonville	3	N. State Route 291	Electric Dept.	R-1A/SUP?	R-1, C-2	C-2
8	08-08-34-000-000-005.000	State of MO	8	1503 Jefferson Pkwy	Nat'l Guard Armory	R-1A	A, R-1	A
9	08-08-34-000-000-014.000	City of Harrisonville	189.75	N Lexington St	City Park	R-1A	A, R-1	R-1
10	08-08-34-303-000-016.001	City of Harrisonville	1.8	Jefferson Pkwy	Parks Maintenance	R-1A	A, R-4	R-1
11	13-05-16-000-000-001.002	City of Harrisonville	125	27503 S. State Route 7	Airport	Annexed later	unincorporated	M-1
12	13-21-31-000-000-047.000	City of Harrisonville	3.76	Unknown	City Park	R-1B	R-1	R-1
13	13-21-31-000-000-048.000	Harrisonville R-9 School	48.57	1504 E. Elm St	H.S. & CCC	R-1B	R-1, C-O	R-1
14	13-21-31-000-000-048.002	16 East Elm LLC	0.38	E Elm St	parking lot for 1604- 1626	R-1B	R-1, C-O	C-O
15	13-21-31-000-000-048.003	16 East Elm LLC	0.181	E Elm St	E. Elm St.	R-1B	R-1, C-O	C-O
16	13-21-31-100-000-047.001	Harrisonville R-9 School	12.33	Meghan Dr	Elementary	Annexed later	R-1, R-2	R-1
17	13-21-32-200-000-090.000	City of Harrisonville	1.92	Chapel Dr	Blueberry Park	R-1B	R-1	R-1
					Briarwood State School Spec. Ed.			
18	13-21-32-200-000-197.000	Governor of State of MO	2	Unknown		R-1B	A, R-1	R-1
19	13-21-32-200-000-198.000	Harrisonville R-9 School	3	Unknown	McEowen Elementary	R-1B	A, R-1	R-1
20	13-21-32-200-000-200.000	City of Harrisonville	7	Harry Dr	Hite Park	Annexed later	A, R-1, RP-1	R-1
21	13-21-32-200-000-202.000	City of Harrisonville	6	Unknown	Hite Park	Annexed later	R-1, RP-1	R-1
22	13-21-41-000-000-004.000	City of Harrisonville	20.07	706 Ash	City Park	R-1A	R-1	R-1
23	13-21-41-000-000-006.000	City of Harrisonville	0.115	Oak	City Park	R-2	R-2B	R-2B
24	13-21-41-000-000-023.000	City of Harrisonville	0.322	N Lexington St	City Park	R-2	R-2B	R-2B
25	13-21-41-000-000-024.000	City of Harrisonville	0.054	N Lexington St	City Park	R-2	R-1, R-2B	R-1
26	13-21-41-000-000-063.000	Phillips, Shirley A & Dale W Etal	2.5	N Commercial	Zimmer Park	R-1B	C-2	R-1
27	13-21-41-000-000-063.002	City of Harrisonville	9.5	N Commercial	Lord's Park	R-1B	R-2B, R-1	R-1
28	13-21-41-102-000-002.000	City of Harrisonville	0.507	800 Ash	City Park	R-1A	R-1	R-1
29	13-21-41-103-000-119.000	City of Harrisonville		E Wall St	parking lot	city?	CBD-2, R-2B	CBD-2
30	13-21-41-104-000-011.000	City of Harrisonville		905 E. Elm St	water tower	R-1B	R-1, R-1B	R-1B
31	13-21-41-201-000-001.000	City of Harrisonville	1.05	Ash	City Park	R-2	R-2B, R-1, M-1	R-2B
32	13-21-41-201-000-002.000	City of Harrisonville	0.851	N Independence	City Park	M-2	R-2B	R-2B
33	13-21-41-201-000-027.000	City of Harrisonville	0.388	Unknown	?	R-2	R-2B, M-1	R-2B
34	13-21-41-201-000-032.000	City of Harrisonville	1.093	N Independence	storage lot?	M-2	R-2B, M-1, M-2	R-2B
35	13-21-41-201-000-034.001	City of Harrisonville	0.574	N Lexington St	old Electric (demo)	M-2	R-2B, M-2, M-1	M-2
36	13-21-41-201-000-037.000	City of Harrisonville	0.48	N Independence	substation	M-2	R-2B	M-2
37	13-21-41-201-000-042.000	City of Harrisonville	0.517	Unknown	?	R-2	R-2B	R-2B
38	13-21-41-201-000-050.000	City of Harrisonville	0.25	N Independence	?	R-2	R-2B	R-2B
39	13-21-41-203-000-001.000	City of Harrisonville	9	N Butler Dr	Lord's Park	R-1B	R-1, R-1B, R-2B	R-1B
40	13-21-41-203-000-014.000	City of Harrisonville		N Oakland Dr	Lord's Park	R-1B	R-1, R-1B, C-2	R-1
41	13-21-41-204-000-045.000	City of Harrisonville		W Chestnut St	Public Works	C-3	R-2B, CBD-1, CBD-2, C-2	CBD-2
42	13-21-41-204-000-053.000	City of Harrisonville		N Lexington St	Police Department	C-2	CBD-1, CBD-2	CBD-2
43	13-21-41-204-000-057.000	City of Harrisonville		300 E. Pearl St	City Hall	C-2	CBD-2	CBD-2
44	13-21-41-204-000-058.000	City of Harrisonville		208 E. Pearl St	old P.D.	C-2	CBD-1	CBD-1
45	13-21-41-204-000-075.000	Martin, David C	0.5	208 W. Pearl St	old jail	C-2	R-2B, CBD-1	CBD-2

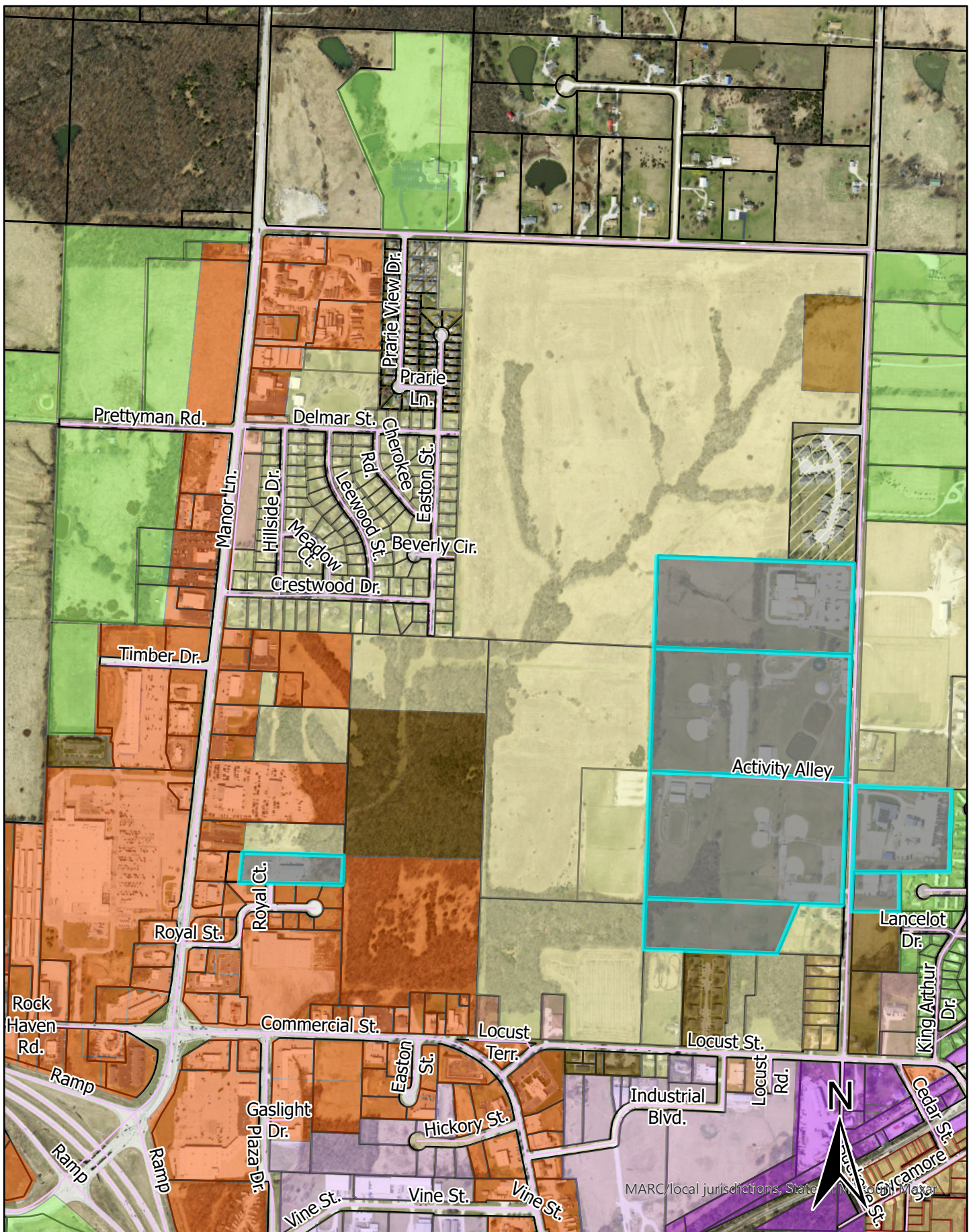
46	13-21-41-204-000-088.000	City of Harrisonville		W Pearl St	parking lot	C-2	R-2B, CBD-2	CBD-2
47	13-21-41-204-000-090.000	City of Harrisonville	0.164	202 W. Wall St	parking lot	C-2	CBD-2	CBD-2
48	13-21-41-204-000-102.000	Cass County	0.45	102 E. Wall St	Courthouse	C-2	CBD-1	CBD-1
49	13-21-41-301-000-001.000	City of Harrisonville		E Wall St	parking lot	C-2	CBD-1, CBD-2	CBD-2
50	13-21-41-301-000-017.000	Cass County	0.424	201 W. Wall St	Extension Office	C-2	CBD-1, CBD-2	CBD-2
51	13-21-41-301-000-031.000	Newsby-Sisco, Christopher	0.162	304 S. Main St	office	C-2	CBD-2	CBD-2
52	13-21-41-301-000-031.001	Newsby-Sisco, Christopher	0.046	S. Main St	office	C-2	CBD-2	CBD-2
53	13-21-41-301-000-049.000	Zaroor, Rhita S Tr	0.704	302 E Mechanic St	residence	C-2	CBD-2	CBD-2
54	13-21-41-301-000-051.000	United States Postal Service	0.818	305 E. Mechanic St	Post Office	C-1	CBD-2	CBD-2
55	13-21-41-301-000-088.000	United States Postal Service		E Washinton St	Post Office parking lot	C-O	CBD-2, R-2B	CBD-2
56	13-21-41-402-000-013.000	Cass County Historical Society	0.823	400 E. Mechanic St	Library	C-1	CBD-2, C-1, R-2B	CBD-2
57	13-21-41-402-000-038.000	Harrisonville R-9 School	6.39	601 Highland Dr	Middle School	R-1B	R-1B, R-2B, CBD-2	R-1
58	13-21-41-402-000-039.000	City of Harrisonville	0.382	501 E. Mechanic St	undeveloped with School sign on property	R-2	R-2B, CBD-2	R-2B
59	13-21-41-402-000-043.000	Harrisonville R-9 School	1.13	E Mechanic St	parking lot	R-2	R-2B	R-1
60	13-21-41-402-000-049.000	Harrisonville R-9 School	1.46	402 Eastwood Rd	Early Childhood and parking lot	R-1B	R-1, R-1B	R-1
61	13-21-41-402-000-061.000	Harrisonville R-9 School	0.66	700 Eastwood Rd	parking lot	R-1B	R-1	R-1
62	13-21-41-403-000-019.000	Harrisonville R-9 School	19	Highland Dr	football field	R-1B	R-1, R-1B	R-1
63	13-21-42-000-000-001.000	Harrisonville R-9 School	10.2	1901 S. Halsey Ave	McEowen Elementary	R-1B	A, R-1	R-1
64	13-21-42-000-000-002.002	City of Harrisonville	1.32	S. Halsey Ave	parkland	Annexed later	A, R-1	R-1
65	13-21-42-000-000-002.003	City of Harrisonville	0.5	S. Halsey Ave	parkland	Annexed later	A, R-1	R-1
66	13-21-42-000-000-009.033	City of Harrisonville	0.699	Cherry St	parkland	Annexed later	A, R-1	R-1
67	13-21-42-201-000-002.000	City of Harrisonville	1.65	E South St	substation	R-1B	A, R-1, R-1B	R-1
68	13-21-42-201-000-012.000	City of Harrisonville	0.311	1300 S. Independence St	South Street Park	R-1B	R-1	R-1
69	13-21-42-201-000-070.000	City of Harrisonville	2.293	1403 S. Independence St	Streets Department	R-1B	A, R-1	R-1
70	13-21-42-201-000-077.000	City of Harrisonville	0.52	1707 Orchard Rd	parkland	R-1B	R-1	R-1
71	13-22-09-000-000-047.000	City of Harrisonville	10.75	S. State Route 7	Airport Runway Protection Zone	Annexed later	unincorporated	M-1
72	13-31-05-000-000-009.000	City of Harrisonville	2	Unknown	lift station	M-1	M-1	M-1
73	13-31-05-000-000-012.000	City of Harrisonville	30	1300, 1402 & 1404 Clearwater Rd	Sewer Treatment Plant, Animal Shelter	A	A, C-2, M-1	M-1
74	13-31-51-000-000-012.001	City of Harrisonville	0.5	N Clearwater Dr	old RR ROW	A, M-1	A, M-1	M-1
75	13-31-51-000-000-021.001	Cass County	30	2501 W. Mechanic St	Justice Center	A	A, C-2	A
76	13-31-51-100-000-030.000	Oakland Cemetery		400 & 401 N. Commercial St	Cemetery	C-3, R-1B	C-2, M-1	C-2
77	13-31-51-100-000-032.006	City of Harrisonville	1.23	S Oakland St	Lord's Park pavillion	R-1B	C-2	R-1
78	13-31-51-400-000-008.000	City of Harrisonville	1.619	903 S. Commercial St	Fire Department	C-3, R-1B	C-2, R-1B	C-2
79	13-31-51-400-000-008.001	CBLH1 LLC	0.031	S Commercial St	car wash parking lot	C-3	C-2	C-2



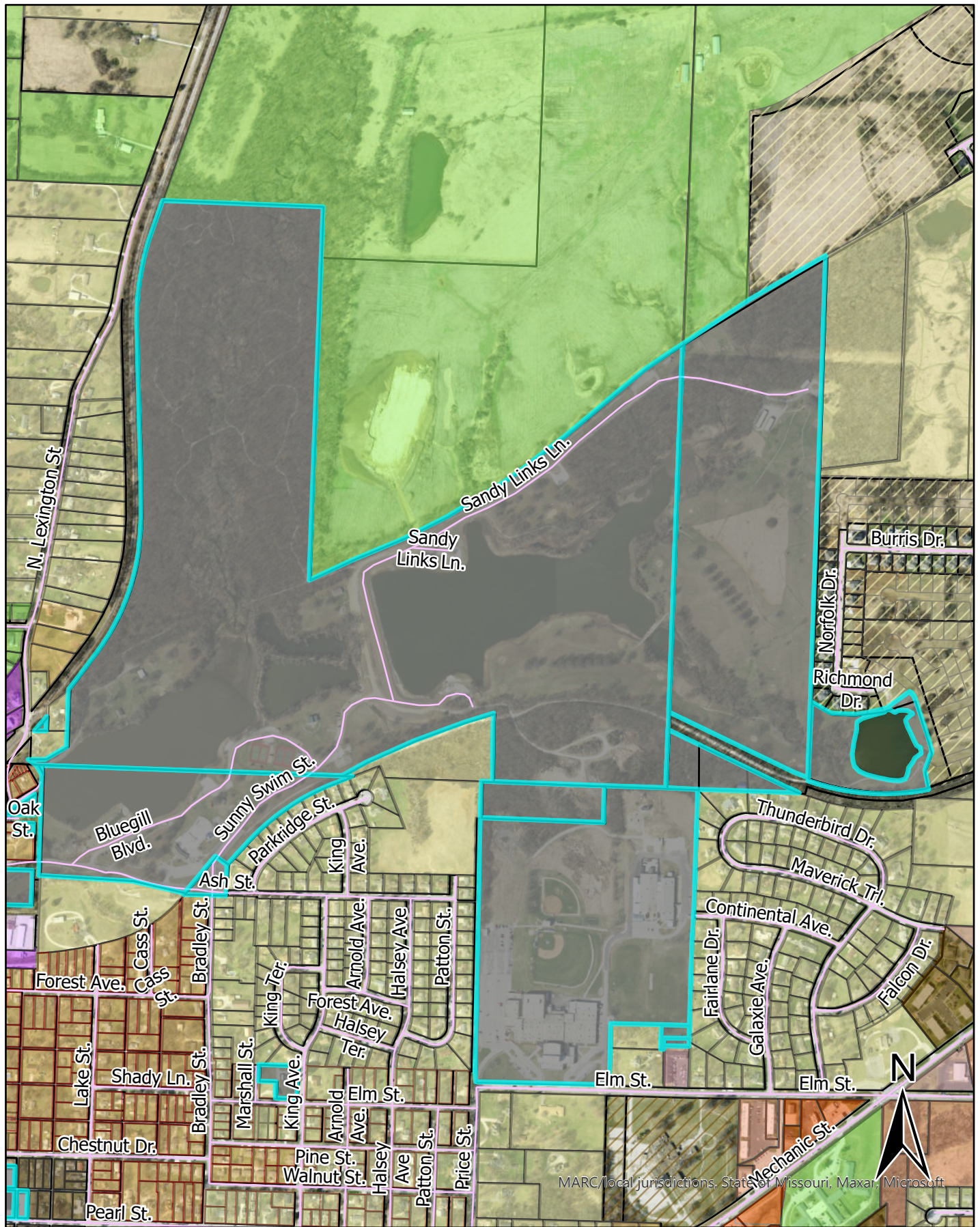
Properties with "G" Designation



Attachment: Properties with G Designation (City-Initiated Rezonings of "G" Designated Parcels)

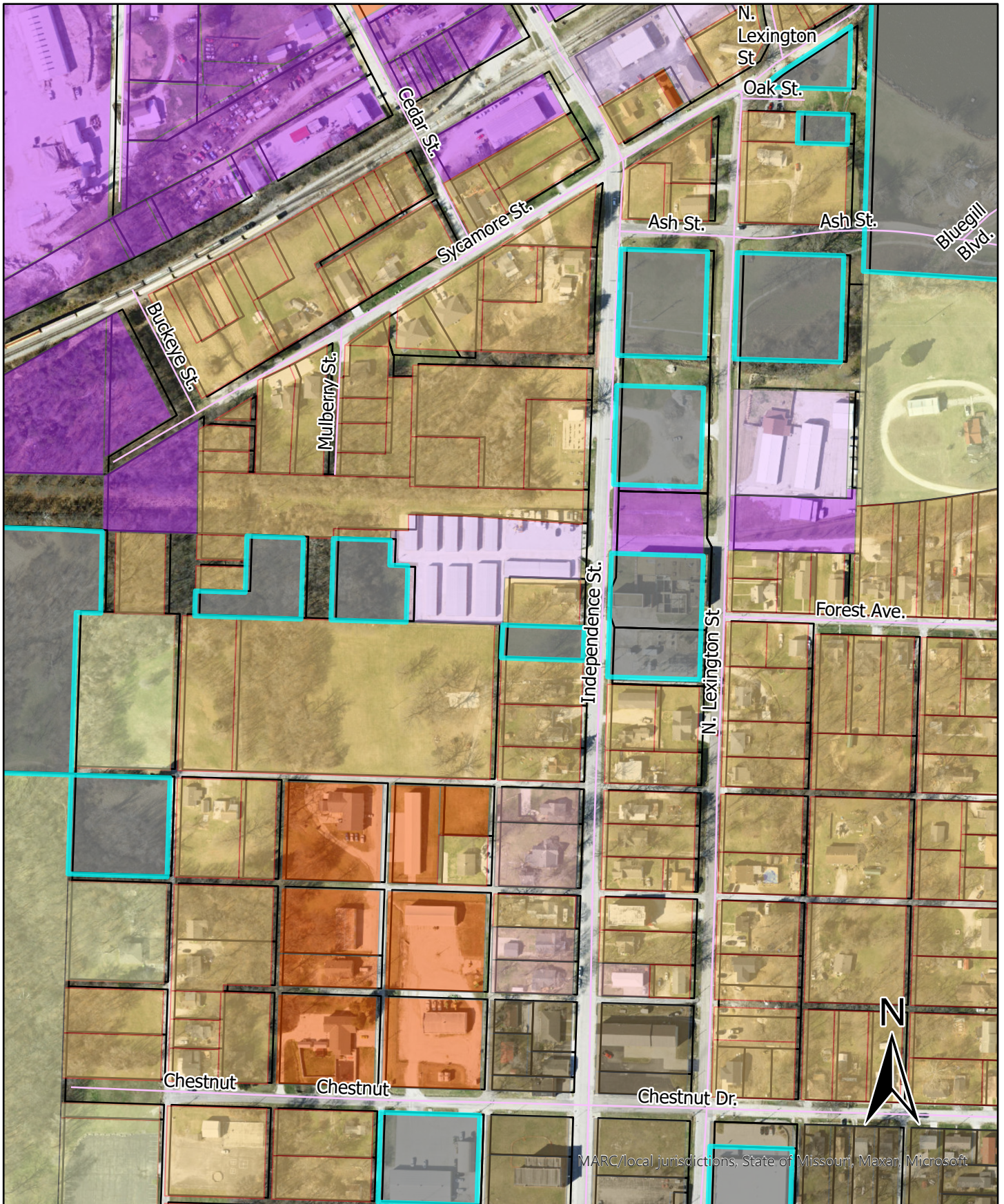


Zoomed-in Zoning Map--City Park, Harrisonville High School, Cass Career Center Areas



Attachment: Zoning Map-City Park, Harrisonville High School, Cass Career Center Areas (City-Initiated Rezonings of "G" Designated Parcels)

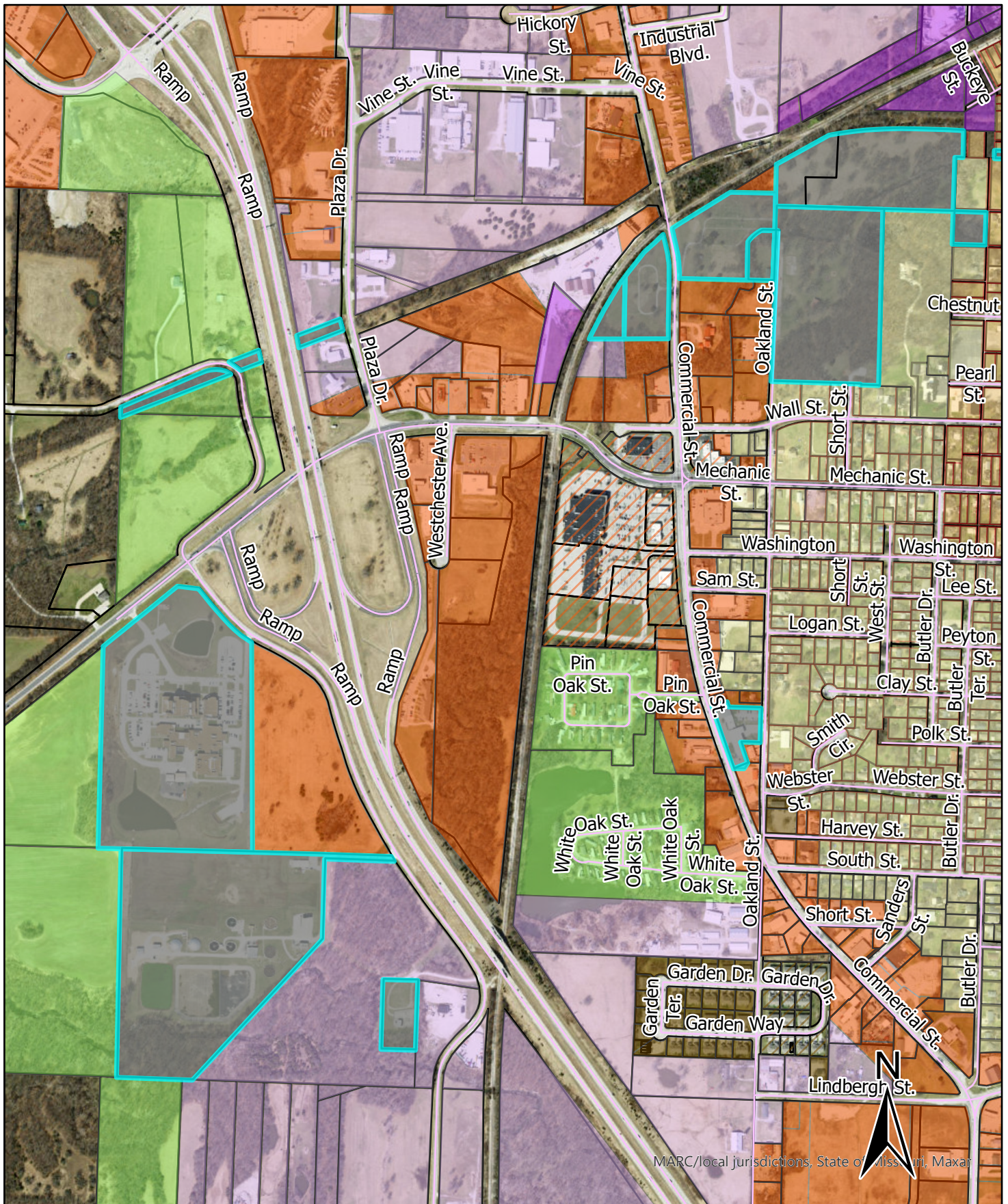
Zoomed-in Zoning Map--City Park, Substation, Old Electric & Water Plant Site Areas



Attachment: Zoning Map-City Park, Substation, Old Electric-Water Plant Site Areas (City-Initiated Rezonings of "G" Designated Parcels)

0 200 400 800 US Feet

Zoomed-in Zoning Map--Cass County Sheriff's Office, Harrisonville Animal Control, Harrisonville Waste Water Plant, Lift Station, Zeller and Lord's Park Areas

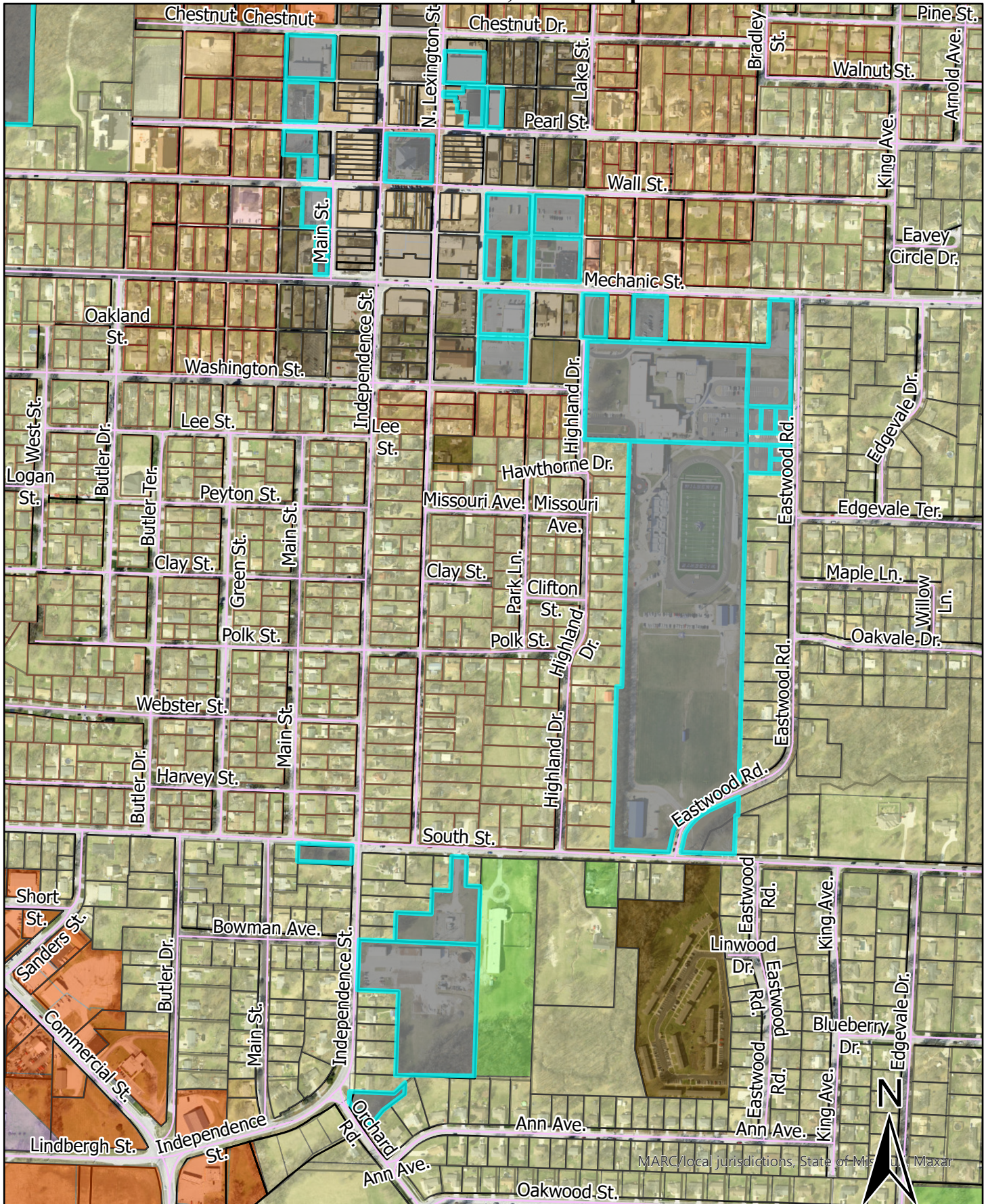


Attachment: Zoning Map-Sheriff's Office, Animal Control, Waste Water, Zeller-Lord's Park Areas (City-Initiated Rezoning of "G" Designated

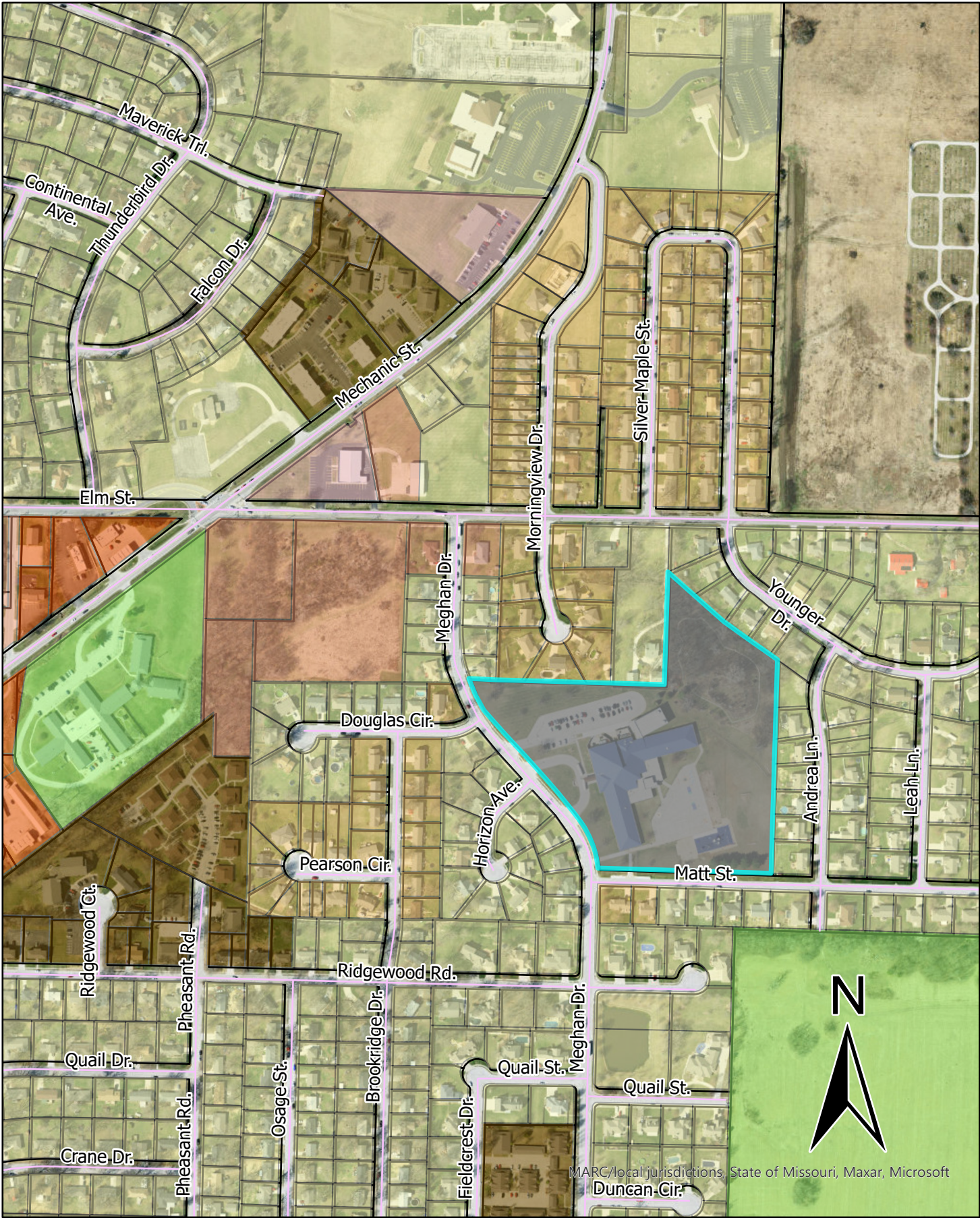
0 0.1 0.2 0.4 Miles

Zoomed-in Zoning Map--Missouri Extension, Police Department, Old Police Department, City Hall, Cass County Courthouse, Old Cass County Health Department, Harrisonville Middle School, Streets Department Areas

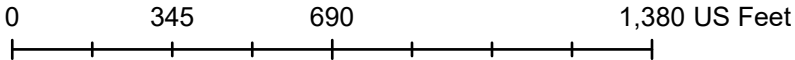
5.B.i



Attachment: Zoning Map-MU Ext, PD-Old PD, Courthouse, City Hall, Old Health Dept, Middle School, Streets Dept Areas (City-Initiated



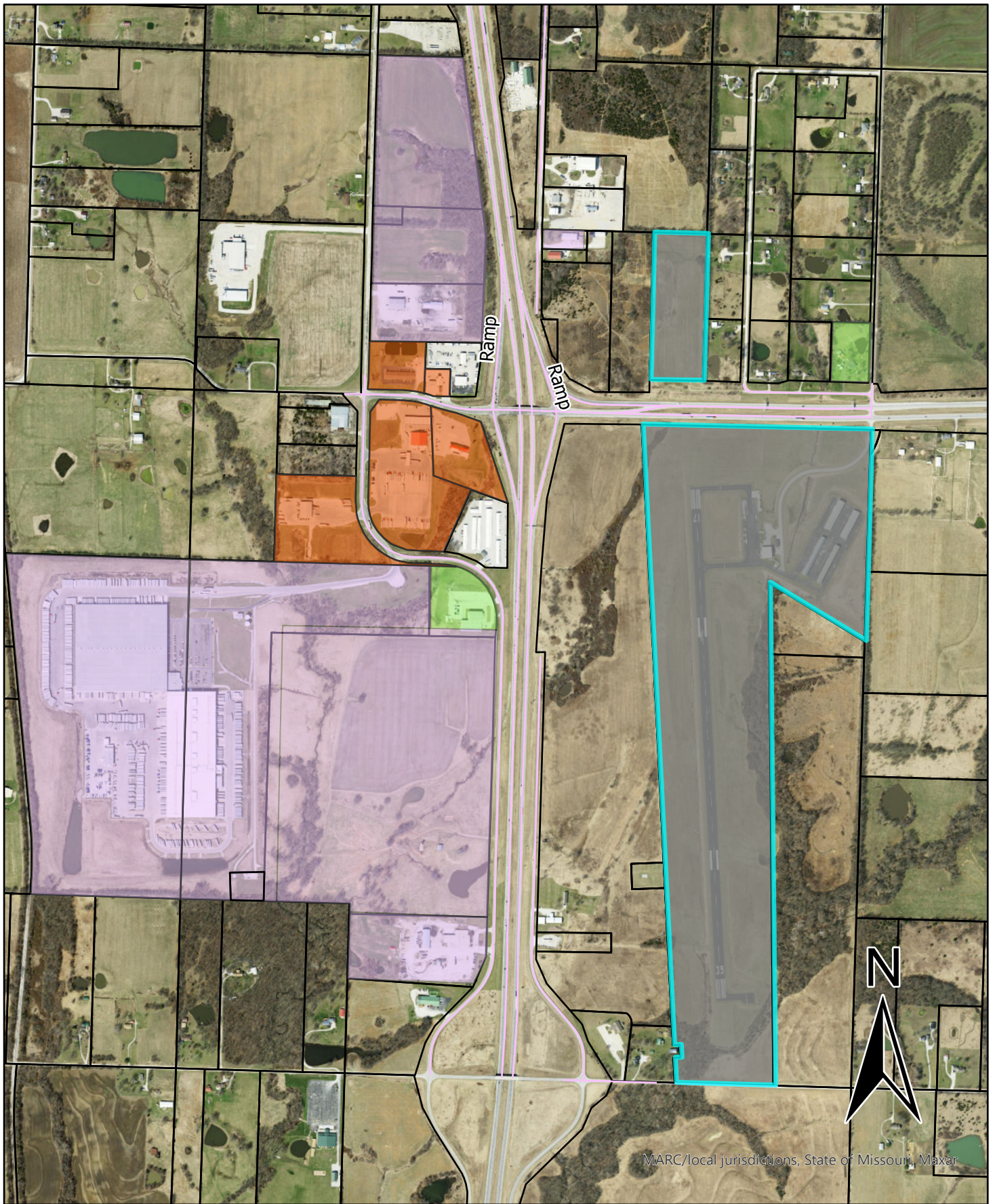
MARC/local jurisdictions, State of Missouri, Maxar, Microsoft
Duncan Cir.



5.B.k



Zoomed-in Zoning Map--Lawrence Smith Memorial Airport



Attachment: Zoning Map-Lawrence Smith Memorial Airport (City-Initiated Rezonings of "G" Designated Parcels)

0 0.13 0.25 0.5 Miles

Council Bill No.

Ordinance No.

AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE CITY-INITIATED REZONINGS OF PROPERTIES CURRENTLY DESIGNATED AS “G” (GOVERNMENT) TO ESTABLISHED ZONING DISTRICTS AS IDENTIFIED IN THE ATTACHED TABLE OF PROPERTIES WITH “G” DESIGNATION AND PROPOSED ZONING IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has research all parcels located within the City that currently have a “G” designation, what those properties were zoned in 1978, the current zoning of abutting properties, uses and acreage and has proposed to establish zoning upon these properties; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested rezonings on May 16, 2024, before the Planning & Zoning Commission and on May 20, 2024, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the April 25, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Rezoning were considered by the Planning and Zoning Commission on May 16, 2024, and, with a voice vote of 7-0, recommended that the Board of Aldermen approve the Rezoning as recommended; and

WHEREAS, the Board of Aldermen held a public hearing for the requested Rezoning on May 20, 2024, and the Ordinance was read for the first time only and scheduled the second reading for the June 3, 2024, Board meeting; 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 the approval of the Rezoning 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 City-Initiated Rezoning of properties currently designated as “G” (Government) to established zoning districts as identified in the attached Table of Properties with “G” Designation and Proposed Zoning.

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

Section 3: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 20TH OF MAY 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3RD DAY OF JUNE 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF JUNE 2024.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 3RD day of June 2024

Attachment I: Table of Properties with “G” Designation and Proposed Zoning

ATTACHMENT I

Table of Properties with "G" Designation and Proposed Zoning

	Parcel #	Owner	Acreage	Address	Use	1978 Zoning Map	Abutting Zoning	Proposed Zoning
1	08-07-35-000-000-024.000	City of Harrisonville	61.1	E Mechanic St	park	R-1A	R-1, RP-1, A	R-1
2	08-07-35-000-000-026.052	City of Harrisonville	7.8	Unknown	park	R-1A	R-1, RP-1	RP-1
3	08-08-33-000-000-002.000	City of Harrisonville	17.064	Jefferson Pkwy	Community Center	R-1A	R-1, RP-1	A
4	08-08-33-000-000-003.000	City of Harrisonville	25	Jefferson Pkwy	Water and ballfields	R-1A	R-1	A
5	08-08-33-000-000-004.000	City of Harrisonville	25	Jefferson Pkwy	ballfields	R-1A	R-1	A
6	08-08-33-000-000-005.001	City of Harrisonville	7.1	Jefferson Pkwy	soccer?	R-1A	R-1, R-4	A
7	08-08-33-300-000-017.000	City of Harrisonville	3	N. State Route 291	Electric Dept.	R-1A/SUP?	R-1, C-2	C-2
8	08-08-34-000-000-005.000	State of MO	8	1503 Jefferson Pkwy	Nat'l Guard Armory	R-1A	A, R-1	A
9	08-08-34-000-000-014.000	City of Harrisonville	189.75	N Lexington St	City Park	R-1A	A, R-1	R-1
10	08-08-34-303-000-016.001	City of Harrisonville	1.8	Jefferson Pkwy	Parks Maintenance	R-1A	A, R-4	R-1
11	13-05-16-000-000-001.002	City of Harrisonville	125	27503 S. State Route 7	Airport	Annexed later	unincorporated	M-1
12	13-21-31-000-000-047.000	City of Harrisonville	3.76	Unknown	City Park	R-1B	R-1	R-1
13	13-21-31-000-000-048.000	Harrisonville R-9 School	48.57	1504 E. Elm St	H.S. & CCC	R-1B	R-1, C-O	R-1
14	13-21-31-000-000-048.002	16 East Elm LLC	0.38	E Elm St	parking lot for 1604- 1626 E. Elm St.	R-1B	R-1, C-O	C-O
15	13-21-31-000-000-048.003	16 East Elm LLC	0.181	E Elm St		R-1B	R-1, C-O	C-O
16	13-21-31-100-000-047.001	Harrisonville R-9 School	12.33	Meghan Dr	Elementary	Annexed later	R-1, R-2	R-1
17	13-21-32-200-000-090.000	City of Harrisonville	1.92	Chapel Dr	Blueberry Park	R-1B	R-1	R-1
18	13-21-32-200-000-197.000	Governor of State of MO	2	Unknown	Briarwood State School Spec. Ed.	R-1B	A, R-1	R-1
19	13-21-32-200-000-198.000	Harrisonville R-9 School	3	Unknown	McEowen Elementary	R-1B	A, R-1	R-1
20	13-21-32-200-000-200.000	City of Harrisonville	7	Harry Dr	Hite Park	Annexed later	A, R-1, RP-1	R-1
21	13-21-32-200-000-202.000	City of Harrisonville	6	Unknown	Hite Park	Annexed later	R-1, RP-1	R-1
22	13-21-41-000-000-004.000	City of Harrisonville	20.07	706 Ash	City Park	R-1A	R-1	R-1
23	13-21-41-000-000-006.000	City of Harrisonville	0.115	Oak	City Park	R-2	R-2B	R-2B
24	13-21-41-000-000-023.000	City of Harrisonville	0.322	N Lexington St	City Park	R-2	R-2B	R-2B
25	13-21-41-000-000-024.000	City of Harrisonville	0.054	N Lexington St	City Park	R-2	R-1, R-2B	R-1
26	13-21-41-000-000-063.000	Phillips, Shirley A & Dale W Etal	2.5	N Commercial	Zimmer Park	R-1B	C-2	R-1
27	13-21-41-000-000-063.002	City of Harrisonville	9.5	N Commercial	Lord's Park	R-1B	R-2B, R-1	R-1
28	13-21-41-102-000-002.000	City of Harrisonville	0.507	800 Ash	City Park	R-1A	R-1	R-1

Attachment: Ordinance (City-Initiated Rezoning of "G" Designated Parcels)

29	13-21-41-103-000-119.000	City of Harrisonville		E Wall St	parking lot	city?	CBD-2, R-2B	CBD-2
30	13-21-41-104-000-011.000	City of Harrisonville		905 E. Elm St	water tower	R-1B	R-1, R-1B	R-1B
31	13-21-41-201-000-001.000	City of Harrisonville	1.05	Ash	City Park	R-2	R-2B, R-1, M-1	R-2B
32	13-21-41-201-000-002.000	City of Harrisonville	0.851	N Independence	City Park	M-2	R-2B	R-2B
33	13-21-41-201-000-027.000	City of Harrisonville	0.388	Unknown	?	R-2	R-2B, M-1	R-2B
34	13-21-41-201-000-032.000	City of Harrisonville	1.093	N Independence	storage lot?	M-2	R-2B, M-1, M-2	R-2B
35	13-21-41-201-000-034.001	City of Harrisonville	0.574	N Lexington St	old Electric (demo)	M-2	R-2B, M-2, M-1	M-2
36	13-21-41-201-000-037.000	City of Harrisonville	0.48	N Independence	substation	M-2	R-2B	M-2
37	13-21-41-201-000-042.000	City of Harrisonville	0.517	Unknown	?	R-2	R-2B	R-2B
38	13-21-41-201-000-050.000	City of Harrisonville	0.25	N Independence	?	R-2	R-2B	R-2B
39	13-21-41-203-000-001.000	City of Harrisonville	9	N Butler Dr	Lord's Park	R-1B	R-1, R-1B, R-2B	R-1B
40	13-21-41-203-000-014.000	City of Harrisonville		N Oakland Dr	Lord's Park	R-1B	R-1, R-1B, C-2	R-1
41	13-21-41-204-000-045.000	City of Harrisonville		W Chestnut St	Public Works	C-3	R-2B, CBD-1, CBD-2, C-2	CBD-2
42	13-21-41-204-000-053.000	City of Harrisonville		N Lexington St	Police Department	C-2	CBD-1, CBD-2	CBD-2
43	13-21-41-204-000-057.000	City of Harrisonville		300 E. Pearl St	City Hall	C-2	CBD-2	CBD-2
44	13-21-41-204-000-058.000	City of Harrisonville		208 E. Pearl St	old P.D.	C-2	CBD-1	CBD-1
45	13-21-41-204-000-075.000	Martin, David C	0.5	208 W. Pearl St	old jail	C-2	R-2B, CBD-1	CBD-2
46	13-21-41-204-000-088.000	City of Harrisonville		W Pearl St	parking lot	C-2	R-2B, CBD-2	CBD-2
47	13-21-41-204-000-090.000	City of Harrisonville	0.164	202 W. Wall St	parking lot	C-2	CBD-2	CBD-2
48	13-21-41-204-000-102.000	Cass County	0.45	102 E. Wall St	Courthouse	C-2	CBD-1	CBD-1
49	13-21-41-301-000-001.000	City of Harrisonville		E Wall St	parking lot	C-2	CBD-1, CBD-2	CBD-2
50	13-21-41-301-000-017.000	Cass County	0.424	201 W. Wall St	Extension Office	C-2	CBD-1, CBD-2	CBD-2
51	13-21-41-301-000-031.000	Newsby-Sisco, Christopher	0.162	304 S. Main St	office	C-2	CBD-2	CBD-2
52	13-21-41-301-000-031.001	Newsby-Sisco, Christopher	0.046	S. Main St	office	C-2	CBD-2	CBD-2
53	13-21-41-301-000-049.000	Zaroor, Rhita S Tr	0.704	302 E Mechanic St	residence	C-2	CBD-2	CBD-2
54	13-21-41-301-000-051.000	United States Postal Service	0.818	305 E. Mechanic St	Post Office	C-1	CBD-2	CBD-2
55	13-21-41-301-000-088.000	United States Postal Service		E Washinton St	Post Office parking lot	C-O	CBD-2, R-2B	CBD-2
56	13-21-41-402-000-013.000	Cass County Historical Society	0.823	400 E. Mechanic St	Library	C-1	CBD-2, C-1, R-2B	CBD-2
57	13-21-41-402-000-038.000	Harrisonville R-9 School	6.39	601 Highland Dr	Middle School	R-1B	R-1B, R-2B, CBD-2	R-1

58	13-21-41-402-000-039.000	City of Harrisonville	0.382	501 E. Mechanic St	undeveloped with School sign on property	R-2	R-2B, CBD-2	R-2B
59	13-21-41-402-000-043.000	Harrisonville R-9 School	1.13	E Mechanic St	parking lot	R-2	R-2B	R-1
60	13-21-41-402-000-049.000	Harrisonville R-9 School	1.46	402 Eastwood Rd	Early Childhood and parking lot	R-1B	R-1, R-1B	R-1
61	13-21-41-402-000-061.000	Harrisonville R-9 School	0.66	700 Eastwood Rd	parking lot	R-1B	R-1	R-1
62	13-21-41-403-000-019.000	Harrisonville R-9 School	19	Highland Dr	football field	R-1B	R-1, R-1B	R-1
63	13-21-42-000-000-001.000	Harrisonville R-9 School	10.2	1901 S. Halsey Ave	McEowen Elementary	R-1B	A, R-1	R-1
64	13-21-42-000-000-002.002	City of Harrisonville	1.32	S. Halsey Ave	parkland	Annexed later	A, R-1	R-1
65	13-21-42-000-000-002.003	City of Harrisonville	0.5	S. Halsey Ave	parkland	Annexed later	A, R-1	R-1
66	13-21-42-000-000-009.033	City of Harrisonville	0.699	Cherry St	parkland	Annexed later	A, R-1	R-1
67	13-21-42-201-000-002.000	City of Harrisonville	1.65	E South St	substation	R-1B	A, R-1, R-1B	R-1
68	13-21-42-201-000-012.000	City of Harrisonville	0.311	1300 S. Independence St	South Street Park	R-1B	R-1	R-1
69	13-21-42-201-000-070.000	City of Harrisonville	2.293	1403 S. Independence St	Streets Department	R-1B	A, R-1	R-1
70	13-21-42-201-000-077.000	City of Harrisonville	0.52	1707 Orchard Rd	parkland	R-1B	R-1	R-1
71	13-22-09-000-000-047.000	City of Harrisonville	10.75	S. State Route 7	Airport Runway Protection Zone	Annexed later	unincorporated	M-1
72	13-31-05-000-000-009.000	City of Harrisonville	2	Unknown	lift station	M-1	M-1	M-1
73	13-31-05-000-000-012.000	City of Harrisonville	30	1300, 1402 & 1404 Clearwater Rd	Sewer Treatment Plant, Animal Shelter	A	A, C-2, M-1	M-1
74	13-31-51-000-000-012.001	City of Harrisonville	0.5	N Clearwater Dr	old RR ROW	A, M-1	A, M-1	M-1
75	13-31-51-000-000-021.001	Cass County	30	2501 W. Mechanic St	Justice Center	A	A, C-2	A
76	13-31-51-100-000-030.000	Oakland Cemetery		400 & 401 N. Commercial St	Cemetery	C-3, R-1B	C-2, M-1	C-2
77	13-31-51-100-000-032.006	City of Harrisonville	1.23	S Oakland St	Lord's Park pavillion	R-1B	C-2	R-1
78	13-31-51-400-000-008.000	City of Harrisonville	1.619	903 S. Commercial St	Fire Department	C-3, R-1B	C-2, R-1B	C-2
79	13-31-51-400-000-008.001	CBLH1 LLC	0.031	S Commercial St	car wash parking lot	C-3	C-2	C-2

Attachment: Ordinance (City-Initiated Rezoning of "G" Designated Parcels)

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: May 17, 2024
SUBJECT: Code Amendments--Chapter 435: Sign Regulations

Type of Item: *Public Hearing*

C. Action Item (ID # 4847)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 435—SIGN REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

History:

05/20/24 Board of Aldermen SCHEDULED

City Attorney Walker read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would occur during the June 3, 2024 Board of Aldermen meeting.

Attachments:

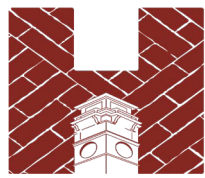
Code Amendments-Sign Regulations 5-20-24 BOA (PDF)

Sign Code Amendments (May 2024) corrected (PDF)

Appendix A (May edits) (PDF)

Appendix B (May edits) (PDF)

Ordinance-Sign Code Amendments (DOCX)



To: Board of Aldermen
From: Christina Stanton, AICP, Community Development Director
Date: May 20, 2024
Re: Code Amendments—Chapter 435: Sign Regulations

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendments

Date of Application: N/A

PROPOSAL

The Code Amendments proposed include the following items:

- 1) **Definitions.** Adding definitions for “landscape wall sign” and “subdivision monument sign” to the definitions for functional sign types as these types of signs are not currently contemplated by Code, even though they do exist.
- 2) **Correcting “Governing Body” to “Community Development Director or their designee”** for determinations on whether an electronic message panel meets Code requirements.
- 3) **Updating “Director of Codes” to “Building Official”** as appropriate for a building permit.
- 4) **Removing “Bus Park” from Appendix A**, as there is no zoning district identified as a “Business Park” and replacing with a category to recognize “Non-Residential Uses in Residential Districts” (such as schools and churches), and other minor changes as appropriate.
- 5) **Removing “C-3” from Appendix A**, as the C-3 District was repealed and replaced by the current C-2 District in 1993.
- 6) **Removing the “H-1” column within Appendix B**, as the “H-1” is an overlay district and not a stand-alone zoning district.
- 7) **Adding “P” for “Ground Sign” and “Monument Sign” in residential districts in Appendix B** so that residential subdivisions and non-residential uses in residential districts are allowed, by Code, to have either a ground or monument sign.
- 8) **Adding “P*” to the R-1 District for “Electronic Message Board” in Appendix B** so that Non-residential uses (churches, institutional uses, schools) that are in the R-1 District are able to obtain a permit for a ground or monument sign that has an electronic message board.

PREVIOUS ACTIONS

- **May 13, 1991—The Board of Aldermen approved Zoning Ordinance #1825**, which established most of our current zoning districts including the “H-1” Historic Preservation District that is actually an overlay district.
- **January 7, 2019—The Board of Aldermen approved Ordinance #3456**, which repealed Chapter 435—Sign Regulations of the Code of Ordinances and enacted a new Chapter 435—Sign Regulations.

- **August 5, 2022—The Board of Aldermen approved Ordinance #3471, which established the size restrictions for Special Signs.**
- **November 7, 2022—The Board of Aldermen approved Ordinance #3612, which addressed changes needed items to eliminate any content-based sign regulations.**
- **May 16, 2024—The Planning & Zoning Commission voted by voice vote 7-0 to recommend approval to the Board of Aldermen.**

KEY ISSUES

- **Correcting inconsistencies**
- **Adding definitions to provide greater clarity**
- **Correcting references within the Code to the appropriate person or department**
- **Providing additional clarification regarding signage allowed for non-residential uses in residential districts**

ATTACHMENTS

Staff Commentary and Mark-ups (3)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The following code amendments cover the following items related to the Sign Regulations in Chapter 435 of the City's Municipal Code:

- 1) Definitions. Adding definitions for "landscape wall sign" and "subdivision monument sign" to the definitions for functional sign types as these types of signs are not currently contemplated by Code, even though they do exist.
 - 2) Correcting "Governing Body" to "Community Development Director or their designee" for determinations on whether an electronic message panel meets Code requirements.
 - 3) Updating "Director of Codes" to "Building Official" as appropriate for a building permit.
 - 4) Removing "Bus Park" from Appendix A, as there is no zoning district identified as a "Business Park" and replacing with a category to recognize "Non-Residential Uses in Residential Districts" (such as schools and churches), and other minor changes as appropriate.
 - 5) Removing "C-3" from Appendix A, as the C-3 District was repealed and replaced by the current C-2 District in 1993.
 - 6) Removing the "H-1" column within Appendix B, as the "H-1" is an overlay district and not a stand-alone zoning district.
 - 7) Adding "P" for "Ground Sign" and "Monument Sign" in residential districts in Appendix B so that residential subdivisions and non-residential uses in residential districts are allowed, by Code, to have either a ground or monument sign.
 - 8) Adding "P*" to the R-1 District for "Electronic Message Board" in Appendix B so that Non-residential uses (churches, institutional uses, schools) that are in the R-1 District are able to obtain a permit for a ground or monument sign that has an electronic message board.
-
- 1) Section 435.080.A: Functional Sign Types.
 1. ANIMATED SIGNS: Electronic Signs with computer-generated animation that are components of otherwise permitted Signs for a principal land use on the Premises where the Sign is placed; and whose message does not attract the attention of viewers through flashing displays.
 2. ATTENTION-ATTRACTING DEVICE: Any flasher, blinker, animation or other object displayed temporarily to attract the attention of the public.
 3. BANNERS: A Sign of lightweight fabric or similar material that is mounted to a pole or building. Promotional banners may be used to announce open houses or grand openings or special events. Banners are classified as temporary signs.
 4. BUSINESS SIGN: A Sign which directs attention to a business or profession conducted or to products, services or entertainment sold or offered upon the Premises where such Sign is located or to which it is affixed.
 5. CONSTRUCTION SIGN: A Sign indicating the names of the architects, engineers, landscape architects, contractors and similar artisans involved in the design and construction of a structure, complex or project only during the construction period and only on the Premises on which the construction is taking place. Also including



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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incidental Signs to such project that direct deliveries or parking and warn the public of dangers inherent to the project.

6. CONSTRUCTION SAFETY SIGN: A Temporary Sign to protect the public from potential injury or harm by notifying the traveling (driving or pedestrian) public of safety issues regarding construction of infrastructure repairs or improvements within the public right-of-way.

7. ELECTRONIC MESSAGE BOARD: A type of Sign that presents its message through illumination of intermittent or moving lights forming the letters, numbers or symbols of the message, whether or not the message appears to move across the Sign Face.

8. ENTRANCE/EXIT SIGN: A Sign used to safely direct vehicular traffic and emergency services into or out of a Parcel or to or from a business via a driveway from a street if each Sign complies with the following:

a. Entrance/exit Signs may be located at driveways that provide access into or from the Parcel.

b. There shall be no more than two (2) Signs per driveway.

c. Each Sign shall not exceed six (6) square feet in Sign Face Area nor be more than two and one-half (2 1/2) feet in height.

9. IDENTIFICATION SIGN, PROPERTY: A Sign giving the name and address of a structure, business, development or establishment. Such Signs may be wholly or partly devoted to a readily recognized symbol.

10. INFLATABLE SIGN: A Sign that is intended to be expanded by air or other gas for its proper display or support. Inflatable signs are classified as temporary signs.

11. LANDSCAPE WALL SIGN: A freestanding sign consisting of individual letters mounted on a perimeter wall or retaining wall.

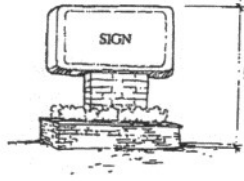
12. POLE SIGN: A Freestanding Sign attached to a bare pole, as distinct from an "Elevated Sign." New pole signs are not allowed. Existing pole signs must be used and maintained, or they become non-legal non-conforming and must be removed. These signs are prohibited unless existing and allowed per Section 435.150 of these Sign Regulations.

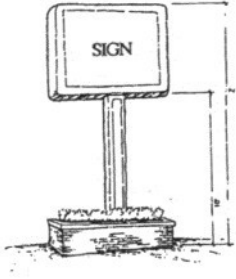
13. SANDWICH BOARD AND SIDEWALK SIGNS: as defined in these Sign Regulations under Section 435.125, Special Signs. Sandwich Board and Sidewalk Signs.

14. SUBDIVISION MONUMENT SIGN: A freestanding monument sign that is located at an entrance of a residential subdivision and is associated with identification of the subdivision.

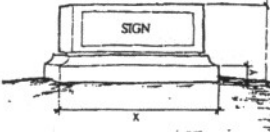
- 2) Section 435.130.A.3.c: Animated Signs. Electronic animated Signs are permitted Signs. In order to prevent unreasonable intrusions into the right of privacy of the public and protect the safety of the public, the applicant may propose, and the City may condition its approval to require operational limitations, such as hours of operation, mode of operation, brightness or frequency of display change. No electronic message panel shall be permitted unless the **Community Development Director or their designee Governing Body** determines that the following conditions will be met:
- 3) Section 435.140.A.1: Permit Required. In addition to the Sign permit required by this Chapter, a building permit shall be obtained from the **Building Official Director of Codes** prior to installation or placement of any Billboard. Billboards shall be constructed and maintained in conformance with all Building Code and National Electrical Code requirements. Plans required for issuance of a building permit for a Billboard shall be certified as to conformance with all structural and wind-load resistive standards of the Building Code by a registered design professional in the State of Missouri.
- 4) See attached Appendices A and B for proposed Code Amendments listed in numbers 4-8.

SIGN REGULATIONS
APPENDIX A – NON-RESIDENTIAL SIGN
TABLE BY STRUCTURAL TYPES

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Awning, Canopy or Marquee Sign 	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	There shall be a minimum clearance to code from a canopy sign to the sidewalk.
Ground Sign 	Not permitted Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Not permitted	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 64 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 64 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	The support structure must be no less than 50 percent of the width of the face of the sign, presenting a monolithic base. Landscaping required in all non-industrial districts.

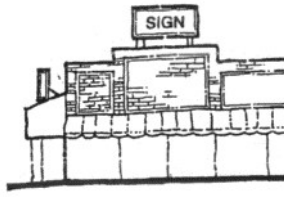
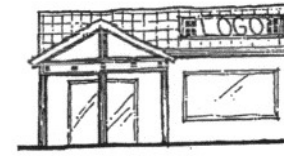
Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Elevated Sign 	Not permitted	Not permitted	Not permitted	No permitted	Not permitted	Max No.: 1 sign per public street frontage. Maximum sign area sq. ft. is to be divided between each sign. <u>Max Area:</u> Individual building with 1 tenant (1 sign only), 100 sq. ft., except 144 sqft. in Highway Overlay District maximum area. Individual building with 2-4 tenants (1 sign only), 120 sq. ft. maximum area. Shopping center less than 50,000 sq. ft. floor area (1 sign), 160 sqft. maximum area. Shopping center 50,000 to 100,000 sq. ft. floor area (1 sign), 200 sq. ft. maximum area. Shopping center greater	Max No.: 1 sign per premises in the Highway Overlay District Max Area: 100 s.f., except 144 s.f. in Highway Overlay District Max Height: 50' Min. Setback: 10' Illumination: Allowed	Max No.: 1 sign per premises in the Highway Overlay District <u>Max Area:</u> 100 sqft, except 144 sqft in Highway Overlay District <u>Max Height:</u> 50' <u>Min.</u> <u>Setback:</u> 10' <u>Illumination:</u> Allowed	Max No.: 1 sign per premises in the Highway Overlay District <u>Max Area:</u> 100 sqft, except 144 sqft in Highway Overlay District <u>Max Height:</u> 50' <u>Min.</u> <u>Setback:</u> 10' <u>Illumination:</u> Allowed	Elevated signs allowed in Highway Overlay District, as shown on the zoning map, generally are limited to within 1,000' of the state right-of-way of an interchange with U.S. 71 Highway; and Maximum Height may be increased with a variance if highway sight lines dictate. Landscaping required in all non-industrial districts

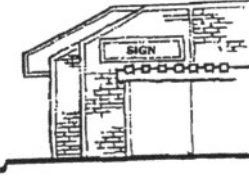
SIGN REGULATIONS

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
						than 100,000 sq. ft. floor area (1 sign), 300 sq. ft. maximum area. <u>Max Height:</u> 50' except no higher than 10' above the nearest highway road elevation. <u>Min. Setback:</u> 10' <u>Illumination:</u> Allowed				
Monument Sign 	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission <u>Illumination:</u> None, or indirectly	Not permitted	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line None , or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 72 sqft <u>Max Height:</u> 8' <u>Min. Setback:</u> None, or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 72 sqft <u>Max Height:</u> 8' <u>Min. Setback:</u> None, or as approved by the Planning and Zoning Commission	Ground signs shall strictly comply with sight triangle setback requirements. Landscaping required in all non-industrial districts.

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
	<u>Illumination:</u> None, or indirectly	<u>Illumination:</u> None, or indirectly			<u>Illumination:</u> None, or indirectly	<u>Illumination:</u> None, or indirectly or internally illuminated	approved by the Planning and Zoning Commission on illumination: None, or indirectly	<u>Illumination:</u> None, or indirectly	<u>Illumination:</u> None, or indirectly	
Special Signs 	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sq. ft., <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	See Section 435.125
Portable Display Sign 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	

SIGN REGULATIONS

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Projecting Sign 	Not Permitted Max. No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per building facade. Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per building facade Max. Area: 48 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per building facade Max. Area: 48 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Signs shall not project beyond the property line; except that signs in the CBD-1 District may project above a public sidewalk, provided they are elevated no less than 10' above the highest point of the walk.
Roof Sign Elevated/Projecting 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Max No.: 1 per structure Max. Area: 10% of the roof face. Max Height: 10' above the peak roof line Min. Setback: N/A Illumination: None, or indirectly	Roof signs shall meet building codes and permit requirements.
Roof Sign Flush-Mounted Logo 	Not Permitted Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A Illumination: Allowed	Not Permitted, unless permitted by the HPC.	Max. No.: 2 per structure. Max. Area: 10% of the roof face. Max Height: Below the peak roof line Min. Setback: N/A Illumination:	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
	Min. Setback: N/A Illumination: Allowed	Allowed			Allowed	Illumination: Allowed	Below the peak roof line Min. Setback: N/A Illumination: on: Allowed	Min. Setback: N/A Illumination: Allowed	Illumination: Allowed	
Temporary Signs 	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	See Section 435.120
Wall Sign 	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	A master plan shall be submitted for wall signage where there are multiple tenants on one premises. Attached wall signs shall meet building codes and permit requirements.

SIGN REGULATIONS

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types  Window Sign	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Window signs shall not obstruct public safety officer's sight lines into a building.

SIGN REGULATIONS

APPENDIX B – TABLE OF PERMITTED AND SPECIALLY PERMITTED SIGNS ZONING DISTRICTS

Sign Types	Residential							Non-Residential								Sign Standards
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2/ Bus Park	H-1	M-1	M-2	
Functional Types																
Animated Sign												S	S	S	S	See section on sign limitations
Attention Attracting Device								P	P	P	P	P	P	P	P	
Billboard												S		S		(Section 435.140)
Business Sign	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	
Construction Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Highway maintenance, construction site entrance
Electronic Message Board			P*					P	P	P	P	P	P	P	P	
Entrance/Exit Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Identification Sign, Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Inflatable Sign								C	C	C	C	C	C	C	C	
Pole Sign																(See "elevated sign" definition)
Special Sign								P	P	P	P	P	P	P	P	(Section 435.125)
Temporary Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Individual sign 6 sq. ft. maximum, 30 sq. ft. aggregate total per lot
Structural/Physical Types																
Awning, Canopy or Marquee Sign	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	
Ground Sign (Exclusive of Elevated/Monument Signs)			P	P	P	P	P	P	P		P	P	P	P	P	

Sign Types	Residential							Non-Residential								Sign Standards
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2/ Bus Park	H-1	M-1	M-2	
Elevated Sign (Exclusive of Ground/Monument Signs)												P	P	P	P	Subject to distance from interchanges with I-49/Highway 71.
Monument Sign (Exclusive of Ground/Elevated Signs)			P	P	P	P	P	P	P	P	P	P	P	P	P	
Portable Movable Display Sign																
Projecting Sign								P	P	P	P	P	P	P	P	
Roof Sign — Elevated/Projecting														S	S	
Roof Sign — Flush-Mounted								P	P		P	P	P	P	P	
Temporary Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6 sq. ft. per sign, 30 ft. aggregate total.
Wall Sign								P	P	P	P	P	P	P	P	
Window Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Blank Cell = Prohibited sign type

C = Conditionally permitted

P = Permitted sign

P* = **Non-Residential Uses (Church, Institutional, School)**

S = Special use permit required

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 435—SIGN REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend various sections municipal code regulations withing Chapter 435—Sign Regulations, under Titles IV – Land Use; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on May 16, 2024, to review and make a recommendation. After said public hearing, the Planning & Zoning Commission voted 7-0 to recommend approval to the Board of Aldermen; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on May 20, 2024, and rendered a decision to approve as the Board believes that it is in the best interest for the citizens of Harrisonville.

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

Section 1: Section 435.080.A is hereby amended by adding the following definitions:
“LANDSCAPE WALL SIGN: A freestanding sign consisting of individual letters mounted on a perimeter wall or retaining wall.

SUBDIVISION MONUMENT SIGN: A freestanding monument sign that is located at an entrance of a residential subdivision and is associated with identification of the subdivision.”

Section 2: Section 435.130.A.3.c is hereby amended by removing “Governing Body” and replacing said text with “Community Development Director or their designee”.

Section 3: Section 435.140.A.1 is hereby amended by removing “Director of Codes” and replacing said text with “Building Official”.

Section 4: Appendices A and B is hereby amended to read as attached.

Section 5: That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 20th day of May 2024. Read for the second time by title only on the 3rd day of June 2024.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

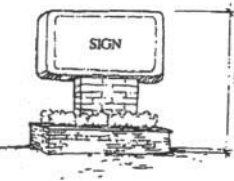
APPROVED by the Mayor this 4th day of March 2024.

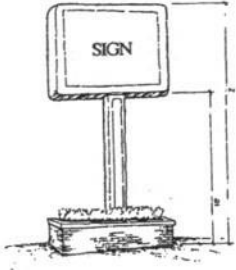
Attachment I: Appendix A: Non-Residential Sign Table by Structural Types

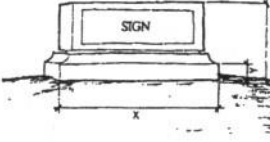
Attachment II: Appendix B: Table of Permitted and Specially Permitted Signs by Zoning Districts

ATTACHMENT I

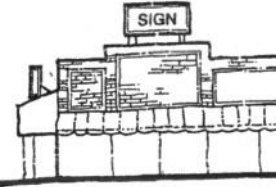
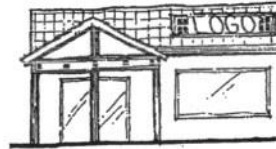
**APPENDIX A – NON-RESIDENTIAL SIGN
TABLE BY STRUCTURAL TYPES**

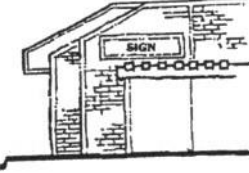
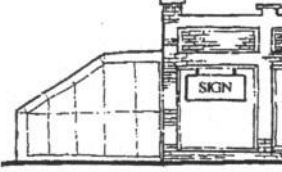
Sign Types	Non-Residential Uses in Residential Districts	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
Structural Types									
Awning, Canopy or Marquee Sign 	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	There shall be a minimum clearance to code from a canopy sign to the sidewalk.
Ground Sign 	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	Not permitted	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	The support structure must be no less than 50 percent of the width of the sign, presenting a monolithic base. Landscaping required in all non-industrial districts.

Sign Types	Non-Residential Uses in Residential Districts	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
Structural Types									
Elevated Sign 	Not permitted	Not permitted	Not permitted	No permitted	Not permitted	<u>Max No.:</u> 1 sign per public street frontage. Maximum sign area sq. ft. is to be divided between each sign. <u>Max Area:</u> Individual building with 1 tenant (1 sign only), 100 sq. ft., except 144 sqft. in Highway Overlay District. Individual building with 2—4 tenants (1 sign only), 120 sq. ft. maximum area. Shopping center less than 50,000 sq. ft. floor area (1 sign), 160 sqft. maximum area. Shopping center 50,000 to 100,000 sq. ft. floor area (1 sign), 200 sq. ft. maximum area. Shopping center greater than 100,000 sq. ft. floor area (1 sign), 300 sq. ft. maximum area.	<u>Max No.:</u> 1 sign per premises in the Highway Overlay District <u>Max Area:</u> 100 sqft, except 144 sqft in Highway Overlay District <u>Max Height:</u> 50' <u>Min.</u> <u>Setback:</u> 10' <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises in the Highway Overlay District <u>Max Area:</u> 100 sqft, except 144 sqft in Highway Overlay District <u>Max Height:</u> 50' <u>Min.</u> <u>Setback:</u> 10' <u>Illumination:</u> Allowed	Elevated signs allowed in Highway Overlay District, as shown on the zoning map, generally are limited to within 1,000' of the state right-of-way of an interchange with U.S. 71 Highway; and Maximum Height may be increased with a variance if highway sight lines dictate. Landscaping required in all non-industrial districts

Sign Types	Non-Residential Uses in Residential Districts	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
Structural Types									
						<u>Max Height:</u> 50' except no higher than 10' above the nearest highway road elevation. <u>Min. Setback:</u> 10' <u>Illumination:</u> Allowed			
Monument Sign 	Max No.: 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	Max No.: 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	Max No.: 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission <u>Illumination:</u> None, or indirectly	Not permitted	Max No.: 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	Max No.: 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line, or as approved by the Planning and Zoning Commission <u>Illumination:</u> None, or indirectly or	Max No.: 1 monument sign per premises <u>Max Area:</u> 72 sqft <u>Max Height:</u> 8' <u>Min. Setback:</u> None, or as approved by the Planning and Zoning Commission <u>Illumination:</u> None, or indirectly	Max No.: 1 monument sign per premises <u>Max Area:</u> 72 sqft <u>Max Height:</u> 8' <u>Min. Setback:</u> None, or as approved by the Planning and Zoning Commission <u>Illumination:</u> None, or indirectly	Ground signs shall strictly comply with sight triangle setback requirements. Landscaping required in all non-industrial districts.

Sign Types	Non-Residential Uses in Residential Districts	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
Structural Types									
	<u>Illumination:</u> None, or indirectly	<u>Illumination:</u> None, or indirectly			<u>Illumination:</u> None, or indirectly	internally illuminated	<u>Illumination:</u> None, or indirectly		
Special Signs 	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	Max No.: 1 per premises, <u>Maximum area shall be 32 sqft.</u> <u>Setback and illumination:</u> None	See Section 435.125
Portable Display Sign 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	
Projecting Sign 	Not Permitted	Max No.: 1 per premises <u>Max. Area:</u> 16 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column. <u>Illumination:</u> None, or indirectly.	Max No.: 1 per premises <u>Max. Area:</u> 16 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column. <u>Illumination:</u> None, or indirectly.	Max No.: 1 per premises <u>Max. Area:</u> 16 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column. <u>Illumination:</u> None, or indirectly.	Max No.: 1 per premises <u>Max. Area:</u> 16 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column. <u>Illumination:</u> None, or indirectly.	Max No.: 1 per building facade. <u>Max. Area:</u> 16 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column.	Max No.: 1 per building facade <u>Max. Area:</u> 48 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column. <u>Illumination:</u> None, or indirectly.	Max No.: 1 per building facade <u>Max. Area:</u> 48 sqft <u>Max Height:</u> N/A <u>Min. Setback:</u> See standards column. <u>Illumination:</u> None, or indirectly.	Signs shall not project beyond the property line; except that signs in the CBD-1 District may project above a public sidewalk, provided they are elevated no less than 10'

Sign Types	Non-Residential Uses in Residential Districts	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
Structural Types									
						<u>Illumination:</u> None, or indirectly.	<u>Illumination:</u> None, or indirectly.		above the highest point of the walk.
Roof Sign Elevated/Projecting 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<u>Max. No.:</u> 1 per structure <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> 10' above the peak roof line <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	Roof signs shall meet building codes and permit requirements.
Roof Sign Flush-Mounted Logo 	Not Permitted	<u>Max. No.:</u> 2 per structure <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> Below the peak roof line. <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. No.:</u> 2 per structure <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> Below the peak roof line. <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Not Permitted, unless permitted by the HPC.	<u>Max. No.:</u> 2 per structure. <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> Below the peak roof line <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. No.:</u> 2 per structure <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> Below the peak roof line. <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. No.:</u> 2 per structure <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> Below the peak roof line. <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. No.:</u> 2 per structure <u>Max. Area:</u> 10% of the roof face. <u>Max. Height:</u> Below the peak roof line. <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	
Temporary Signs 	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	See Section 435.120

Sign Types	Non-Residential Uses in Residential Districts	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
Structural Types									
Wall Sign 	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	A master plan shall be submitted for wall signage where there are multiple tenants on one premises. Attached wall signs shall meet building codes and permit requirements.
Window Sign 	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Window signs shall not obstruct public safety officer's sight lines into a building.

ATTACHMENT II

APPENDIX B – TABLE OF PERMITTED AND SPECIALLY PERMITTED SIGNS BY ZONING DISTRICTS

Sign Types	Residential							Non-Residential							Sign Standards
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	
Functional Types															
Animated Sign												S	S	S	See section on sign limitations
Attention Attracting Device								P	P	P	P	P	P	P	
Billboard												S	S		(Section 435.140)
Business Sign	C	C	C	C	C	C	C	P	P	P	P	P	P	P	
Construction Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Highway maintenance, construction site entrance
Electronic Message Board			P*					P	P	P	P	P	P	P	
Entrance/Exit Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Identification Sign, Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Inflatable Sign								C	C	C	C	C	C	C	
Pole Sign															(See "elevated sign" definition)
Special Sign								P	P	P	P	P	P	P	(Section 435.125)
Temporary Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Individual sign 6 sq. ft. maximum, 30 sq. ft. aggregate total per lot
Structural/Physical Types															
Awning, Canopy or Marquee Sign	C	C	C	C	C	C	C	P	P	P	P	P	P	P	
Ground Sign (Exclusive of Elevated/Monument Signs)			P	P	P	P	P	P	P		P	P	P	P	
Elevated Sign (Exclusive of Ground/Monument Signs)												P	P	P	Subject to distance from interchanges with I-49/Highway 71.
Monument Sign (Exclusive of Ground/Elevated Signs)			P	P	P	P	P	P	P		P	P	P	P	
Portable Movable Display Sign															

Sign Types	Residential							Non-Residential							Sign Standards
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2	M-1	M-2	
Projecting Sign								P	P	P	P	P	P	P	
Roof Sign — Elevated/Projecting														S	
Roof Sign — Flush-Mounted								P	P		P	P	P	P	
Temporary Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6 sq. ft. per sign, 30 ft. aggregate total.
Wall Sign								P	P	P	P	P	P	P	
Window Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Blank Cell = Prohibited sign type

C = Conditionally permitted

P = Permitted sign

P* = Non-Residential Uses (Church, Institutional, School)

S = Special use permit required

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: May 28, 2024
SUBJECT: Annexation--21500 E. 275th St. (Midwest Marine)

Type of Item: *Public Hearing*

D. Action Item (ID # 4850)

Annexation--21500 E. 275th St. (Midwest Marine)

Attachments:

Annexation - 21500 E 275th St (Midwest Marine) (PDF)

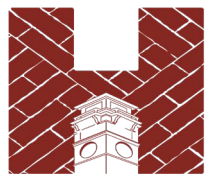
Petition for Annexation (PDF)

Legal Description (DOCX)

Special Warranty Deed (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Board of Aldermen
From: Christina Stanton, AICP, Community Development Director
Date: June 3, 2024
Re: Annexation – 21500 E. 275th Street (Midwest Marine)

GENERAL INFORMATION

Applicant: Doug Galant, representing 21500 Property Investments, LLC
Requested Actions: Voluntary Annexation
Date of Application: April 24, 2024

PROPOSAL

Doug Galant, representing 21500 Property Investments, LLC, has voluntarily requested the property under his ownership at 21500 E. 275th Street be annexed into the corporate city limits of the City of Harrisonville. The three-acre property is surrounded by other properties previously annexed into the city limits. The property is currently vacant, but was formerly the site of Midwest Marine, a boat retailer. The property is an appropriate use in the Service Business (C-2) District.

The surrounding properties are currently zoned as follows:

North: Light Industrial (M-1) District – SPX Cooling Technologies
East (across I-49): Unincorporated county lands
South (across E. 275th St.): Service Business (C-2) District – SAPP Bros./Pyro City
West: Service Business (C-2) District – Amoco and Slumber Inn

PREVIOUS ACTIONS

- April 17, 2023—The Board of Aldermen approved an extension of the City limits by annexing approximately 1 acre of adjacent territory owned by Flagship Development, LLC located at 21406 E. 275th Street (Amoco) by Ordinance #3649.
- September 19, 2022—The Board of Aldermen approved Ord. #3603, which allows for proper zoning to be established at the time of annexation.
- March 15, 2021—The Board of Aldermen approved an extension of the City limits by annexing approximately 4.63 acres of adjacent territory owned by Baldev S. Khehra and the Khehra Family Wealth Trust located at 21400 E. 275th Street (Slumber Inn) by Ordinance #3535.
- November 2, 2020—The Board of Aldermen approved an extension of the City limits by annexing approximately 30.35 acres of adjacent territory owned by Sapp Bros., Inc. and located south of 275th Street and west of U.S. Interstate 49 by Ord. #3520.

KEY ISSUES

- The property is surrounded by property already annexed into the City's corporate limits.
- The property was previously a boat retailer, which is a commercial use.
- The property to the west and south (across E. 275th Street) of this property are zoned Service Business (C-2) District.
- The property to the north of this property is zoned Light Industrial (M-1) District.

STAFF COMMENTS AND SUGGESTIONS

Staff recommends approval of the requested voluntary annexation and recommends the property to be zoned Service Business (C-2) District.

STAFF RECOMMENDATION

Staff recommends approval of the requested voluntary annexation and recommends the property to be zoned Service Business (C-2) District.

ATTACHMENTS

1. Petition for Annexation
2. Legal Description
3. Warranty Deed
4. Zoning Map
5. Aerial Map

**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION
PETITION FOR ANNEXATION

We, the undersigned Doug Galant
hereinafter referred to as the Petitioners, for our petition to the Board of Aldermen
Of the City of Harrisonville, Missouri state and allege as follows:

1. That we the owners of all fee interests of record in the real estate in Cass County, Missouri, described as follows, to wit:

(Attach additional page(s) if necessary.)

21500 275st
Harrisonville Mo.

2. That the said real estate is not now a part of any incorporated municipality.
3. That the said real estate is contiguous to the existing corporate limits of the City of Harrisonville, Missouri.
4. That we request that the said real estate be annexed to, and be included within the corporate limits of, the City of Harrisonville, Missouri, as authorized by the provisions of Section 71.012 and 71.014, RSMo.
5. That we request the Board of Aldermen of the City of Harrisonville to cause the required notice to be published and to conduct the public hearing (if required by law) and include the above described real estate.

Dated this 24 day of April, 2024

/s/ [Signature]
Name

/s/ _____
Name

/s/ _____
Name

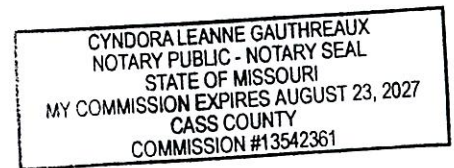
STATE OF MISSOURI)
) SS
COUNTY OF CASS)

On this 24 day of April, 2024 before me personally appeared

_____ to be known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Harrisonville, Missouri the day and year first above written.

My term expires: 08-23-2027



/s/ [Signature]
Notary Public

Legal Description

All that part of the Southwest Quarter of Section 9, Township 44, Range 31, Cass County, Missouri, more particularly described as follows: Beginning at a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 9 and 471.80 feet East of the Southwest Corner thereof; thence North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of Section 9, a distance of 216.67 feet to the True Point of Beginning of subject tract; thence continuing North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 207.35 feet; thence East, a distance of 425.72 feet, to a point on the Westerly right-of-way line of U.S. Highway No. 71 as now established; thence South 1 degree 38 minutes 00 seconds West, along the Westerly right-of-way line of said U.S. Highway No. 71, a distance of 66.55 feet; thence South 3 degrees 58 minutes 34 seconds West, along the Westerly right-of-way line of said U.S. Highway No. 71, a distance of 343.52 feet, to its intersection with the Northerly right-of-way line of the County Road; thence South 82 degrees 30 minutes 16 seconds West, along the Northerly right-of-way line of the County Road, a distance of 113.53 feet, to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence West, along the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 87.44 feet; thence North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 216.67 feet; thence West, a distance of 200 feet, to the True Point of Beginning of subject tract.

Subject to easements, restrictions, reservations and covenants of record, if any.

Recorded in Cass County, Missouri

Unofficial Copy
 Recording Date/Time: 09/22/2021 at 03:18:06 PM
 Book: 4753 Page: 100

Instr #: 701116
 Type: TR
 Pages: 3
 Fee: \$30.00 S



Mike Medsker
 Recorder of Deeds

Electronically Recorded

TRUSTEES' SPECIAL WARRANTY DEED

This DEED, made and entered into this 10th day of September, 2021, by and between Jay Harris Zimmerman and Shawna Michelle Zimmerman, Trustees or their successors in trust under the Jay and Shawna Zimmerman Living Trust, dated October 9, 2015, and any amendments thereto (hereafter called "Grantors"); and 21500 Property Investments, LLC, a Missouri Limited Liability Company, (hereafter called "Grantee"). Grantee's mailing address is: 21500 E. 175th Street, Harrisonville, MO 64701.

Whereas, Grantors are the duly appointed, qualified, and acting Trustees under the trust instrument created by the Grantors, Jay Harris Zimmerman and Shawna Michelle Zimmerman, dated October 9, 2015, which remains in full force and effect, never having been terminated; and

Whereas, the Trust Instrument gives Grantors a general power of sale of the trust, including, without limitation, the below described real estate; and

Whereas, the Trustees have entered into a written Purchase Agreement, dated as of September 1, 2021, with the Grantee, and others named therein, for the sale of the below described real estate to the Grantee.

Witneseth, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged and pursuant to the powers of the Grantors, as Trustees under the Trust Instrument;

Grantors do hereby grant, bargain, sell and convey to the Grantee, and Grantee's successors, heirs and assigns, the following described real property in Cass County, Missouri, to wit:

See Attached Exhibit A.

Subject, however, to any recorded restrictions, easements, reservations, covenants, party wall agreements, maintenance agreements, and community contracts. Subject, also, to any existing leases, tenancies and zoning laws and subject further, to the lack of direct access to Highway 71 and a portion of relocated County Road from the premises in question, such right of access having been granted to the State of Missouri as shown by instrument of record in Book 474, Page 196.

Mike Medsker, Recorder of Deeds
 Cass County, Missouri

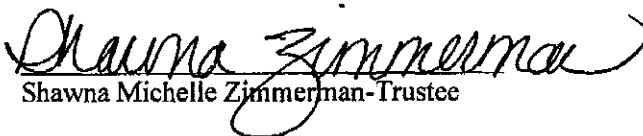
Unofficial Copy

To have and to hold the same, together with all rights, immunities, privileges and appurtenances, unto Grantee and Grantee's successors, heirs and assigns, forever;

And the Grantors, as Trustees only, and not as an individuals, with all liability under this deed with respect to covenants or warranties expressly limited to assets of the trust estate, hereby covenant that these premises are free from all encumbrances except as set forth above, and that Grantors will warrant and defend the title to these premises unto the Grantee, and Grantee's successors, heirs and assigns, forever, against the lawful claims of all persons claiming through the Grantors.

Witness the hands of the Grantors the day and year written above.

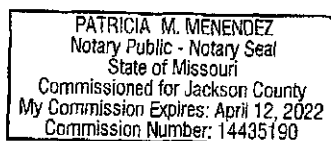

Jay Harris Zimmerman-Trustee

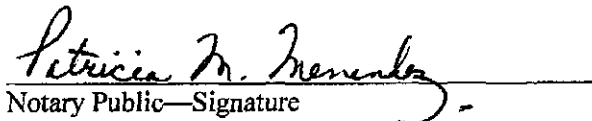

Shawna Michelle Zimmerman-Trustee

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 10th day of September, 2021, before me, the undersigned, a notary public in and for said county and state, personally appeared Jay Harris Zimmerman and Shawna Michelle Zimmerman, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed as Trustees of the Jay and Shawna Zimmerman Living Trust, dated October 9, 2015.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in Jackson County, Missouri, the day and year last above written.




Notary Public—Signature

Patricia M. Menendez
Notary Public—Printed Name

My commission expires: 04-12-2022.

Mike Medsker, Recorder of Deeds
Cass County, Missouri

Unofficial Copy

EXHIBIT A

Legal Description:

Tract 1:

All that part of the Southwest Quarter of Section 9, Township 44, Range 31, Cass County, Missouri, more particularly described as follows: Beginning at a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, and 471.80 feet East of the Southwest corner thereof; thence North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 216.67 feet to the True Point of Beginning of subject tract; thence continuing North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 207.35 feet; thence East, a distance of 425.72 feet, to a point on the Westerly right-of-way line of U.S. Highway No. 71 as now established; thence South 1 degree 38 minutes 00 seconds West, along the Westerly right-of-way line of said U.S. Highway No. 71, a distance of 66.55 feet; thence South 3 degrees 58 minutes 34 seconds West, along the Westerly right-of-way line of said U.S. Highway No. 71, a distance of 343.52 feet, to its intersection with the Northerly right-of-way line of the County Road; thence South 82 degrees 30 minutes 16 seconds West, along the Northerly right-of-way line of the County Road, a distance of 113.53 feet, to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence West, along the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 87.44 feet; thence North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 216.67 feet; thence West, a distance of 200 feet, to the True Point of Beginning of subject tract.

Tract 2:

A non-exclusive driveway easement as granted in the Warranty Deed recorded in Book 544 at page 594 over and across the following described tract:
BEGINNING at a point on the South line of the SE 1/4 of Section 9, Township 44 North, Range 31 West, 5th P.M., and 471.80 feet East of the Southwest corner thereof; THENCE North along a line perpendicular to the South line of said Section 9, a distance of 24.02 feet to a point on the North line of county Road; THENCE along a curve to the right with a radius of 766.3 foot and a chord bearing of South 77 degrees 01 minutes 41 seconds East, a distance of 33.33 feet; THENCE South 78° 20'55" East 81.85 feet; THENCE East 32.36 feet to a point on the south line of said Section 9, said point being the true point of Beginning; THENCE North 34.02 feet; THENCE North 25° 10" East 128.30 feet; THENCE South 150.00 feet to a point on the South line of said Section 9; THENCE West 55 feet to the true point of Beginning.

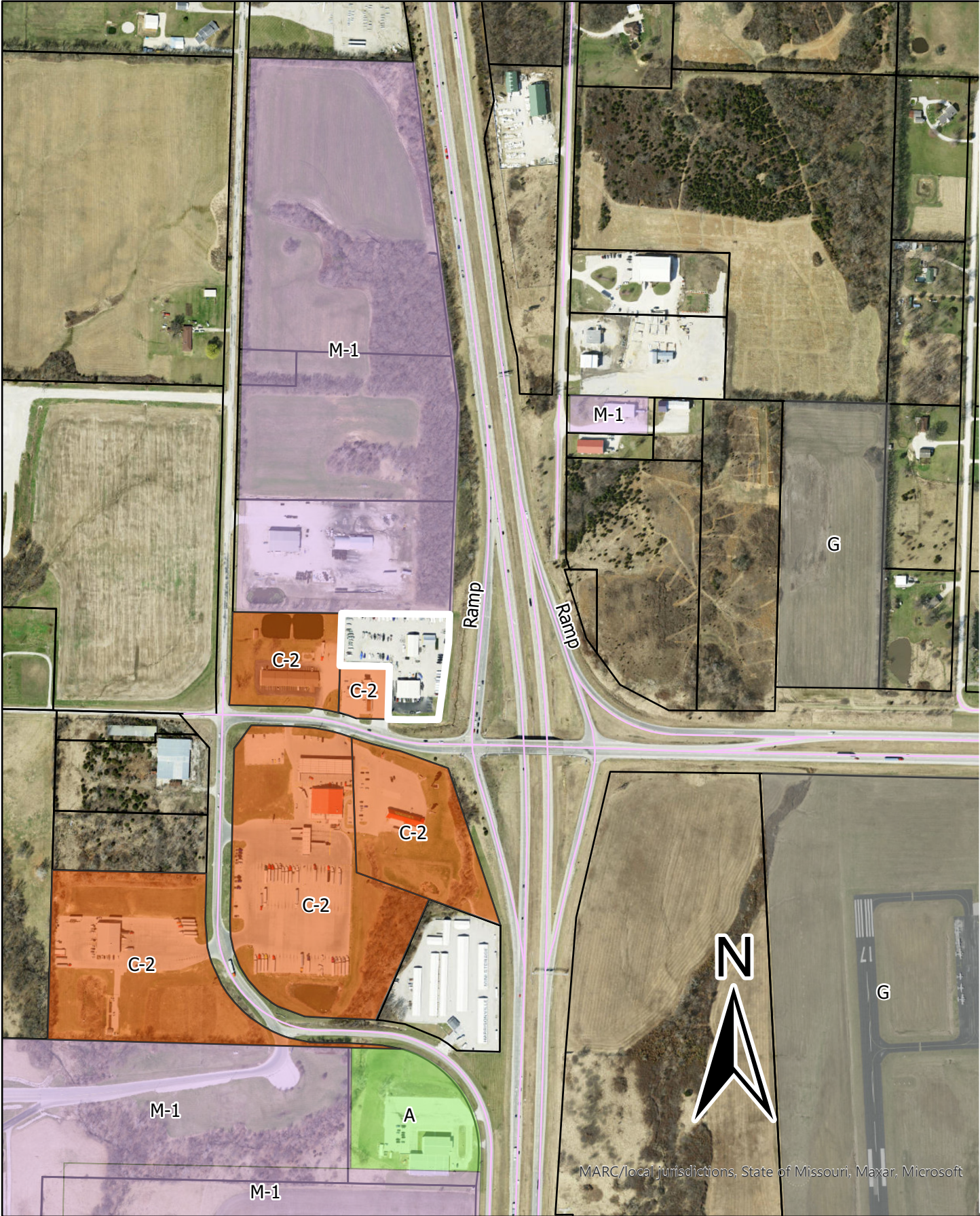
Tract 3:

A perpetual easement and rights for a sanitary waste line as established in the Easement and Maintenance Agreement recorded in Book 1446 at page 240 and Book 1831 at Page 186 over the North 110 feet of the East 300 feet of the following described Tract:
Part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 44, Range 31, Cass County Missouri, described as beginning at the Southwest corner thereof and running thence east along the south line of said quarter quarter section, 475.88 feet; thence North 424.02 feet; thence west 476.37 feet to a point in the West line of the Southeast Quarter of the Southwest Quarter of Section 9, aforesaid; thence South 0 degrees 04 minutes 00 seconds east, 424.02 feet to the point of beginning, subject to existing roads.

Mike Medsker, Recorder of Deeds
Cass County, Missouri

Attachment: Special Warranty Deed (Annexation--21500 E. 275th St. (Midwest Marine))

Zoning Map



0 410 820 1,640 US Feet

Attachment: Zoning Map (Annexation--21500 E. 275th St. (Midwest Marine))

Aerial Map



Attachment: Aerial Map (Annexation--21500 E. 275th St. (Midwest Marine))

0 270 540 1,080 US Feet

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: May 29, 2024
SUBJECT: Ordinance - Annexation of Midwest Marine

Type of Item: *Approval*

E. Action Item (ID # 4851)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 3 ACRES OF ADJACENT TERRITORY OWNED BY 21500 PROPERTY INVESTMENTS, LLC, LOCATED AT 21500 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI, ESTABLISHING THE ZONING AS C-2 (SERVICE BUSINESS DISTRICT) AND ESTABLISHING AN EFFECTIVE DATE.

Attachments:

Ordinance Midwest Marine Annexation (DOCX)

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 3 ACRES OF ADJACENT TERRITORY OWNED BY 21500 PROPERTY INVESTMENTS, LLC, LOCATED AT 21500 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI, ESTABLISHING THE ZONING AS C-2 (SERVICE BUSINESS DISTRICT) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a verified petition for voluntary annexation signed by the fee and simple owner of record of real estate, hereinafter described, requesting annexation of said territory into the City of Harrisonville, Missouri, was filed with the City Clerk; and

WHEREAS, a legal notice announcing a public hearing to be held on the petition for annexation on June 3, 2024, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the May 16, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, said real estate, as hereinafter described, is adjacent and contiguous to the existing corporate limits of the City of Harrisonville, Missouri; and

WHEREAS, said real estate is within the City of Harrisonville's "Plan of Intent" to annex; and

WHEREAS, the zoning of the property is being established as C-2 (Service Business District); and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, does find and determine that said annexation is reasonable and necessary for the proper development of the City; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 3, 2024, and rendered a decision to approve as the Board believes that it is in the best interest for the citizens of Harrisonville.

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

Section 1: That the corporate limits of the City of Harrisonville, in the County of Cass, State of Missouri, are annexed so as to embrace and include all that part of said County of Cass lying within the following boundary lines:

Attachment: Ordinance Midwest Marine Annexation (Ordinance - Annexation of Midwest Marine)

Legal Description:

All that part of the Southwest Quarter of Section 9, Township 44, Range 31, Cass County, Missouri, more particularly described as follows: Beginning at a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 9 and 471.80 feet East of the Southwest Corner thereof; thence North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of Section 9, a distance of 216.67 feet to the True Point of Beginning of subject tract; thence continuing North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 207.35 feet; thence East, a distance of 425.72 feet, to a point on the Westerly right-of-way line of U.S. Highway No. 71 as now established; thence South 1 degree 38 minutes 00 seconds West, along the Westerly right-of-way line of said U.S. Highway No. 71, a distance of 66.55 feet; thence South 3 degrees 58 minutes 34 seconds West, along the Westerly right-of-way line of said U.S. Highway No. 71, a distance of 343.53 feet, to its intersection with the Northerly right-of-way line of the County Road; thence South 82 degrees 30 minutes 16 seconds West, along the Northerly right-of-way line of the County Road, a distance of 113.53 feet, to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence West, along the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 87.44 feet; thence North, along a line perpendicular to the South line of the Southeast Quarter of the Southwest Quarter of said Section 9, a distance of 216.67 feet; thence West, a distance of 200 feet, to the True Point of Beginning of subject tract. Subject to easements, restrictions, reservations and covenants of record, if any.

Section 2: That the boundaries of the City of Harrisonville, Missouri, are hereby altered so as to encompass the above described tract of land lying adjacent and contiguous to the present corporate limits.

Section 3: That the City Clerk for the City of Harrisonville is hereby ordered to cause three (3) certified copies of this ordinance to be filed with the Cass County Clerk.

Section 4: That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 3rd day of June 2024. Read for the second time by title only on the 17th day of June 2024.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of June 2024.