



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JULY 1, 2024
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. 5-Year Service Award - David Carpenter**
 - B. 2023 Officer of the Year Presentation**
 - C. Introduction and Recognition of Police Lieutenant Brian Kincaide**
 - D. Introduction of Police Officer Presten Kolars**
- 3. Public Participation**
 - A. Agenda Request - Parking - Scott Garrie**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jun 17, 2024, 6:00 PM**
 - B. Board of Aldermen - Work Session - Jun 17, 2024, 6:30 PM**
 - C. Closed Session Minutes - June 17, 2024**
- 5. Agenda Items**
 - A. Council Bill No. 34: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ESTABLISHING STREETS TO HAVE NO PARKING DESIGNATION.**
 - B. PUBLIC HEARING: Special Use Permit for an Event Venue at 301 N. Commercial Street**
 - C. Council Bill No. 35: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USE OF AN EVENT VENUE ON PROPERTY LOCATED AT 301 N. COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

- D. PUBLIC HEARING: Code Amendments--Obstructions/Encroachments**
- E. Council Bill No. 36: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 515—STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, UNDER TITLE V—BUILDING AND CONSTRUCTION; AND CHAPTER 405—ZONING REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.**
- F. PUBLIC HEARING: Vacation of a 15'-Wide Alley located north of North Street**
- 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 28th day of June, 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: Theresa West, Assistant
DATE: June 26, 2024
SUBJECT: 5-Year Service Award - David Carpenter

Type of Item: *Discussion*

A. Action Item (ID # 4878)

5-Year Service Award - David Carpenter

Attachments:

5-Year Service Award - David Carpenter (DOCX)

Presented by the Mayor and the Harrisonville Board of Aldermen to

David Carpenter

In Grateful Appreciation for

5 Years

Of Dedicated Service to



July 1, 2024

Mike Zaring, MAYOR

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: June 26, 2024
SUBJECT: 2023 Officer of the Year Presentation

Type of Item: *Discussion*

- B. Discussion Item (ID # 4872)**
2023 Officer of the Year Presentation

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: June 26, 2024
SUBJECT: Introduction and Recognition of Police Lieutenant Brian Kincaide

Type of Item: *Discussion*

C. Discussion Item (ID # 4874)

Introduction and Recognition of Police Lieutenant Brian Kincaide

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: June 26, 2024
SUBJECT: Introduction of Police Officer Presten Kolars

Type of Item: *Discussion*

D. Discussion Item (ID # 4873)

Introduction of Police Officer Presten Kolars

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: June 26, 2024
SUBJECT: Agenda Request - Parking - Scott Garrie

Type of Item: *Discussion*

A. Action Item (ID # 4877)

Agenda Request - Parking - Scott Garrie

Attachments:

Agenda Request - Parking - Scott Garrie (PDF)

Staff Report - Scott Garrie Agenda Request (DOC)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

3.A.a

AGENDA REQUEST FORM

This form must be completed and submitted to the office of the City Clerk. Completed materials for the agenda shall be submitted no later than Monday at 5:00 p.m., 5 business days prior to the next Board of Aldermen's meeting. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting. The Board of Aldermen's regular meetings are the 1st and the 3rd Monday of each month.

Date of Request: 6-14-24 Scheduled Meeting Date: 6/17/24, 7/1/24

Full Name of Speaker: Scott Garrie Organization: _____

Home Address: 615 Younger Dr. City Harrisonville State Mo Zip 64701

Home Phone #: 913-222-9566 Work Phone #: Same Cell#: Same

Email: sgarrie@att.net

Specifics of Topic: No parking signs ordinance

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

Desired Outcome: not to put no parking signs in Silver Maple Acres
subdivision. Silver Maple Dr. / Younger Dr.
Avail implement no parking signs in this area

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

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

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

Signature: _____

Office Use Only:
Date request received: _____

Packet Pg. 9

Attachment: Agenda Request - Parking - Scott Garrie (Agenda Request - Parking - Scott Garrie)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

3.A.b

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: June 27, 2024

Re: Agenda Request from Scott Garrie

GENERAL INFORMATION

Applicant: Scott Garrie

Requested Actions: Avoid installation of no parking regulations in the Silver Maple Acres subdivision.

Date of Application: June 14, 2024

PROPOSAL

Mr. Garrie would like to address the Board of Aldermen regarding a proposed ordinance that originally would prohibit parking on one full side of both Silver Maple and Younger Drives.

PREVIOUS ACTIONS

During the June 17, Board of Aldermen meeting, an amendment to said ordinance was proposed to instead of prohibit parking on one full side of both Silver Maple and Younger Drives, to only restrict parking on the south side of Silver Maple and 150 feet south on the east side of Silver Maple east side and 150 feet south on the west side of both Silver Maple and Younger Drives.

Various members of City staff and of the Board of Aldermen have previously had conversations with Mr. Garrie about this issue.

Mr. Garrie and Kate Garrie also have submitted a sunshine request for records pertaining to the proposed ordinance. The request has been completed by City staff.

KEY ISSUES

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Staff recommend approval of the amended ordinance.

Attachment: Staff Report - Scott Garrie Agenda Request (Agenda Request - Parking - Scott Garrie)

STAFF CONTACT:

Daniel Barnett, City Clerk
dbarnett@harrisonville.com



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JUNE 17, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

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

Others present: City Administrator Brad Ratliff, City Attorney Jamie Walker, Parks and Recreation Director Grant Purkey, Public Works Director Patty Hilderbrand, City Engineer Carl Brooks, Community Development Director Christina Stanton, Executive Secretary to the City Administrator Theresa West, Public Works Superintendent Matt Carver, Combined Water and Sanitary Sewer Supervisor Kenny Hall, Parks Maintenance staff Art Carver and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. 30-Year Service Award - Art Carver

Mayor Zaring invited Parks Director Purkey and Art Carver to join him at the front of the room.

Zaring thanked Carver for his 30 years of service to the Harrisonville community and spoke about the level of commitment required to give 30 years to one organization.

Parks Director Purkey spoke to the long-time service that Carver has given to the Harrisonville community.

Minutes Acceptance: Minutes of Jun 17, 2024 6:00 PM (Approval of Minutes)

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Jun 3, 2024 6:00 PM

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

B. Board of Aldermen - Work Session - Jun 3, 2024 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Dave Doerhoff, Board Member
SECONDER: Larry Pfautsch, Board Member
AYES: Franklin, Pfautsch, Turner, Doerhoff, Davidson
EXCUSED: Bill Mills, Marcia Milner, Kile Chaney

5. Agenda Items

- A. **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.**

City Attorney Walker read the ordinance for the second time.

Community Development Director Stanton said no comments or concerns were brought forward following the first reading of Council Bill 32.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3694.

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

Minutes Acceptance: Minutes of Jun 17, 2024 6:00 PM (Approval of Minutes)

B. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A COOPERATIVE COST SHARING AGREEMENT WITH CASS COUNTY FOR INSTALLATION OF THE ROAD REPAIRS TO S. BRICKPLANT ROAD FROM E. 267TH STREET TO E. 275TH STREET AND E. 275TH STREET FROM S. BRICKPLANT ROAD TO S. BROOKHART DRIVE PROJECT FOR THE CITY OF HARRISONVILLE, MO

Staff report presented by City Engineer Brooks.

Brooks said the proposed authorizing the Mayor to execute a cooperative cost-sharing agreement with Cass County for the installation of road improvements of S Brickplant Road from E 267th Street to E 275th Street and E 275th Street from S Brickplant Road to S Brookhart Drive, as part of the South Service Area Sanitary Sewer Project.

Brooks said the City's portion of cost share agreement will be \$78,552.15.

Brooks said the improvements will restore the roads to their original condition or better for the entire width of the roads.

Brooks said any future road issues will be resolved by the Cass County Road & Bridge Crew and not City staff, as each section of the road is fully in the county.

Brooks said City staff recommend approval of the ordinance and agreement.

Alderman Pfautsch asked about the timetable for the project.

Brooks said Cass County Road and Bridge has already begun work on the project.

Alderman Doerhoff asked if the funds for the cost share were already budgeted.

Brooks said it was included in the cost of the South Service Area Sanitary Sewer project.

Public Works Superintendent Carver said it would cost the City more to complete the project with City staff than the \$78,522.15 that the agreement proposes.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3695.

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

C. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ESTABLISHING STREETS TO HAVE NO PARKING DESIGNATION.

City Attorney Walker read the ordinance for the first time

Staff report presented by Public Works Director Hilderbrand.

Hilderbrand spoke about the City's desire to install no parking signs on all emergency snow routes, where signs are not currently present, as well as 10 streets recommend by the Public Works Department.

Hilderbrand spoke about various complaints that the City has received from residents, public safety entities, the school bus company and other City vehicles, regarding the streets proposed in the ordinance.

Alderman Davidson proposed an amendment to the ordinance. Davidson instead of parking being restricted on the east side of both Silver Maple Drive and Younger Drive, that parking only be restricted on the south side of the northern edge of Silver Maple

Drive, at the curve; and within 150 feet of said curve on the each side of Silver Maple Drive and the west side of Younger Drive.

Mayor Zaring announced that the second reading of the ordinance would occur during the July 1, 2024 Board of Aldermen meeting.

RESULT: SCHEDULED

Next: 7/1/2024 6:00 PM

6. Aldermen and Committee Reports

Alderswoman Franklin said she was pleased to see so many members of the community attend the recent Snow Cone With a Cop event. Franklin shared about a fundraiser going on in the month of June for the Harrisonville Animal Shelter Friends group at The Ville. Franklin thanked the Electric Department staff for their work with the telecommunication companies to remove a low hanging wire near Oakland Street. Franklin congratulated newly promoted Lieutenant Brian Kincaide on his promotion. Franklin also provided an update to the ongoing activities in the City's Park system.

Alderman Davidson also congratulated and commended Lt. Kincaide on his promotion. Davidson said Kincaide is very deserving and looks forward to the impact his leadership will have on the department.

Alderman Turner also shared about his positive experience at the Snow Cone With a Cop event. Turner shared about the 2024 Missouri Municipal League's Newly Elected Officials Conference.

Alderman Pfautsch shared about an upcoming wine crawl fundraiser for the Harrisonville Area Chamber of Commerce Foundation. Pfautsch said the Harrisonville Square Neighborhood Redevelopment Corporation approved their first application for a residential home on Eastwood Road.

Alderman Doerhoff also congratulated Lt. Kincaide on his well-deserved promotion.

7. Report from the City Administrator

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

Ratliff spoke about the decision made by the Mid-America Regional Council decision to repave a section of Locust Street, and the stipulations that are put on the project.

Public Works Director Hilderbrand shared that the rest of Locust Street will be repaved in 2025.

Ratliff said the contractor for the South Service Area Sanitary Sewer project has air tested the new 10-inch gravity main from manhole five to eight and manhole five to nine. Ratliff said the contractor also vacuum tested 11 manholes and that all manholes have passed the vacuum test.

Ratliff said two Design/Build teams will submit their technical proposal and maximum price allowance for the Royal Street Extension project by June 28, 2024.

Ratliff congratulated newly-promoted Police Lieutenant Brian Kincaide and said he is excited to have Brian as part of the leadership team.

Ratliff provided the Board with an update on the hiring process for a new Police Chief. Ratliff said Police Department staff have completed virtual interviews with the three candidates and will submit their input to the City Administrator. Ratliff said in-person interviews will be set up with the three remaining candidates in the coming weeks.

Ratliff informed the Board that G7 Construction has framed and poured the concrete pad at Shelter Two in City Park.

Minutes Acceptance: Minutes of Jun 17, 2024 6:00 PM (Approval of Minutes)

Ratliff also informed the Board that a high school student is working on a Servant Leadership Project in Camp Reeder by constructing a new fishing dock.

A. May 2024 Municipal Court Report

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Zaring asked Parks Director Purkey to share an update on the Elk's Lodge Youth Fishing Derby that took place over the weekend.

Purkey said there were 300 to 400 kids who participated in the event.

Zaring congratulated Lt. Kincaide on his promotion.

Zaring also congratulated Art Carver on his 30-years of service to the Harrisonville community.

Zaring spoke about the upcoming Smoking for Jesus event in City Park. Zaring said the event will take place on Saturday and will feature a BBQ competition and community meal.

Zaring thanked the many churches and civic organizations for their commitment to the Harrisonville community and for all the work they do to make Harrisonville a great place to live, work and play.

Zaring also commended those residents who have followed the civic process and have made their voices heard during the recent parking restriction discussions.

At 6:40 p.m., the Board of Aldermen voted to go into Closed Session pursuant to City Code to discuss the Leasing, purchase or sale of real estate. A motion was made by Alderman Turner and seconded by Alderman Pfautsch. In attendance and voting to go into Closed Session were Aldermen Davidson, Doerhoff, Franklin, Pfautsch, Turner and Mayor Mike Zaring. Aldermen Chaney, Mills and Milner were excused. Mayor Zaring then convened the meeting in Closed Session.

Upon returning to the Regular Meeting, a motion was made by Alderman Turner to adjourn from the Regular Meeting. The motion was seconded by Alderman Pfautsch. The motion carried with a unanimous vote. The meeting adjourned at 6:55 p.m.

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

ATTEST:

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JUNE 17, 2024
6:30 PM

1. Call to Order

The meeting was called to order at 7:01 PM by Mayor Mike Zaring.

2. Present

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

Others present: City Administrator Brad Ratliff, Parks Director Grant Purkey, Public Works Director Patty Hilderbrand, Community Development Director Christina Stanton, Public Works Superintendent Matt Carver, Combined Water and Sanitary Sewer Supervisor Kenny Hall and Executive Secretary to the City Administrator Theresa West - recording.

3. Discussion Items

A. Lead Service Line Inventory Presentation

Public Works Superintendent Carver led a discussion regarding the current status of the Lead Service Line Inventory project and provided the Board with information regarding the next steps for the project.

Carver said, to date, the City has received 447 completed self-reporting surveys of the interior material from various residents throughout the community.

Carver says with only 10-percent of the community self-reporting, City staff will also have to verify the interior material for the other 90-percent.

Carver informed the Board that J&N Construction will begin the potholing process on June 24.

Carver said J&N Construction will use a hydrovac truck to create 244 potholes.

Carver provided a cost comparison between the cost of J&N Construction to complete the potholing for each required structure in the community and the City purchasing its own hydrovac truck and staff. Carver said using J&N Construction would cost the City about \$3,555,090 over about nine years. Carver said if the City were to purchase its own truck and hire four staff members, it would cost the city about \$2,029,250 over that same time period.

Carver spoke to the Public Works Department's potential strategies if a hydrovac truck was not used, including the use of a backhoe or mini excavator.

Carver spoke about the benefits of utilizing the hydrovac truck, including protecting underground utilities and keeping residents happy, by not tearing up their yards.

Carver cautioned the Board against ignoring the LSL Inventory project mandate from the Environmental Protection Agency and Missouri Department of Natural Resources, as the City would be met with several violations and heavy fines until the project is completed.

Several Aldermen asked about how the City could come up with the money for the project.

City Administrator Ratliff spoke about the importance of the upcoming water rate study.

Ratliff asked if the project would need to be included in the 2025 budget.

Combined Water and Sanitary Sewer Supervisor Hall said yes.

Mayor Zaring asked the City Administrator to find the funding before 2025.

Aldерwoman Franklin asked about the cost of a hydrovac truck.

Hall said it would cost about \$162,000.

Zaring spoke to the importance of the project and said it will be important for the Board of Aldermen to support City staff in the project.

A motion was made by Alderman Davidson to adjourn from the Work Session. The motion was seconded by Alderman Doerhoff. The motion carried with a unanimous vote. The meeting adjourned at 8:09 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Jun 17, 2024 6:30 PM (Approval of Minutes)

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: June 14, 2024
SUBJECT: Ordinance - No Parking

Type of Item: Approval

A. Action Item (ID # 4868)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE
ESTABLISHING STREETS TO HAVE NO PARKING DESIGNATION.

History:

06/17/24 Board of Aldermen SCHEDULED

City Attorney Walker read the ordinance for the first time

Staff report presented by Public Works Director Hilderbrand.

Hilderbrand spoke about the City's desire to install no parking signs on all emergency snow routes, where signs are not currently present, as well as 10 streets recommend by the Public Works Department.

Hilderbrand spoke about various complaints that the City has received from residents, public safety entities, the school bus company and other City vehicles, regarding the streets proposed in the ordinance.

Alderman Davidson proposed an amendment to the ordinance. Davidson instead of parking being restricted on the east side of both Silver Maple Drive and Younger Drive, that parking only be restricted on the south side of the northern edge of Silver Maple Drive, at the curve; and within 150 feet of said curve on the each side of Silver Maple Drive and the west side of Younger Drive.

Mayor Zaring announced that the second reading of the ordinance would occur during the July 1, 2024 Board of Aldermen meeting.

Attachments:

Ordinance Parking Restrictions (DOC)

Staff Report - No Parking (DOC)

No Parking Ordinance Map (JPG)

Council Bill No.**Ordinance No.****AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE
ESTABLISHING STREETS TO HAVE NO PARKING DESIGNATION.**

WHEREAS, City Code Section 355.060 (Parking Prohibited on Narrow Street) authorizes the City Traffic Engineer to erect signs indicating no parking upon any street when the width of the roadway does not exceed twenty (20) feet or upon one (1) side of a street as indicated by such signs when the width of the roadway does not exceed thirty (30) feet; and

WHEREAS, the City of Harrisonville currently has 76 street sections totaling 4.9 miles whose width is less than 20 feet and 499 sections totaling 56.5 miles that are less than 30 feet.; and

WHEREAS, two key issues in identifying streets where no parking signs should be installed include safety (obstructions to line of sight at intersection, school bus routes) and emergency use (i.e. snow routes & fire hydrant locations and that consideration is also given to the type of housing (single-family, duplex apartments etc.) and availability of off-street parking; and

WHEREAS, Public Works staff have prioritized a list of ten (10) streets, in addition to established emergency snow route, where the installation of no parking signs would improve safety for vehicular travel.

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

Section 1: That signage shall be installed identifying parking restrictions on the following emergency snow routes:

- Waters Road from Highway 291 to Jefferson Parkway
- Jefferson Parkway from Waters Road to Locust Street
- Locust Street from North Commercial to North Independence
- Ash Street from North Independence to North King
- North King from Ash Street to East Mechanic
- Elm Street from East Mechanic to east City limits
- Bird Street from East Mechanic to East South Street
- North Independence Street from Locust Street to West Mechanic Street
- South Independence Street from West Mechanic Street to West South Street
- North Commercial Street from Highway 291 to West Wall Street
- South Commercial Street from West Mechanic to Lindbergh
- Orchard Road from South Independence Street to south City limits

Section 2: That signage shall be installed identifying parking restrictions on the following streets:

Ward 1

Restricting parking on the north side of Maverick Trail.

Restricting parking on the south side of Thunderbird Drive.

Restricting parking on the south side of Silver Maple Drive and 150 feet south on the east side of Silver Maple Drive and 150 feet south on the west side of Younger Drive.

Ward 2

Restricting parking on both sides of King Avenue from Ash Street to Mechanic Street (included in snow routes list)

Restricting parking on the west side of King Terrace.

Ward 3

Installing ‘No Parking from here to corner’ signs on Logan Street until the intersection of Logan and Oakland Street.

Restricting parking on both sides of West Street.

Restricting parking on the south side of Bowman Street.

Restricting parking on the east side of S Main Street.

Ward 4

Restricting parking on the west side of Stacy Road

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 17TH OF JUNE 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 1ST DAY OF JULY 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 1ST DAY OF JULY 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 1st day of July 2024

Attachment: Ordinance Parking Restrictions [Revision 1] (Ordinance - No Parking)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

5.A.b

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

To: Board of Aldermen
From: Patty Hilderbrand, Director of Public Works
Date: June 13, 2024
Re: On-Street Parking

GENERAL INFORMATION

Applicant: Patty Hilderbrand
Requested Actions: Approval to install No Parking Signs
Date of Application: June 13, 2024

PROPOSAL

Install no parking signs on all emergency snow routes where signs are not currently present as well as ten (10) streets recommended by Public Works

PREVIOUS ACTIONS

N/A

KEY ISSUES

City Code Section 355.060 (Parking Prohibited on Narrow Street) authorizes the City Traffic Engineer to erect signs indicating no parking upon any street when the width of the roadway does not exceed twenty (20) feet or upon one (1) side of a street as indicated by such signs when the width of the roadway does not exceed thirty (30) feet.

Harrisonville currently has 76 street sections totaling 4.9 miles whose width is less than 20 feet and 499 sections totaling 56.5 miles that are less than 30 feet. Two key issues in identifying streets where no parking signs should be installed include safety (obstructions to line of sight at intersection, school bus routes) and emergency use (i.e. snow routes & fire hydrant locations). No parking designation is evaluated in combination with one-way designation and traffic calming treatments and can be full time or limited to a set time range (i.e. 7:00am – 6:00pm). Consideration is also given to type of housing (single-family, duplex apartments etc.) and availability of off-street parking,

Public Works staff have prioritized a list of 10 streets where the installation of no parking signs would improve safety for vehicular travel.

Attachment: Staff Report - No Parking (Ordinance - No Parking)

STAFF COMMENTS AND SUGGESTIONS

Public Works recommends restricting parking in the following locations:

City-wide – All Snow Routes

- Waters Road from Highway 291 to Jefferson Parkway - Signs are present on both sides from Mo-291 to S Taylor Road
- Jefferson Parkway from Waters Road to Locust Street - Signs are present only on east side, from Locust to entrance to Golden Years
- Locust Street from North Commercial to North Independence - No signs are present
- Ash Street from North Independence to North King
- North King from Ash Street to East Mechanic
- Elm Street from East Mechanic to east City limits - Signs are present on both sides
- Bird Street from East Mechanic to East South Street - Signs are present on each side for the first 300 feet from South Street
- North Independence Street from Locust Street to West Mechanic Street - Signs are present on the west side to Shady Ln and on east side from Chestnut St to Shady. No signs are present on the east side from Vine to Locust.
- South Independence Street from West Mechanic Street to West South Street - No signs are present
- North Commercial Street from Highway 291 to West Wall Street - No signs are present
- South Commercial Street from West Mechanic to Lindbergh - No signs are present
- Orchard Road from South Independence Street to south City limits - No signs are present

Ward 1

2. Restricting parking on the north side of Maverick Trail.
Restricting parking on the south side of Thunderbird Drive.
3. Restricting parking on the east side of both Silver Maple and Younger Drives.

Ward 2

7. Restricting parking on both sides of King Avenue from Ash Street to Mechanic Street (included in snow routes list)
8. Restricting parking on the west side of King Terrace.

Ward 3

5. Installing ‘No Parking from here to corner’ signs on Logan Street until the intersection of Logan and Oakland Street.
6. Restricting parking on both sides of West Street.
9. Restricting parking on the south side of Bowman Street.
10. Restricting parking on the east side of S Main Street.

Ward 4

4. Restricting parking on the west side of Stacy Road

STAFF RECOMMENDATION

Authorize restriction of parking on streets as defined above

ATTACHMENTS

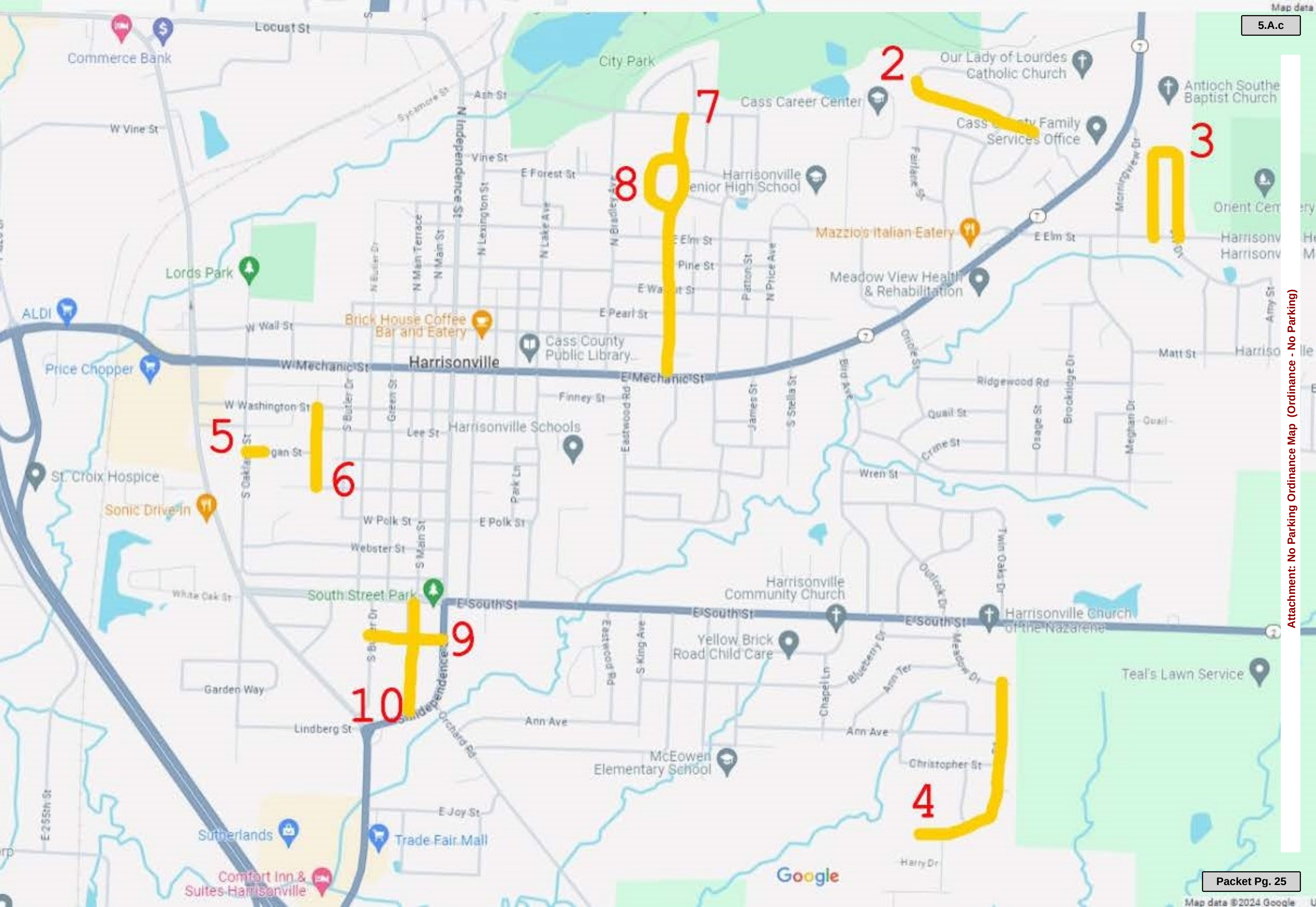
Map of recommended locations for restricting parking

STAFF CONTACT:

Patty Hilderbrand

Director of Public Works

philderbrand@harrisonville.com



STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: June 26, 2024
SUBJECT: Appl. #SUP-24-002--Special Use Permit for an Event Venue at 301 N. Commercial St.

Type of Item: *Public Hearing*

B. Action Item (ID # 4870)

Appl. #SUP-24-002--Special Use Permit for an Event Venue at 301 N. Commercial St.

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USE OF
AN EVENT VENUE ON PROPERTY LOCATED AT 301 N. COMMERCIAL
STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

Attachments:

Staff Rpt - Brownsberger Event Venue SUP 7-1-2024 BOA (PDF)

Application (PDF)

Site Layout Rev 6-21-24 (PDF)

A3 Elevations_0401024 (PDF)

1226023_bro_0308024_Perspective (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

5.B.a

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: July 1, 2024

Re: Appl. #SUP-24-002 – SPECIAL USE PERMIT for an Event Venue on property located at 301 N. Commercial Street

GENERAL INFORMATION

Applicant: Jesse Brownsberger, Aspects Homes, LLC

Requested Actions: Approval of Requested Special Use Permit for an Event Venue

Date of Application: April 26, 2024

PROPOSAL

Jesse Brownsberger, with Aspects Homes, LLC is seeking approval of a Special Use Permit for an event venue to be located at 301 N. Commercial Street. The property is zoned Service Business (C-2) District.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North: Service Business (C-2) District—Oakland Cemetery

East: Service Business (C-2) District—Vacant Undeveloped Land

South: Service Business (C-2) District—Old Town Creek Mill

West (across N. Commercial St.): Service Business (C-2) District—Oakland Cemetery

PREVIOUS ACTIONS

- November 6, 2000—The Board of Aldermen approved the Final Plat of *Wall Street Commercial Park, Lots 1 thru 7* by Ordinance #2675.
- December 8, 2000—The Final Plat of *Wall Street Commercial Park, Lots 1 thru 7* was recorded with the Cass County Recorder of Deeds' Office.
- July 6, 2015—The Board of Aldermen approved a Special Use Permit (#SUP-1503) for the purpose of establishing an event space located at 210 S. Independence Street by Ordinance #3317. The SUP was approved for a period of 20 years, expiring July 6, 2035. The use was required to go through the Special Use Permit process due to the number of required parking for the use, as the CBD-1 District does not require off-street parking.
- March 23, 2023—Staff held an initial Pre-Application Meeting with Mr. Brownsberger about his proposed project for a 100' x 50' (5,000 square foot) wedding/event venue with approximately 50 parking spaces. At that time a Special Use Permit was not being required for this use as the specific use was not identified within the Land Use Table and the C-2 District is the heaviest commercial district within Harrisonville. It was stated that a "No Rise" certificate would be

required, the lowest floor opening elevation would need to be at least one (1) foot above the floodplain elevation, and requirements pertaining to pavement were discussed.

- September 19, 2023—Lexington on the Square (111 S. Lexington St.) submitted their business license for an event space on the Square.
- October 16, 2023—The Board of Aldermen approved various Code Amendments, including the establishment of Section 405.565—Design Standards, by Ordinance #3669.
- November 27, 2023—Staff was contacted by the applicant to discuss questions from him and his architect/engineer. Staff follow-up the next day to inform him that due to the amount of time that had passed, Code Amendments that had occurred and others that were in the process, as well as changes in staff an additional Pre-Application Meeting was going to be required.
- December 4, 2023—The Board of Aldermen approved various Code Amendments by Ordinance #3677, which included establishing a definition for “event venue” and changes to the Land Use Table that specified that an “event venue” is an allowed use with an approved Special Use Permit in Districts CBD-1, CBD-2, and C-2.
- December 5, 2023—Staff held a 2nd Pre-Application Meeting with Mr. Brownsberger to discuss the various Code Amendments that had been approved and changes in staff, as well as any changes he had to his original plan. Staff made Mr. Brownsberger aware that the use of an “event venue” now requires a Special Use Permit in the CBD-1, CBD-2, and C-2 Districts. Staff discussed access further and stated that the preference was for shared access from the Oakland Cemetery property to the north, which would require an access easement. Parking and drive aisle dimensions were discussed. It was discussed that sprinklers were not required unless the occupancy was 300 or more. Pavement standards were discussed further.
- April 26, 2024—Formal application was submitted.
- May 13, 2024—Staff comments were sent to the applicant. Comments from the City Engineer were forwarded to the applicant the following day after receiving.
- May 30, 2024—Staff held an Applicant’s Meeting to discuss staff comments and go over questions from the applicant.
- June 20, 2024—The Planning & Zoning Commission voted by voice vote 7-0 to recommend approval to the Board of Aldermen of the Special Use Permit with all aspects being subject to the Site Plan review process and the Building Permit process, and the conditions listed in the staff report.

KEY ISSUES

- This property is currently zoned Service Business (C-2) District.
- The applicant is proposing to construct a new 4,500 square foot building for use as a wedding and event venue.
- The City’s 2040 Comprehensive Plan shows the property and surrounding area as “Preservation/Rural” and “Recreational Open Space”, which are places “that are not expected to substantially develop...These areas may include environmentally sensitive areas, such as floodways and woodlands.” and the recreational Open Space place type includes spaces that may potentially include “park facilities, trails, and leisure activities”.
- The use of an “event venue” is an allowed use, with an approved Special Use Permit, in the C-2 Zoning District.

ANALYSIS

Zoning. The property is currently zoned Service Business (C-2) District. The use of an event venue is an allowed use in this District with an approved Special Use Permit (SUP). “Event Venue” is defined, in Section 405.030 of the City’s Municipal Code, as “a facility that is used primarily for the purpose of leasing or renting for private functions on a temporary basis, such as meetings, banquets, weddings, anniversaries and similar celebrations”. There are no additional requirements related to this type of SUP.

Site Design. The applicant has proposed circulation onto and out of the site to flow one-way, with the southern point of access being the entry and the northern point of access being the exit. Staff has

recommended that the applicant obtain an access easement from Oakland Cemetery and share that access point to eliminate one of the proposed curb cuts onto Commercial Street. The applicant has stated that the parking lot will be concrete poured 6" thick, with no rebar; and that the sidewalks will be 5'-wide concrete poured 4" thick with rebar. The applicant has indicated that he intends to place exterior lighting on the building and parking lot lighting for the parking located southeast of the proposed building. Landscaping is shown on the proposed site plan, but details are lacking at this point. Additional information will be required prior to final approval of the Final Development Plan. There is a massing of existing trees and shrubs within the floodplain that could potentially count towards some required landscaping. Additionally, staff will need to work with the applicant for any potential required street frontage trees due to the presence of the overhead electrical lines; these will likely either be ornamental or located elsewhere within the site.

Building Design. The proposed building is shown as utilizing metal panels. Staff has asked for specification sheets for the materials and has informed the applicant that "the use of metal siding is permitted only in industrial districts and only for side and rear facades" (405.565.D.6). **Staff is supportive of a modification to this requirement considering that this is a newer requirement, the applicant's initial pre-application meeting was before this requirement was in place, and the applicant is trying to create a barn-style look.** Additionally, staff noted that "corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block" and "architectural metal panels may be an acceptable substitute for masonry" (405.565.D.9). **Staff is not supportive of 100% metal siding. Staff also discussed the requirement for four (4) sided architecture (405.565.C.4), specifically referring to the blank wall lacking any opening (windows or doors) on the south elevation.** The applicant has since stated that the door currently shown to be located near the northeast corner of the building will be moved to the south elevation **requested a modification to this requirement for this side to allow for a blank wall for pictures and because this side is essentially screened from the right-of-way by the old mill located south of the property.**

Comprehensive Plan. The City's 2040 Comprehensive Plan shows this area as "Preservation/Rural" and "Recreational Open Space", which are places "that are not expected to substantially develop...These areas may include environmentally sensitive areas, such as floodways and woodlands." and the recreational Open Space place type includes spaces that may potentially include "park facilities, trails, and leisure activities".



Given that the applicant intends to retain the existing riparian buffer, minimize any potential disturbance within the floodplain, and plant additional landscaping staff finds this to be an appropriate use for the property.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Special Use Permit for an event venue with the following conditions:

- 1) The applicant shall obtain a Floodplain Development Permit and an Elevation Certificate.
- 2) The applicant shall obtain an access easement from Oakland Cemetery to utilize their existing curb cut for their northern access point.

- 3) All exterior building and site lighting shall comply with the requirements specified in Section 405.565.G of the City's Municipal Code.
- 4) The site shall meet or exceed all applicable landscaping and screening requirements contained in Section 405.565.F of the City's Municipal Code.
- 5) ~~A modification shall be granted to the four-sided architecture requirement of Section 405.565.C.4 of the City's Municipal Code to allow for no openings (windows or doors) on the south façade.~~ A modification shall be granted to Section 405.565.D.6 to allow for a portion of the proposed building to be metal siding. The metal siding shall be complemented with another allowed material as listed in Section 405.565.D.9.
- 6) This Special Use Permit (SUP) shall be granted for a period of twenty (20) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

ATTACHMENTS

Application
 Site Plan
 Elevations
 Perspective
 Zoning Map
 Aerial Map

THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION
LAND USE – ZONING APPLICATION

Application Type

☐ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☒ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☒ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): Jesse Brownsberger Signature: [Signature]
Company Name: Aspects Homes, LLC
Street Address: 24301 E 219th St City: Harrisonville State: MO Zip: 64701
Phone: 816-853-8682 Email: jessebrownsberger@gmail.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): Jesse Brownsberger Signature: [Signature]
Street Address: 24301 E 219th St City: Harrisonville State: MO Zip: 64701
Phone: 816-853-8682 Email: _____

Firm Preparing Application: _____

Contact: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

*All correspondence should be sent to: Applicant ☒ Property Owner _____ Firm _____

Project Information

General Location or Address: N Commercial St - next door to the cemetery
Project Description: Wedding & Event Venue
Acres or Sq. Ft. 4,500 sq. ft.
Current Zoning: C2 Proposed Zoning: _____

Items to be Submitted 30 Days Before Planning Commission Meeting

- ☒ 1) Application
☒ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
☒ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 ½" x 11", and one (1) electronic copy emailed to the planner.
____ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

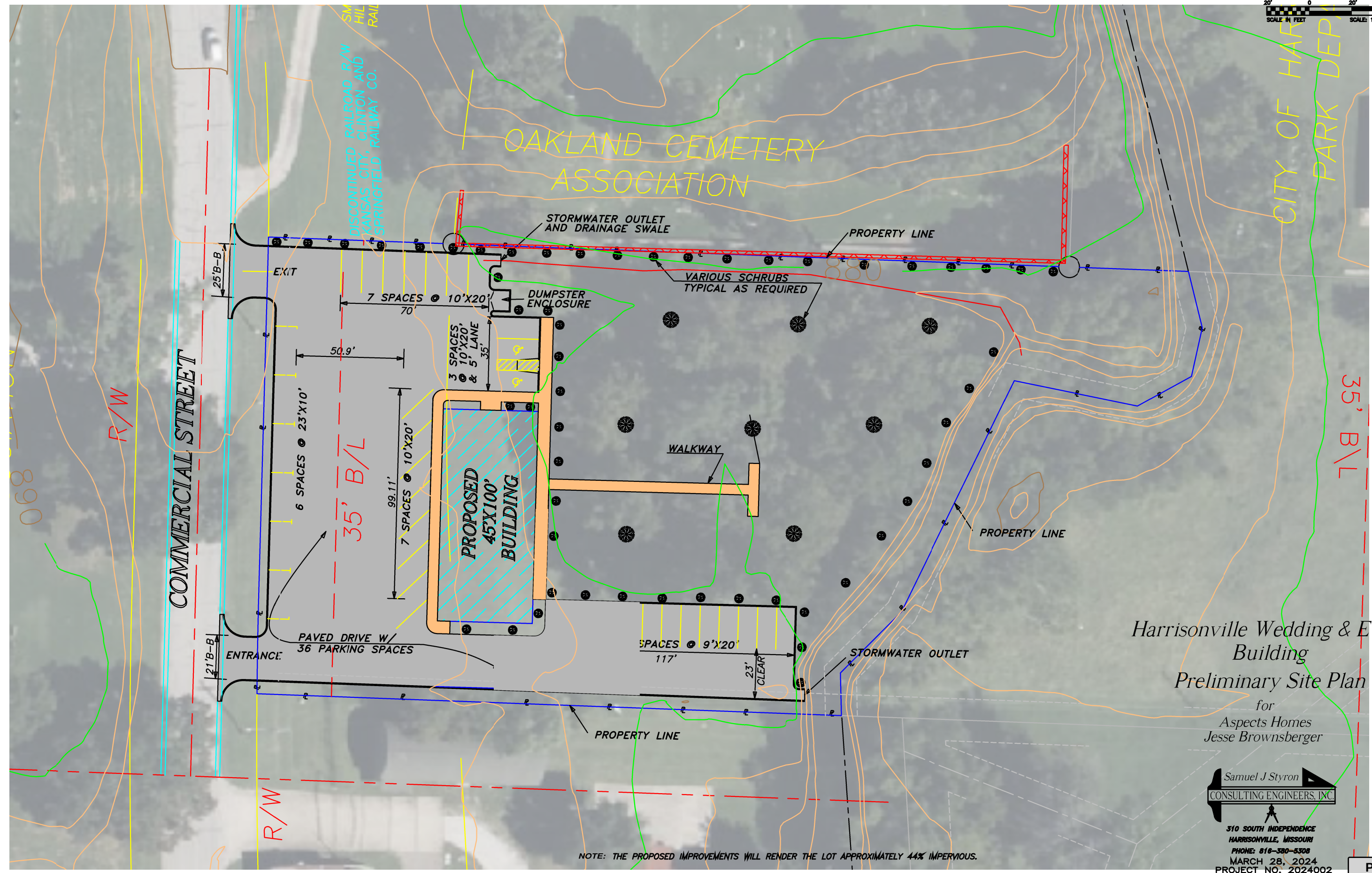
For Office Use Only

Case No: SUP-24-002 Filing Fee: Amount Paid \$ 345.00 Date Application Received: 4/26/24
Staff-only approval: N/A P&Z meeting: 6/20/24 BOA Meeting: 7/1/24

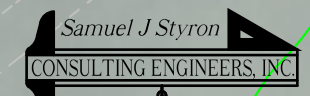
Preliminary Site Plan



SCALE IN FEET
0 20' 40'
SCALE: 1" = 20'



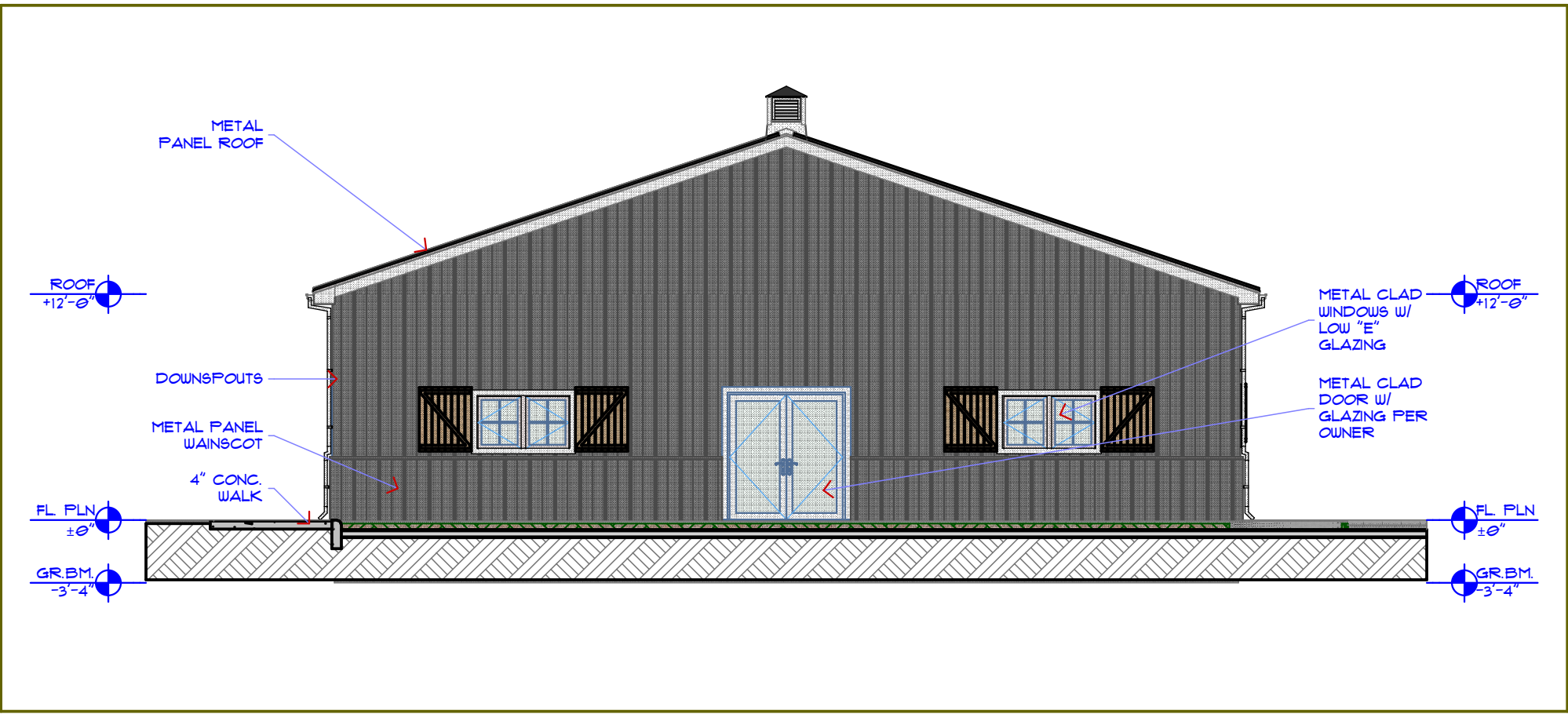
Harrisonville Wedding & Event
Building
Preliminary Site Plan
for
Aspects Homes
Jesse Brownsberger



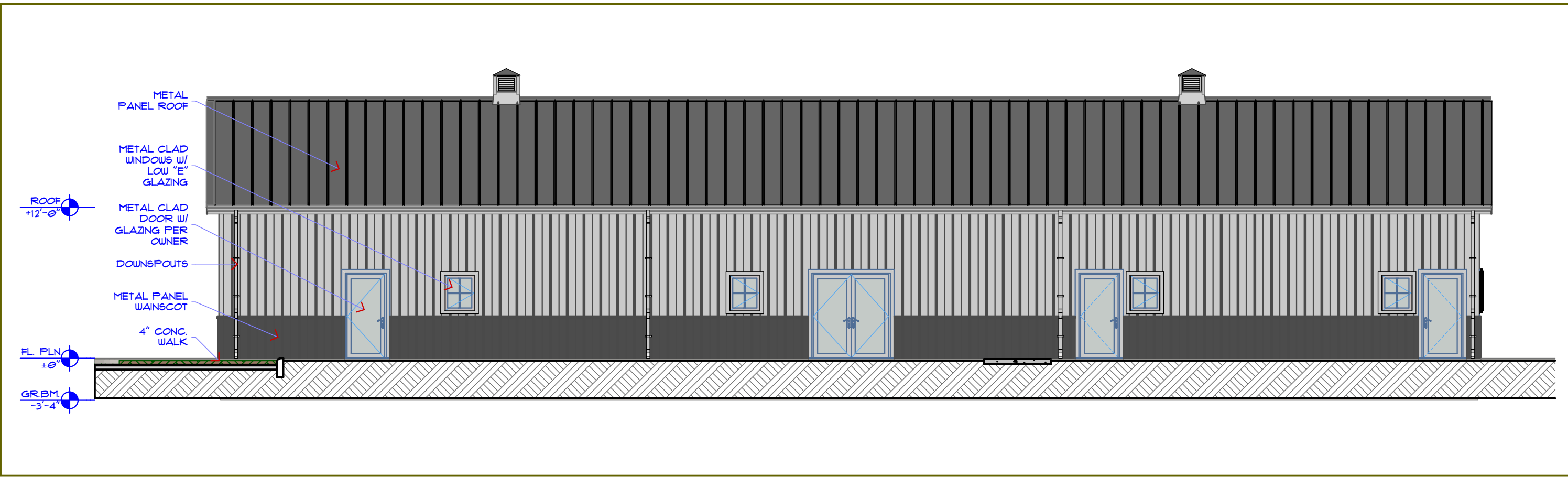
Samuel J Styron
CONSULTING ENGINEERS, INC.
310 SOUTH INDEPENDENCE
HARRISONVILLE, MISSOURI
PHONE: 816-380-5308
MARCH 28, 2024
PROJECT NO. 2024002

NOTE: THE PROPOSED IMPROVEMENTS WILL RENDER THE LOT APPROXIMATELY 44% IMPERVIOUS.

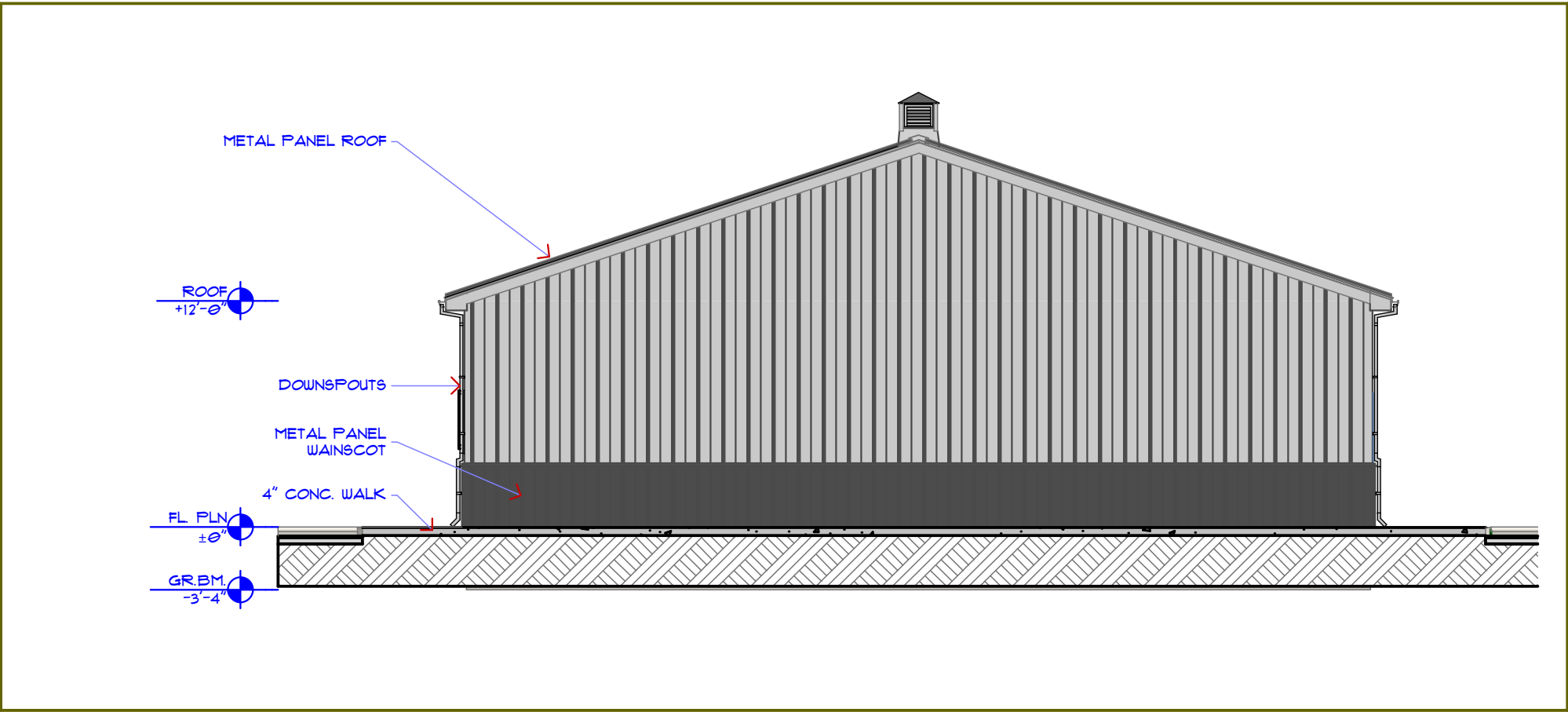
C:\Users\THEDE\OneDrive\PROJECTS\HARRISONVILLE\BROUNSEBERGER\PLN\1226023_BRO_0321024.PLN



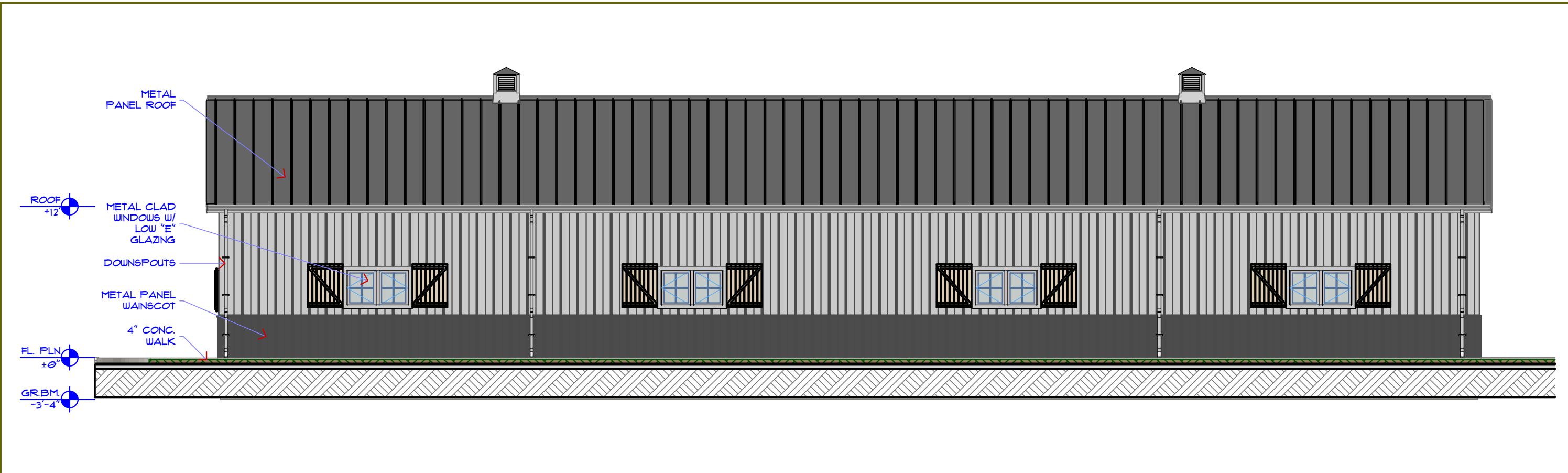
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



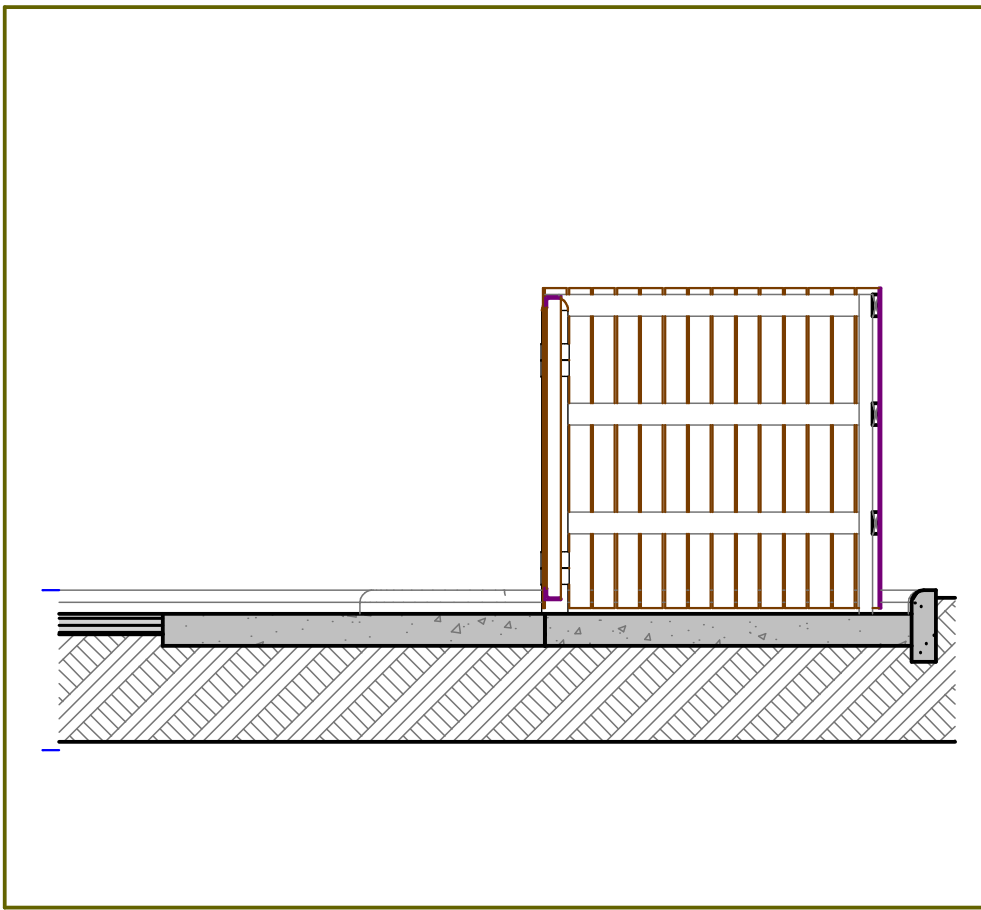
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



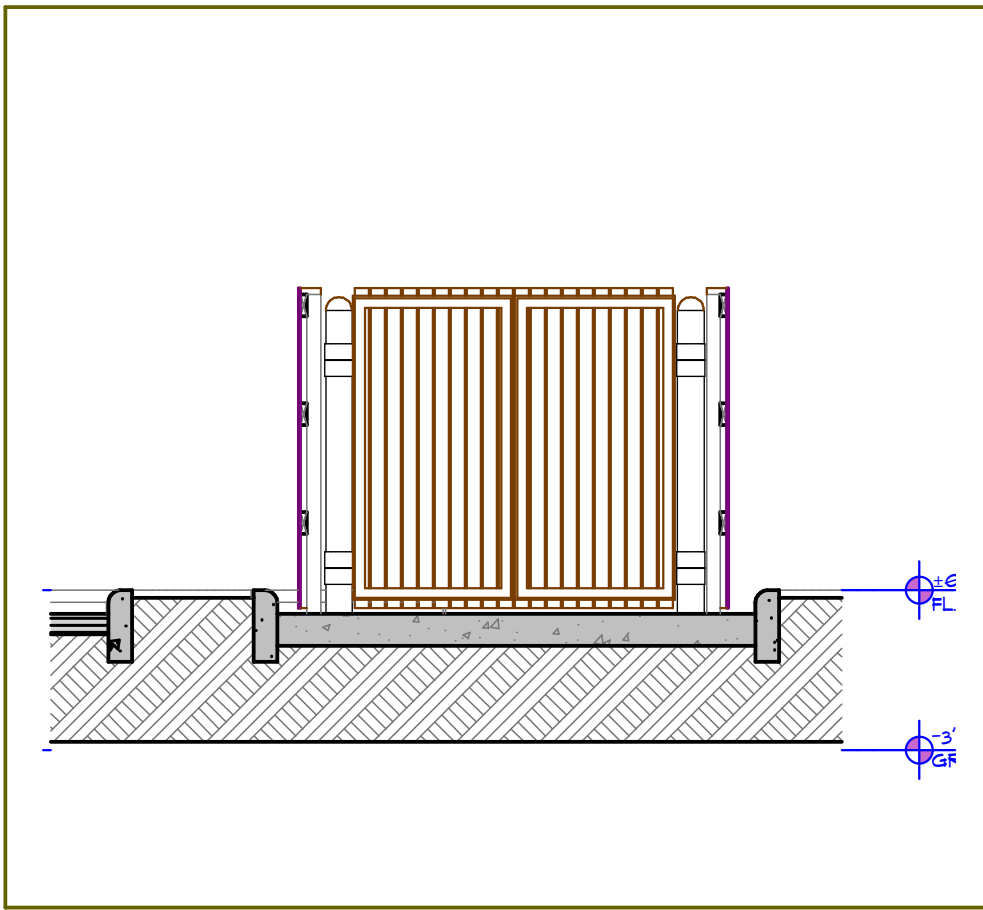
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



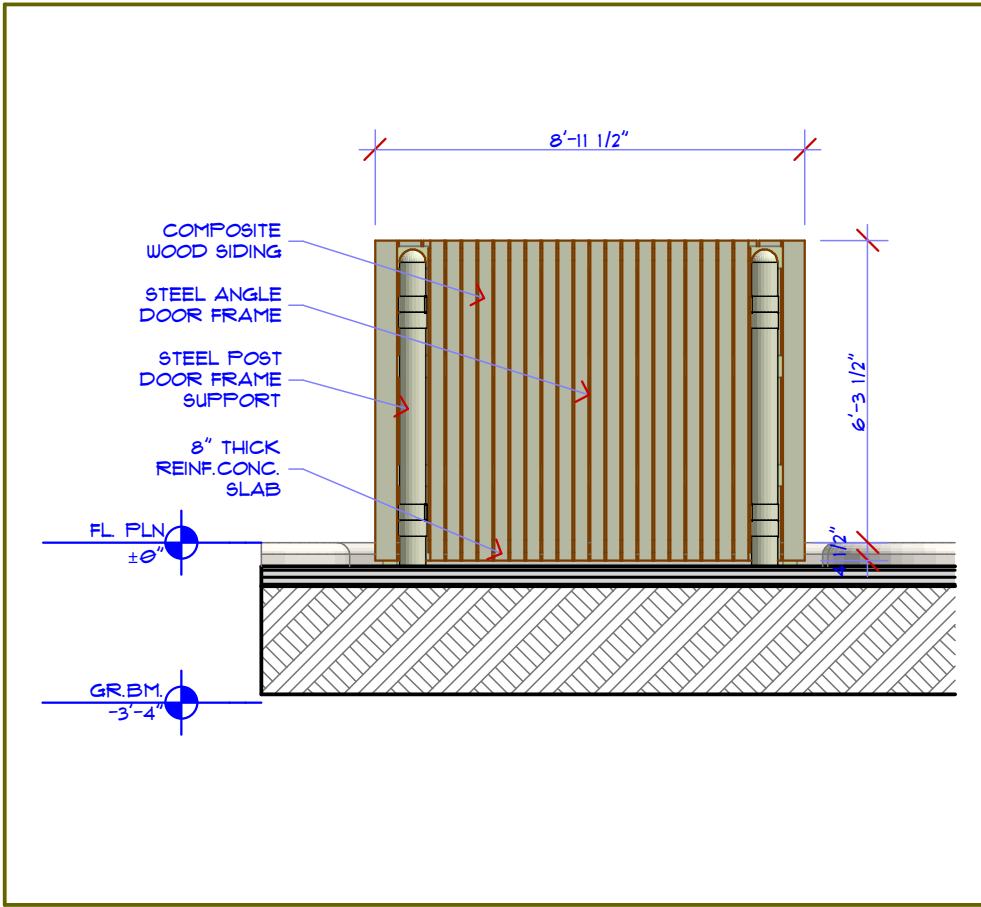
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



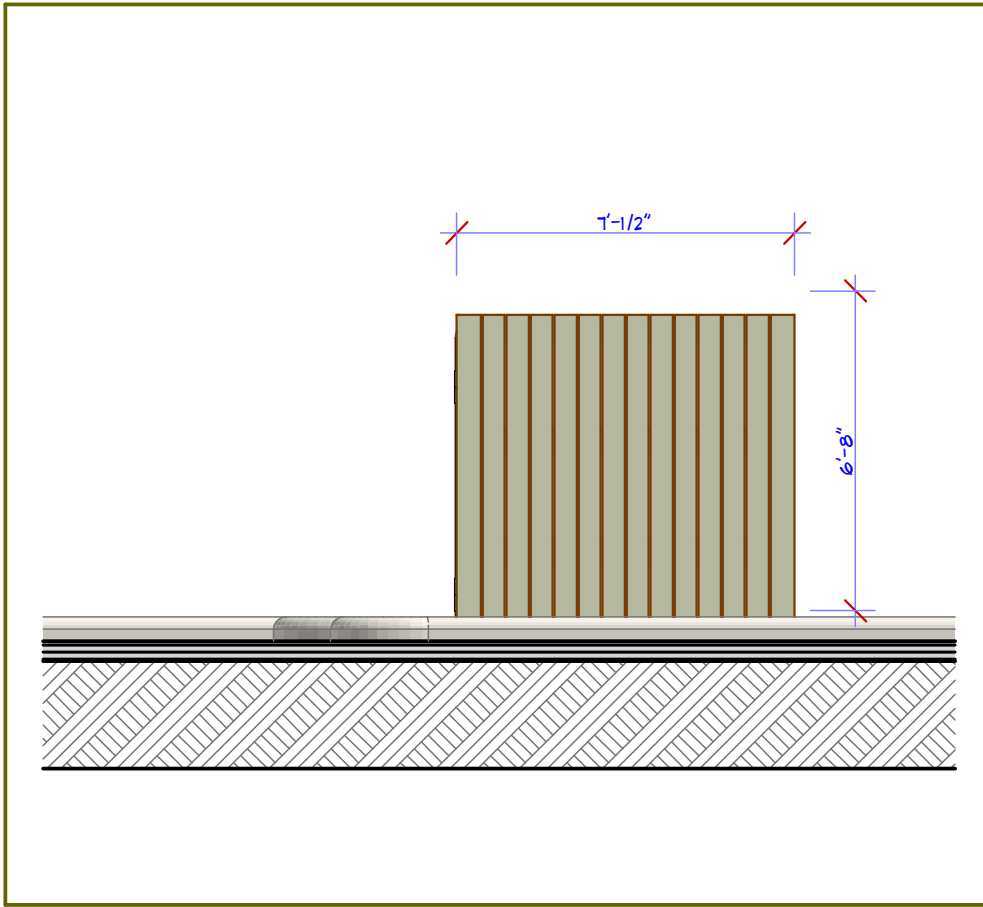
9 SECTION
SCALE: 1/4" = 1'-0"



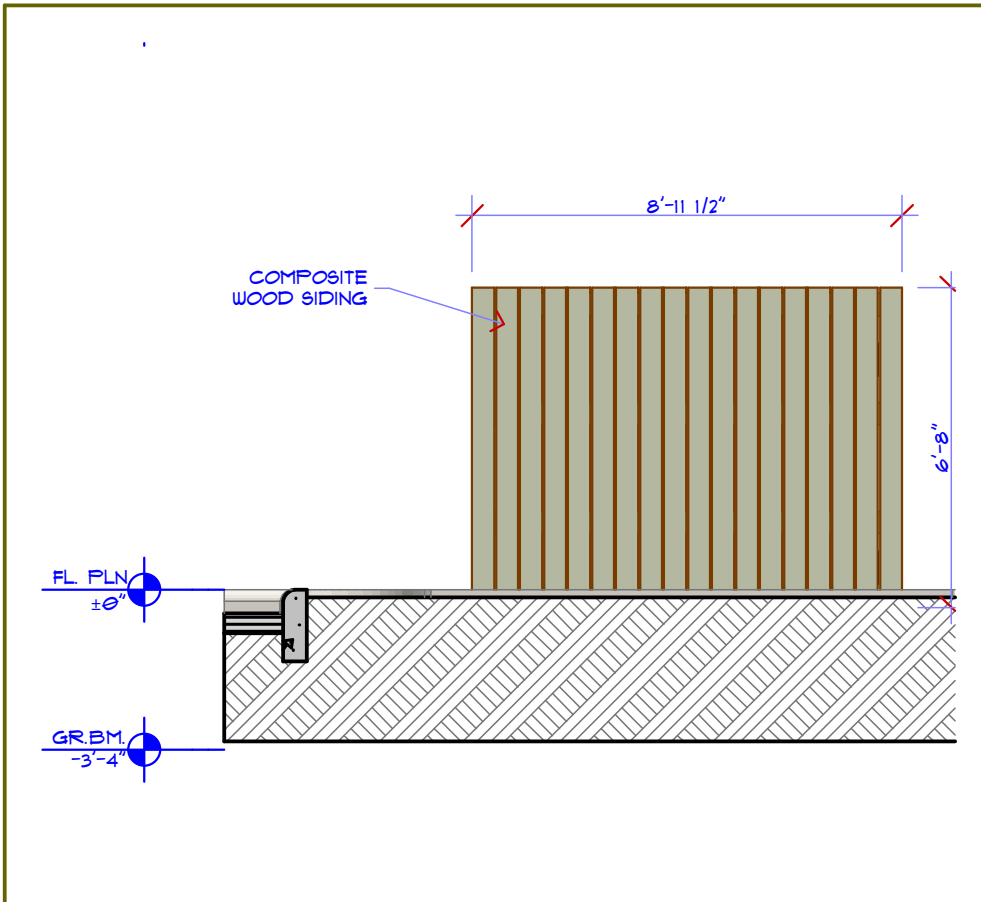
10 SECTION
SCALE: 1/4" = 1'-0"



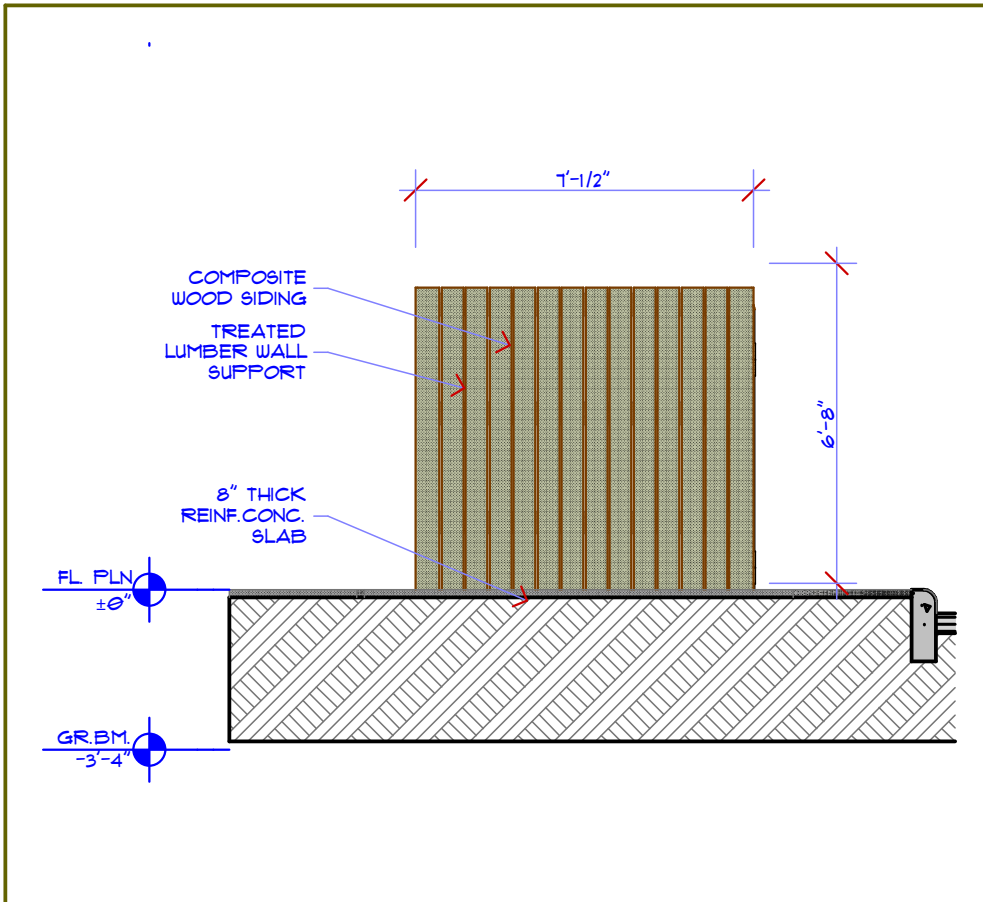
6 WEST ELEV. DUMPSTER
SCALE: 1/4" = 1'-0"



8 SOUTH ELEV. DUMPSTER
SCALE: 1/4" = 1'-0"



5 EAST ELEV. DUMPSTER
SCALE: 1/4" = 1'-0"



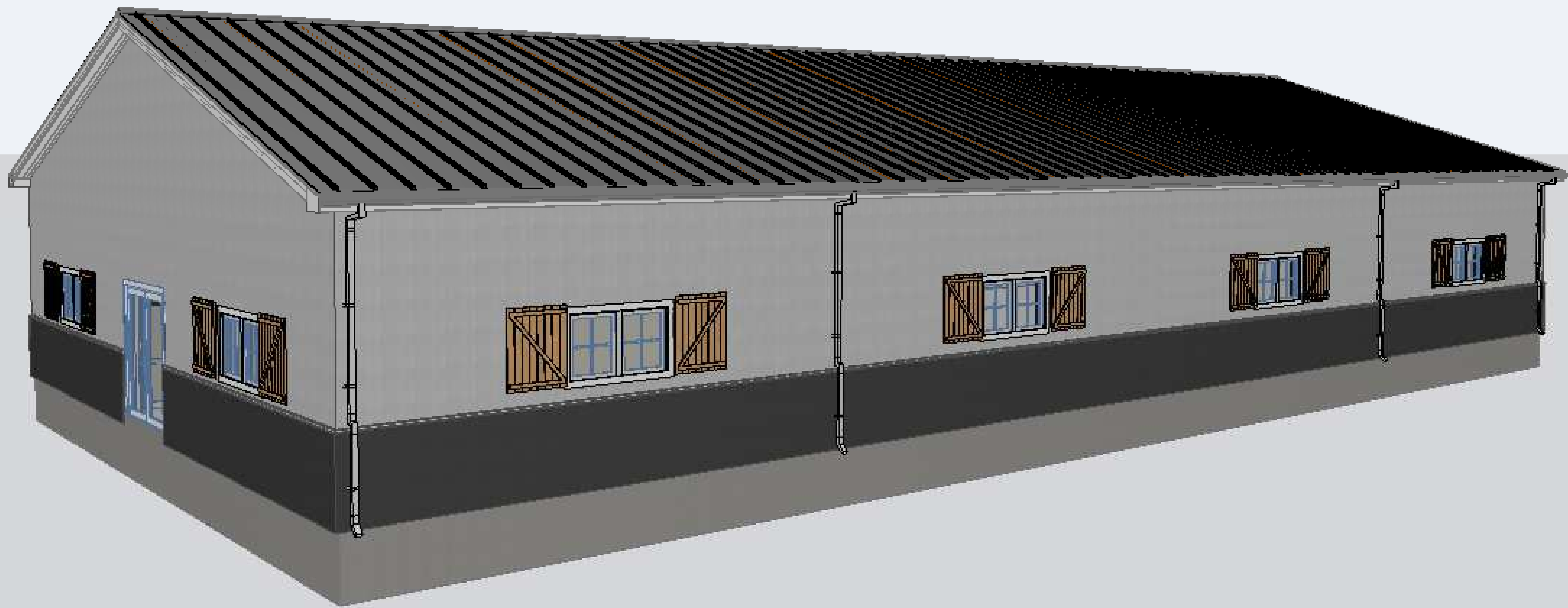
7 NORTH ELEV. DUMPSTER
SCALE: 1/4" = 1'-0"

CONSULTANTS

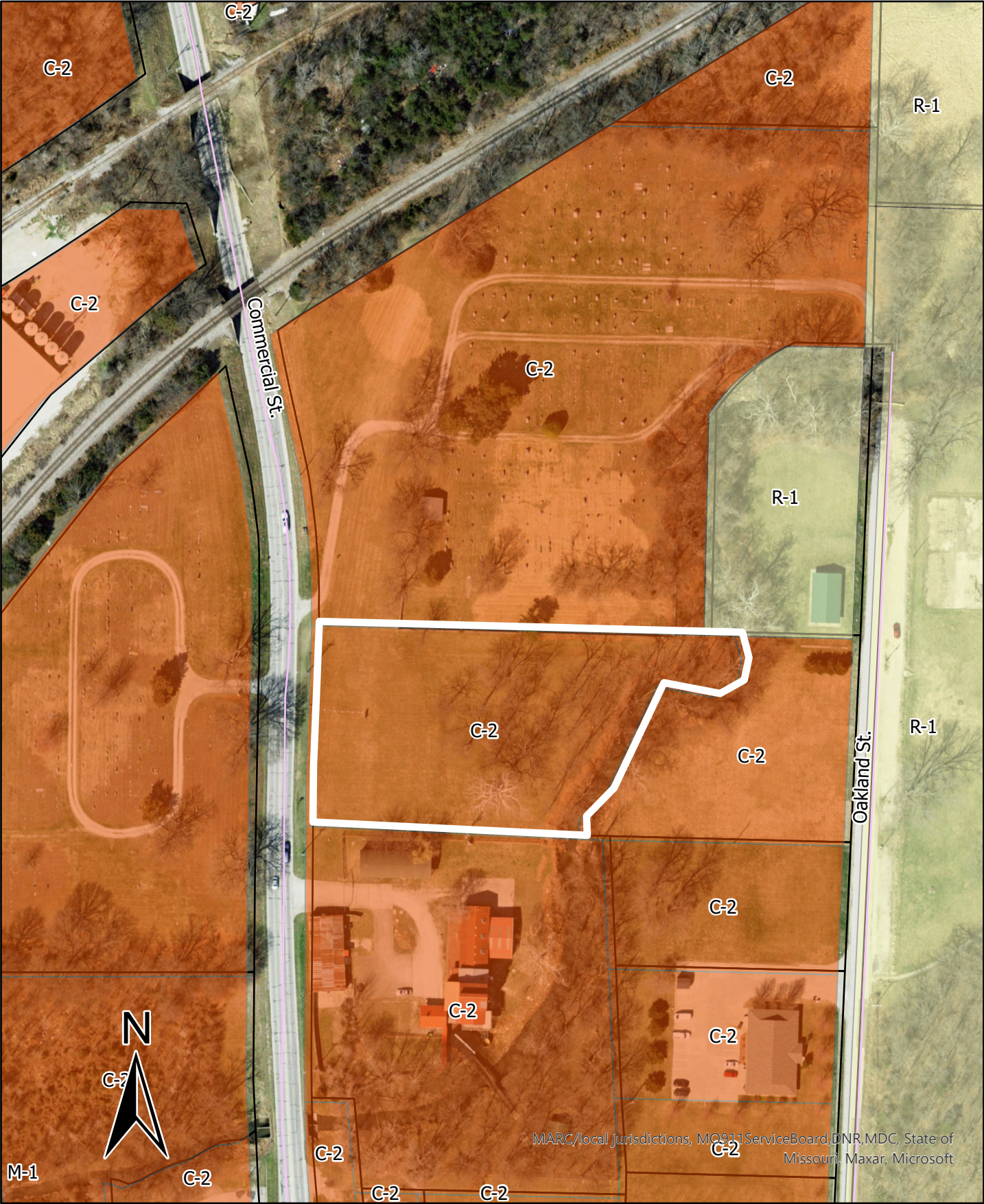
RECEPTION HALL
201 COMMERCIAL STREET
HARRISONVILLE, MISSOURI 64101

PROJECT NO.	CONSTRUCTION DOCUMENTS	DATE	DESCRIPTION	SHEET TITLE
04.0124	CONSTRUCTION DOCUMENTS			ELEVATIONS
MODEL FILE:				
DRAWN BY:				
CHK'D BY:				
COPYRIGHT 2024				

A3



Zoning Map



Attachment: Zoning Map (Appl. #SUP-24-002--Special Use Permit for an Event Venue at 301 N. Commercial St.)

Aerial Map



Attachment: Aerial Map (Appl. #SUP-24-002--Special Use Permit for an Event Venue at 301 N. Commercial St.)

MARC/local jurisdictions, MO911ServiceBoard.DNR,MDC, State of Missouri, Maxar, Microsoft

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: June 26, 2024
SUBJECT: Ordinance SUP 301 N Commercial Street

Type of Item: *Approval*

C. Action Item (ID # 4875)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USE OF AN EVENT VENUE ON PROPERTY LOCATED AT 301 N. COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Attachments:

Ordinance SUP 301 N Commercial Street (DOC)

Council Bill No.**Ordinance No.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USE OF AN
EVENT VENUE ON PROPERTY LOCATED AT 301 N. COMMERCIAL STREET IN
THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Jesse Brownsberger with Aspects Homes. LLC, seeking approval of a Special Use Permit for the use of an event venue on land located at 301 N. Commercial Street in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Special Use Permit application on June 20, 2024, before the Planning & Zoning Commission and on July 1, 2024, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the May 23, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on June 20, 2024, and, with a voice vote of 7-0, recommended that the Board of Aldermen approve the requested Special Use Permit with all aspects being subject to the Site Plan review process and the Building Permit process, and the six (6) conditions of approval stated; 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 Special Use Permit is in the best interest of the City of Harrisonville and its residents.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Special Use Permit for the use of an event venue on land located at 301 N. Commercial Street in the City of Harrisonville, Cass County, Missouri, with the following six (6) conditions of approval:

- 1) The applicant shall obtain a Floodplain Development Permit and an Elevation Certificate.
- 2) The applicant shall obtain an access easement from Oakland Cemetery to utilize their existing curb cut for their northern access point.
- 3) All exterior building and site lighting shall comply with the requirements specified in Section 405.565.G of the City's Municipal Code.
- 4) The site shall meet or exceed all applicable landscaping and screening requirements specified in Section 405.565.F of the City's Municipal Code.
- 5) A modification shall be granted to Section 405.565.D.6 to allow for a portion of the proposed building to be metal siding. The metal siding shall be complemented with another allowed material as listed in Section 405.565.D.9.
- 6) This Special Use Permit (SUP) shall be granted for a period of twenty (20) years from the date of approval. If the applicant wishes to transfer ownership to a

second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

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

LEGAL DESCRIPTION:

LOT 3, WALL STREET COMMERCIAL PARK, A SUBDIVISION IN HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 16 AT PAGE 10.

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

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 1ST OF JULY 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 15TH DAY OF JULY 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF JULY 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 15TH day of July 2024

Attachment I: Zoning Map

Zoning Map



Attachment: Ordinance SUP 301 N Commercial Street (Ordinance SUP 301 N Commercial Street)

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: June 26, 2024
SUBJECT: Code Amendments--Obstructions/Encroachments

Type of Item: *Public Hearing*

D. Action Item (ID # 4871)

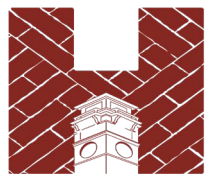
Code Amendments--Obstructions/Encroachments

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AMENDING CHAPTER 515-STREETS, SIDEWALKS
AND OTHER PUBLIC PLACES, UNDER TITLE V-BUILDING AND
CONSTRUCTION; AND CHAPTER 405-ZONING REGULATIONS, UNDER TITLE IV-
LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING
AN EFFECTIVE DATE.**

Attachments:

Code Amendments-Encroachments 7-1-24 BOA (PDF)

Encroachments Commentary and Mark-ups (PDF)



To: Board of Aldermen
From: Christina Stanton, AICP, Community Development Director
Date: July 1, 2024
Re: Code Amendments—Obstructions/Encroachments

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) Repealing current Section 515.030 and 040 in their entirety and replacing Section 515.030 with the proposed language with effectively allows for obstructions/encroachments into a public right-of-way with written approval of the Director of Public Works and an approved and executed encroachment agreement.
- 2) Changes that provide clarification on the process and applicable section of code in the CBD-1 and CBD-2 Zoning Districts.

PREVIOUS ACTIONS

- 1939—The Board of Aldermen approved the City of Harrisonville’s original Municipal Code, which included the language that is currently existing in Sections 515.030 and 040.
- May 13, 1991—The Board of Aldermen approved Zoning Ordinance #1825, which established most of our current zoning districts.
- October 20, 2014—The Board of Aldermen approved Ordinance #3284, which added: “A properly zoned and licensed food or beverage service establishment may temporarily utilize public sidewalks immediately adjacent to its establishment for outdoor dining purposes contingent upon compliance with City policy and ordinances.” This was added at the recommendation of the Historic Preservation Commission and Planning & Zoning Commission to aid in the dining establishments’, within the CBD-1 Zoning District, ability to increase foot traffic, enhance quality of life, expand business opportunities and allow for limited outdoor dining.
- June 20, 2024—The Planning & Zoning Commission voted by voice vote 7-0 to recommend approval of the proposed Code Amendments to the Board of Aldermen.

KEY ISSUES

- Clarifying process
- Removing ambiguities

ATTACHMENTS

Staff Commentary and Mark-ups

Attachment: Code Amendments-Encroachments 7-1-24 BOA (Code Amendments--Obstructions--Encroachments)



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 various items:

- 1) Repealing Sections 515.030 and 040 in their entirety and replacing Section 515.030 with the proposed language which effectively allows for obstructions/encroachments into a public right-of-way with written approval of the Director of Public Works and an approved and executed encroachment agreement.
- 2) Clarified the process and applicable section of code for a business in CBD-1 to be able to “store or display” merchandise or equipment outside a building.
- 3) Clarified the process and applicable section of code for a business in CBD-1 to be able to “utilize public sidewalks immediately adjacent to its establishment for outdoor dining purposes”.
- 4) Clarified the process and applicable section of code for a business in CBD-2 to be able to display or storge merchandise “outside a building”.

1) Under Chapter 515--Streets, Sidewalks and Other Public Places

Section 515.030. **Encroachments.** **Obstructions, Encroachments generally.**

Any person who shall construct or cause to be constructed anything that extends upon or over any sidewalk, street, alley or public place within the City shall be guilty of a misdemeanor.

A. Unless otherwise permitted by law, it shall be unlawful for any person to:

1. Place, create or maintain any obstruction in or over any part of the City's right-of-way, including, but not limited to a street, alley or sidewalk, whether improved or unimproved, except by written approval of the Director of Public Works; or
2. Place, create or maintain any object, obstruction, or thing on private property that creates a threat to public health, safety or welfare in any part of the City's right-of-way, whether improved or unimproved, except by written approval of the Director of Public Works; or
3. Plow or push snow from private property onto any public road or street within the City of Harrisonville, except those persons acting within the scope of their employment for the City or those persons having written approval from the Director of Public Works. This subsection shall be construed to apply to the commercial plowing or pushing of snow from private property onto public streets and roads. Individual citizens plowing their residences are not in violation of this provision.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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4. Push, throw, blow, deposit or dump any dirt, gravel, rubbish, leaves or other debris including, but not limited to, lumber, paper, trash, concrete or metal in any street, right-of-way, gutter, storm sewer, waterway or drainage way. Erosion of soil which flows onto any street, right-of-way, gutter, storm sewer, waterway or drainage way from property before or during construction shall be considered as depositing dirt, gravel or other construction debris.
5. The Director of Public Works may recommend to the Board of Alderman, the approval of a proposed temporary or permanent encroachment from a property owner through execution of an encroachment agreement.

B. Removal of obstructions by City:

1. When any obstruction exists in the City's right-of-way in violation of this section, the City may remove and dispose of such obstruction, provided the City has given ten (10) days' written notice of its intention to remove and dispose of the obstruction. Notice as required in this subsection shall be sufficient if mailed or delivered to the person owning or responsible for the obstruction or by affixing written notice to the obstruction itself.
2. Any obstruction within the right-of-way which the Director of Public Works deems to create immediate threat to the public health, safety or welfare may be immediately removed and disposed of by the City, without the need to give any notice to the person owning or responsible for the obstruction.
3. The property owner may file a written appeal to the removal of the obstruction, object or thing with the Director of Public Works. Upon receipt of such an appeal, the Director of Public Works shall determine if the obstruction, object or thing at issue violates any provisions of this Code section.

C. Any person who violates this Section shall be liable to the City for all actual costs and damages resulting from the obstruction, in accordance with Section 515.060.

Section 515.040. **Obstructions Prohibited.**

It shall be unlawful for any person to place an obstruction of any kind or character whatsoever upon any street, alley, sidewalk or parkway within the City.

- 2) Under the Performance Standards for the CBD-1 District, Section 405.280.B: No merchandise or equipment shall be stored or displayed outside a building, **except as allowed by written approval of the Director of Public Works and with an approved and executed encroachment agreement as specified in Section 515.030 of the City's Municipal Code.**
- 3) Under the Performance Standards for the CBD-1 District, Section 405.280.C: All products shall be sold and all services rendered inside a building, except that banks and saving-and-loan establishments may have drive-in or walk-up service. A properly zoned and licensed food or beverage service establishment may **obtain an encroachment agreement**



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as specified in Section 515.030 of the City's Municipal Code to temporarily utilize public sidewalks immediately adjacent to its establishment for outdoor dining purposes contingent upon compliance with City policy and ordinances.

- 4) Under the Performance Standards for the CBD-2 District, Section 405.300.B: Other merchandise which may be appropriately displayed or stored outside a building shall be kept off the public sidewalks and streets, except as allowed by written approval of the Director of Public Works and with an approved and executed encroachment agreement as specified in Section 515.030 of the City's Municipal Code. Said display or storage shall not reduce the capacity of a parking lot below that required by this Chapter and shall not occupy an area greater than twenty percent (20%) of the ground floor area of the building.

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: June 26, 2024
SUBJECT: Ordinance Encroachments Code Amendments

Type of Item: *Approval*

E. Action Item (ID # 4876)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 515—STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, UNDER TITLE V—BUILDING AND CONSTRUCTION; AND CHAPTER 405—ZONING REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

Attachments:

Ordinance Encroachments Code Amendments (DOCX)

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 515—STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, UNDER TITLE V—BUILDING AND CONSTRUCTION; AND CHAPTER 405—ZONING 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 within Chapter 515—Streets, Sidewalks and Other Public Places, under Title V—Building and Construction; and Chapter 405—Zoning 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 June 20, 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 July 1, 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 515.030 is hereby repealed in its entirety and replaced with the following:
“Section 515.030. Obstructions, Encroachments generally.

A. Unless otherwise permitted by law, it shall be unlawful for any person to:

1. Place, create or maintain any obstruction in or over any part of the City’s right-of-way, including, but not limited to a street, alley or sidewalk, whether improved or unimproved, except by written approval of the Director of Public Works; or
2. Place, create or maintain any object, obstruction, or thing on private property that creates a threat to public health, safety or welfare in any part of the City's right-of-way, whether improved or unimproved, except by written approval of the Director of Public Works; or
3. Plow or push snow from private property onto any public road or street within the City of Harrisonville, except those persons acting within the scope of their employment for the City or those persons having written approval from the Director of Public Works. This subsection shall be construed to apply to the commercial plowing or pushing of snow from private property onto public streets and roads. Individual citizens plowing their residences are not in violation of this provision.
4. Push, throw, blow, deposit or dump any dirt, gravel, rubbish, leaves or other debris including, but not limited to, lumber, paper, trash, concrete or metal in any street, right-of-way, gutter, storm sewer, waterway or drainage way. Erosion of soil which flows onto any street, right-of-way, gutter, storm sewer, waterway or drainage way from property before or during construction shall be considered as depositing dirt, gravel or other construction debris.
5. The Director of Public Works may recommend to the Board of Alderman, the approval of a proposed temporary or permanent encroachment from a property owner through execution of an encroachment agreement.

B. Removal of obstructions by City:

1. When any obstruction exists in the City's right-of-way in violation of this section, the City may remove and dispose of such obstruction, provided the City has given ten (10) days' written notice of its intention to remove and dispose of the obstruction. Notice as required in this subsection shall be sufficient if mailed or delivered to the person owning or responsible for the obstruction or by affixing written notice to the obstruction itself.
 2. Any obstruction within the right-of-way which the Director of Public Works deems to create immediate threat to the public health, safety or welfare may be immediately removed and disposed of by the City, without the need to give any notice to the person owning or responsible for the obstruction.
 3. The property owner may file a written appeal to the removal of the obstruction, object or thing with the Director of Public Works. Upon receipt of such an appeal, the Director of Public Works shall determine if the obstruction, object or thing at issue violates any provisions of this Code section.
- C. Any person who violates this Section shall be liable to the City for all actual costs and damages resulting from the obstruction, in accordance with Section 515.060.”

Section 2: Section 515.040 is hereby repealed in its entirety.

Section 3: Section 405.280.B is hereby amended by adding “, except as allowed by written approval of the Director of Public Works and with an approved and execute encroachment agreement as specified in Section 515.030 of the City’s Municipal Code” to the end of the sentence.

Section 4: Section 405.280.C is hereby amended to read as follows: “All products shall be sold and all services rendered inside a building, except that banks and saving-and-loan establishments may have drive-in or walk-up service. A properly zoned and licensed food or beverage service establishment may obtain an encroachment agreement as specified in Section 515.030 of the City’s Municipal Code to temporarily utilize public sidewalks immediately adjacent to its establishment for outdoor dining purposes.”

Section 5: Section 405.300.B is hereby amended to read as follows: “Other merchandise which may be appropriately displayed or stored outside a building shall be kept off the public sidewalks and streets, except as allowed by written approval of the Director of Public Works and with an approved and executed encroachment agreement as specified in Section 515.030 of the City’s Municipal Code. Said display or storage shall not reduce the capacity of a parking lot below that required by this Chapter and shall not occupy an area greater than twenty percent (20%) of the ground floor area of the building.”

Section 6: That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 1st day of July 2024. Read for the second time by title only on the 15th day of July 2024.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 15th day of July 2024.

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: June 27, 2024
SUBJECT: Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street

Type of Item: *Public Hearing*

F. Action Item (ID # 4880)

Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street

Attachments:

Vacation of 15' Alley 7-1-24 BOA (PDF)

Application (PDF)

RW Vacation Exhibit 5-24-24 (PDF)

Legal Description of easement_ (PDF)

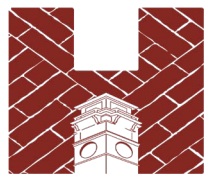
Jonise Stone E-mail (PDF)

David Coffelt E-mail (PDF)

Snips of County Mapper, Original Town, and 1912 Map (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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5.F.a

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: July 1, 2024

Re: Appl. #VAC-24-001—Vacation of a 15'-Wide Alley (Right-of-Way) located North of North Street

GENERAL INFORMATION

Applicant: John Caswell, H&J Custom Home Builders, LLC

Requested Actions: Consideration of Vacation of a 15'-Wide Alley located North of North Street

Date of Application: May 15, 2024

PROPOSAL

The Applicant is requesting the vacation of a 15'-wide alley located between Blocks 160 and 155 of the Original Town of Harrisonville Plat. Two objections have been received by Ms. Jonise Stone (Parcel: 13-21-41-000-000-060.000) and Mr. David Coffelt, representing Cass County, (Parcel: 13-21-41-201-000-044.000). Both properties are largely undevelopable as both are located within the floodplain.

Public legal notice, public hearing notice, and property adjoining/touching notices have been completed.

PREVIOUS ACTIONS

- March 1, 1880—Original Town of Harrisonville Plat was recorded with the Cass County Recorder's Office.
- 1912—The Hight & Associates Land Titles, Inc. map of the City of Harrisonville was recorded with the Cass County Recorder's Office. This map includes references to all platted properties at that time, including the Dutros Addition that is located to the north of the subject property. The properties immediately to the north of the subject property include Blocks 22 and 23 (from east to west, respectively).

KEY ISSUES

- Requested 15'-wide alley was dedicated as part of the Original Town of Harrisonville Plat.
- The alley was never constructed and has shrubs and trees growing in the rear 100+' of said alley right-of-way.
- Two objections have been received from Ms. Jonise Stone (Parcel: 13-21-41-000-000-060.000) and Mr. David Coffelt (Parcel: 13-21-41-201-000-044.000).
 - Vacating this alley right-of-way would remove their only remaining legal access for these properties.
 - Both parcels are located entirely within the floodplain and are unbuildable.

- Section 515.020.C states: “,...but if opposition shall be made by any person owning property abutting on such street, alley, commons or public square, such application shall continue on file for a further period of thirty (30) days for a hearing thereon, when, if either the objector shall consent to such vacation or if upon such hearing the Board of Aldermen deems it advisable to overrule such objection, the Board of Aldermen may grant the prayer of the petition.”

STAFF RECOMMENDATION

Staff recommends approval of the requested vacation of a 15'-wide alley located north of North Street as depicted in the attached Exhibit.

ATTACHMENTS

Application
 Exhibit of Alley to be Vacated
 Legal Description of Alley to be Vacated
 E-mail from Jonise Stone
 E-mail from David Coffelt
 Snipped Images from County Mapper, Original Town of Harrisonville Plat, and 1912 Map Zoomed-In
 Zoning Map
 Aerial Map with Floodplain



FEE: \$ 175
 REC'D BY: *[Signature]*
 (STAFF USE ONLY)

APPLICATION FOR STREET, ALLEY & EASEMENT VACATION

CASE NO.: 24-001
 BOA DATE: July 1, 2024
 BOA DATE: July 15, 2024
 (STAFF USE ONLY)

APPLICANT'S NAME(S): John Caswell PHONE: 816-898-5085
 COMPANY: H&J Custom Home Builders LLC FAX: _____
 MAILING ADDRESS: 26209 E 50 Hwy Lee's Summit Mo 64086
 EMAIL ADDRESS: HJHomebuilders@gmail.com

PROPERTY OWNER NAME(S): Susan Manda PHONE: 816-668-9158
 COMPANY: Blue Cedar Residential Group LLC FAX: _____
 MAILING ADDRESS: 100 Sky Vue Dr. Raymore Mo 64083
 EMAIL ADDRESS: smanda@bluecedarlandscape.com
 SIGNATURE OF PROPERTY OWNER AUTHORIZING APPLICATION: *Susan Manda*

dotloop verified
 05/04/24 12:07 PM CDT
 JW0F-8Q4U-NBGP-6VHO

FIRM PREPARING INFORMATION: Reece Nichols Real Estate PHONE: 816-916-0374
 CONTACT: Julie Medrano Broker/Salesperson FAX: _____
 MAILING ADDRESS: 222 SW Main St. Lee's Summit Mo 64063
 EMAIL ADDRESS: Julie.medrano@reecenichols.com

GENERAL LOCATION OF PROPERTY TO BE VACATED: North Street In Harrisonville
 Parcel Number: 13-21-41-000-000-061.000 ORIG TOWN BLK 160 and
Parcel Number: 13-21-41-201-000-046.000 ORIG TOWN BLK 155 EX E90'
 PROPERTY AREA IN ACRES AND/OR SQUARE FEET: 0.1 acres and or 4464.81sq ft
 PLAT IN WHICH PROPERTY IS LOCATED: in between plot 160 and 155
 PRESENT USE OF SURROUNDING PROPERTY: Raw undeveloped land
 FUTURE USE OF VACATED PROPERTY: Single family home

Attachment: Application (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street)

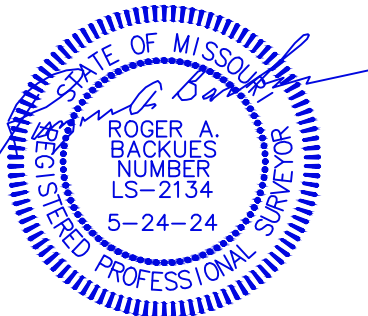
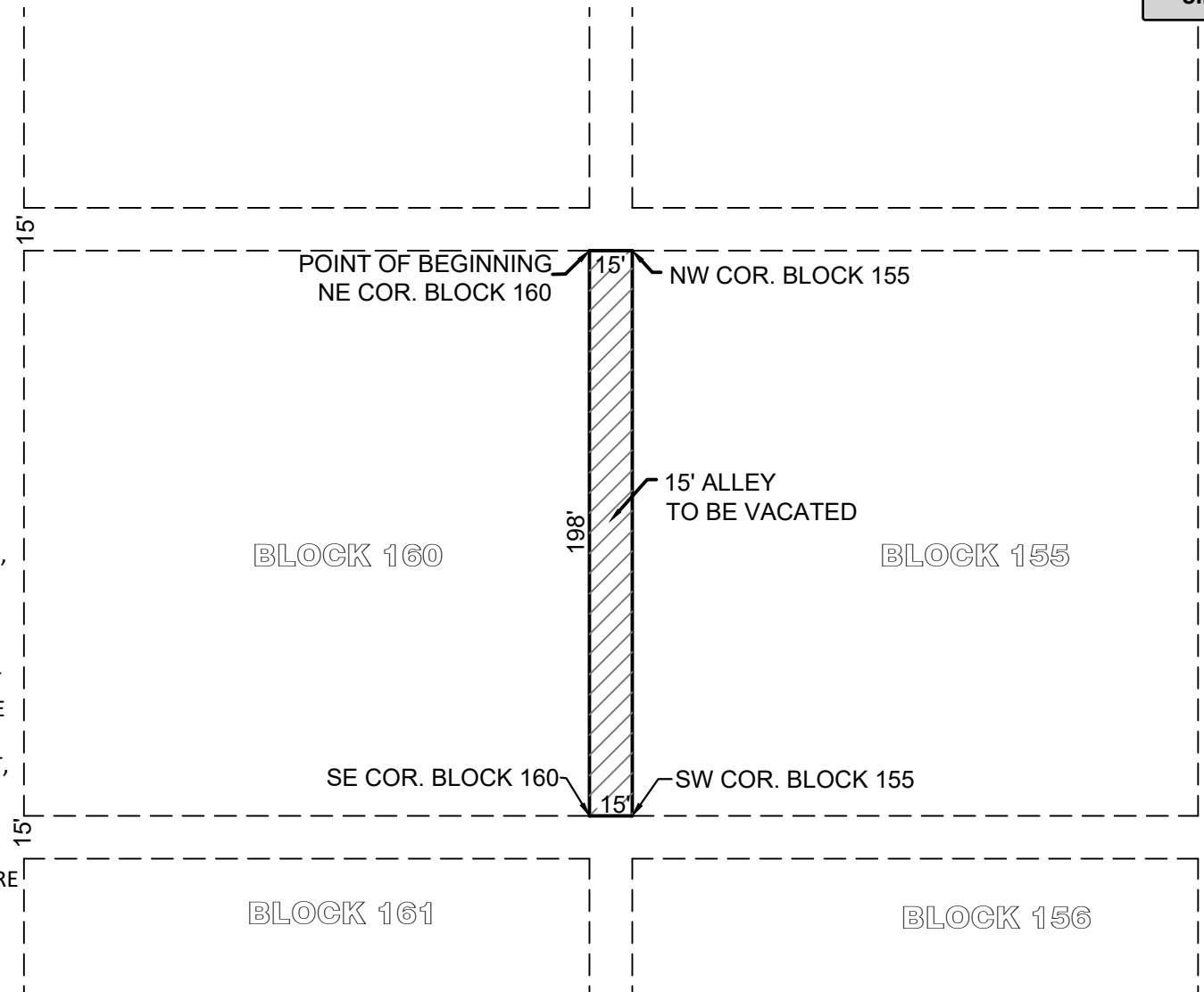


0 30 60
 Scale In Feet
 1" = 60'

DESCRIPTION:

A 15.00 FEET ALLEY BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 160; THENCE EAST, 15.00 FEET TO THE NORTHWEST CORNER OF BLOCK 155; THENCE SOUTH ALONG THE WEST LINE OF BLOCK 155, 198.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 155; THENCE WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 160; THENCE NORTH ALONG THE EAST LINE OF BLOCK 160, 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,970 SQUARE FEET, MORE OR LESS. PREPARED MAY 24, 2024 BY ROGER A. BACKUES, PLS-2134.



I HEREBY CERTIFY, THAT THIS EXHIBIT WAS
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION.

BY: ROGER A. BACKUES, PLS-2134

DATE: MAY 24, 2024

CLIENT:

BLUE CEDAR PROPERTIES, LLC
 17808 MO-58
 RAYMORE, MO. 64083

VACATE R/W EXHIBIT
 A 15' ALLEY BETWEEN BLOCKS 155 & 160
 ORIGINAL TOWN OF HARRISONVILLE
 CASS COUNTY, MISSOURI

**BOUNDARY & CONSTRUCTION
 SURVEYING, INC.**

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
 PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 24-218

Packet Pg. 55

DESCRIPTION:

A 15.00 FEET ALLEY BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILE, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 160; THENCE EAST, 15.00 FEET TO THE NORTHWEST CORNER OF BLOCK 155; THENCE SOUTH ALONG THE WEST LINE OF BLOCK 155, 198.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 155; THENCE WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 160; THENCE NORTH ALONG THE EAST LINE OF BLOCK 160, 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,970 SQUARE FEET, MORE OR LESS. PREPARED MAY 24, 2024 BY ROGER A. BACKUES, PLS-2134.

Attachment: Legal Description of easement_ (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street)

[Open Micro...365 \(Office\)](#)



From: [Jonise Stone](#)
To: [Christina Stanton](#)
Subject: Per our conversation pertaining to Parcel 0999900
Date: Wednesday, June 5, 2024 2:22:03 PM

I received a letter stating that a John Caswell is wanting to vacate an alley that is attached to my property. I am in Opposition. I do not want the alley to be vacated and I do not want to be land locked.

Who else should I talk to about this?

Parcel 0999900 DUTROS ADD LOT 4,5,& 8 BLK 23 this is the property that I own.

Jonise Stone
816-729-0264

This is an email from outside your organization.

Attachment: Jonise Stone E-mail (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street)

From: [David Coffelt](#)
To: [Christina Stanton](#)
Subject: application from John Caswell to vacate a 15-ft. alley
Date: Tuesday, June 11, 2024 9:04:46 AM

Christina,

We visited by telephone yesterday in regard to the proposed vacation of the alley between Blocks 160 and 155, Original Town of Harrisonville. At that time, I expressed that Cass County should have no objection to the vacation. However, I have taken some time to review the aerial map more closely. The lot currently being held by the county for non-payment of real estate taxes is Lot 3, Block 22, Dutro's Addition. It appears that the only means of access to that lot is by virtue of that unimproved alley. Although I have not spoken with the County Commission on this issue, it would have to be my recommendation to them that they oppose the vacation.

David E Coffelt

Coffelt Land Title, Inc.
P.O. Box 208
Harrisonville, MO 64701
www.coffeltlandtitle.com

816.581.2228

--WARNING: FRAUDULENT FUNDING INSTRUCTIONS—

Emailing hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contract information found from an independent source, such as the sales contract or internet, to verify any funding instructions received.

We are not responsible for any wires sent by you to an incorrect bank account

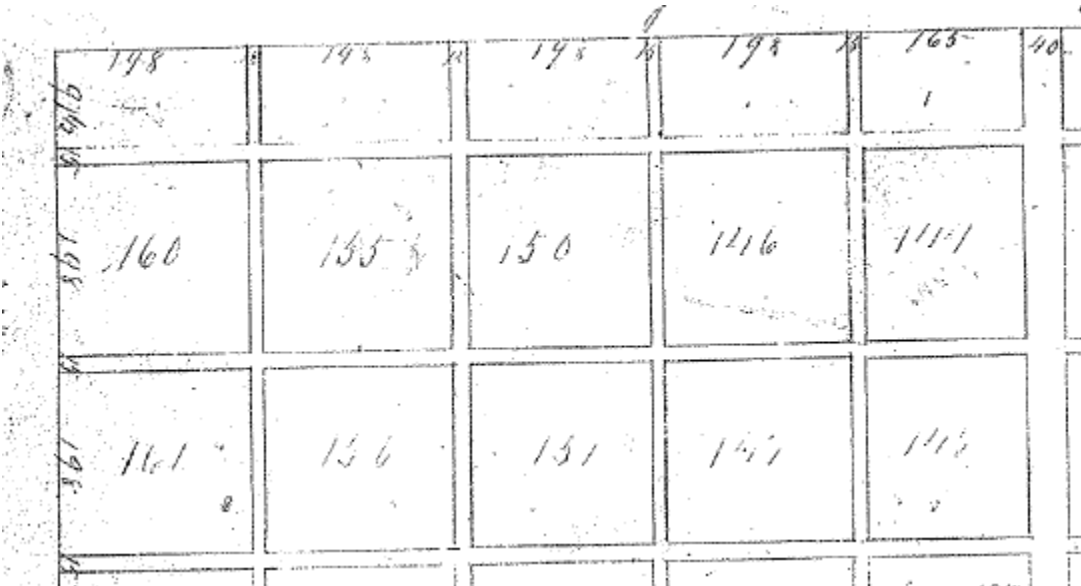
This is an email from outside your organization.

Attachment: David Coffelt E-mail (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street)

Snip of County Mapper:

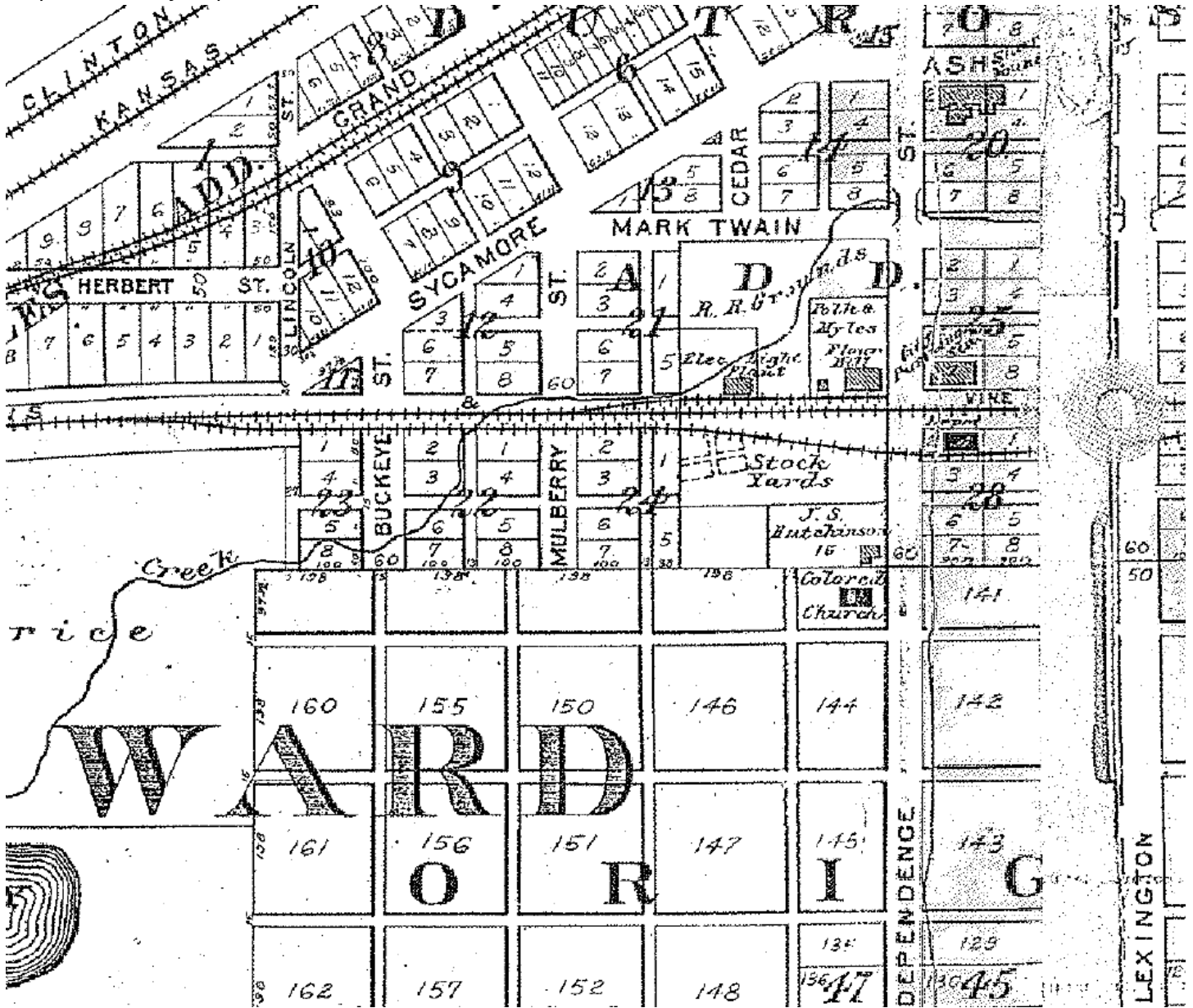


Snip of Original Town of Harrisonville Zoomed to Area:



Attachment: Snips of County Mapper, Original Town, and 1912 Map (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North

Snip of 1912 City Map Zoomed to Area:



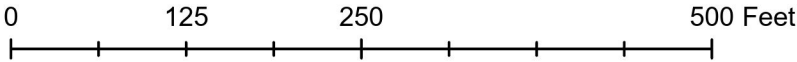
Attachment: Snips of County Mapper, Original Town, and 1912 Map (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North

Zoning Map

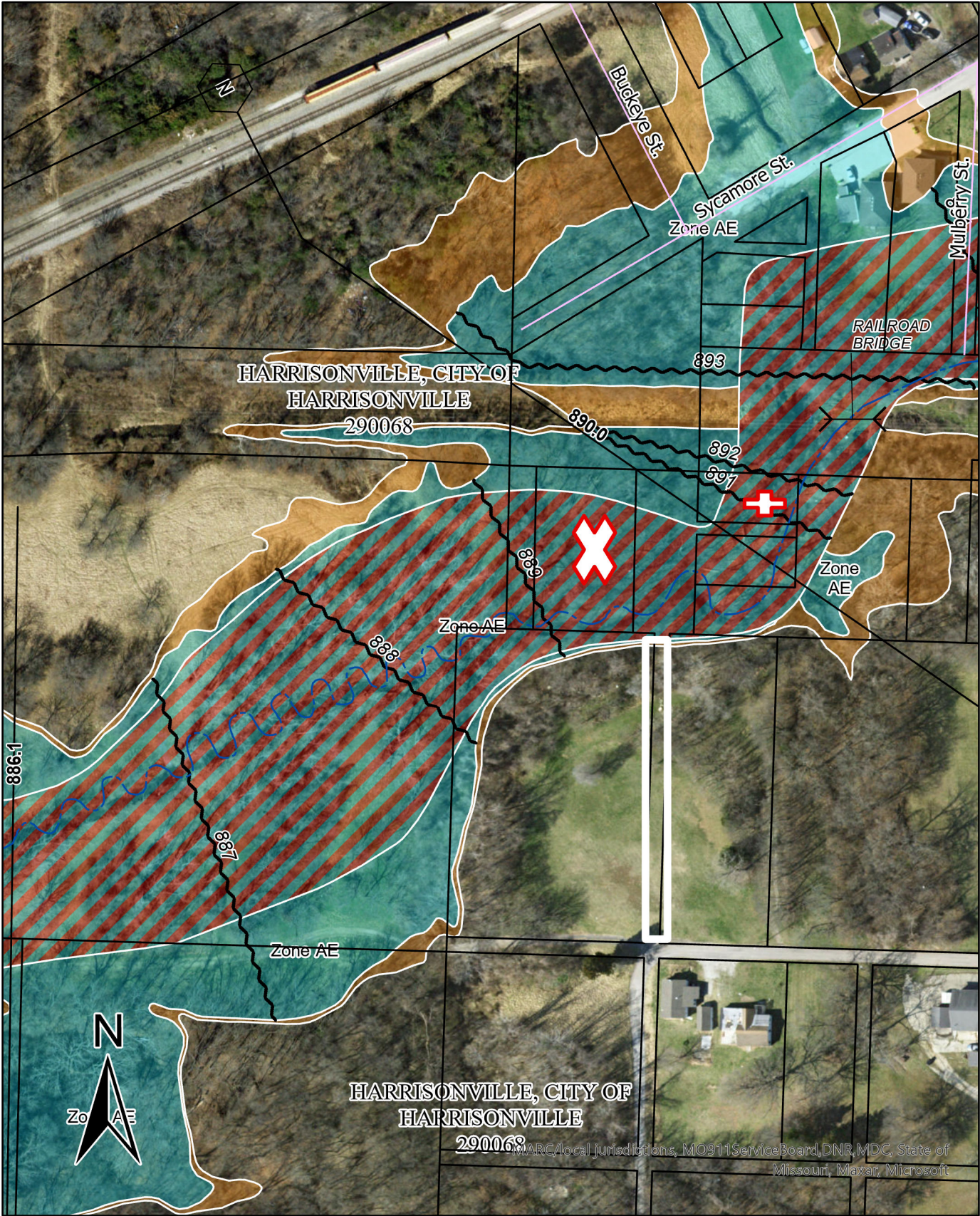


Attachment: Zoning Map (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street)

MARC/local jurisdictions, MO911ServiceBoard,DNR,MDC, State of Missouri, Maxar, Microsoft



Aerial Map



Attachment: Aerial Map (Appl. #VAC-24-001--Vacation of a 15'-Wide Alley located north of North Street)