



**AGENDA  
CITY OF HARRISONVILLE  
BOARD OF BUILDING AND ENGINEERING APPEALS  
REGULAR MEETING  
CITY HALL  
MAY 18, 2021  
6:00 PM**

- 1. Call to Order**
  - 1. Roll Call**
- 2. Approval of Minutes**
  - 1. Board of Building and Engineering Appeals - Regular Meeting - Aug 26, 2020 5:30 PM**
- 3. Agenda Items**
  - 1. STAFF REPORT FOR 301 A W CHESTNUT**
  - 2. PUBLIC HEARING FOR 301 A W CHESTNUT**
- 4. Discussion Items**
- 5. Adjourn**

**Posted this 30th day of April, 2021**

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**Daniel Barnett, Deputy City Clerk**



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**BOARD OF BUILDING AND ENGINEERING APPEALS**  
**REGULAR MEETING**  
**CITY HALL**  
**AUGUST 26, 2020**  
**5:30 PM**

**1. Call to Order**

The meeting was called to order at 5:40 PM by Chair Mike Cox

Attendee Name	Organization	Title	Status	Arrived
Mike Cox	Harrisonville	Chair	Present	
Tony Meister	Harrisonville		Present	
Jeff Cryderman	Harrisonville		Absent	
Vince Farr	Harrisonville		Absent	
Kevin Stucker	Harrisonville		Absent	
John Foster	Harrisonville		Present	
Bryan Wooten	Harrisonville		Absent	

*Also in attendance were Richard Kovarik, property owner; Chris Arthur, Building Official; Katie Phelps, Code Enforcement; Judy Bowman, Mayor; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**1. Board of Building and Engineering Appeals - Regular Meeting - Jun 17, 2013  
12:00 AM**

*With no additions or corrections, the minutes from the June 17, 2013 were approved.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Foster
<b>SECONDER:</b>	Tony Meister
<b>AYES:</b>	Mike Cox, Tony Meister, John Foster
<b>ABSENT:</b>	Jeff Cryderman, Vince Farr, Kevin Stucker, Bryan Wooten

**3. Agenda Items**

**A. 301 E Washington STAFF REPORT**

*Chris Arthur presented his Staff Report for 301 E Washington. Staff recommends the Board of Building and Engineering Appeals, if the evidence supports such findings, to issue a finding that the building and structure is a nuisance and detrimental to the health, safety and welfare of the residents of the City of Harrisonville.*

*Tony Meister made a motion to agree and concur with the findings of City Staff. John Foster seconded the motion. The motion passed unanimously.*

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Tony Meister
<b>SECONDER:</b>	John Foster
<b>AYES:</b>	Mike Cox, Tony Meister, John Foster
<b>ABSENT:</b>	Jeff Cryderman, Vince Farr, Kevin Stucker, Bryan Wooten

**B. PUBLIC HEARING FOR 301 E Washington**

*There were no comments from the public.*

**C. 104 W Pearl Street STAFF REPORT**

*Chris Arthur presented his Staff Report for 104 E Pearl. Staff recommends the Board of Building and Engineering Appeals, if the evidence supports such findings, to issue a finding that the building and structure is a nuisance and detrimental to the health, safety and welfare of the residents of the City of Harrisonville.*

*John Foster made a motion to agree and concur with the findings of City Staff. Tony Meister seconded the motion. The motion passed unanimously.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Foster
<b>SECONDER:</b>	Tony Meister
<b>AYES:</b>	Mike Cox, Tony Meister, John Foster
<b>ABSENT:</b>	Jeff Cryderman, Vince Farr, Kevin Stucker, Bryan Wooten

**D. PUBLIC HEARING FOR 104 W Pearl St.**

*There were no comments from the public.*

**E. 1601 Newcastle STAFF REPORT**

*Chris Arthur presented his Staff Report for 1601 Newcastle. Staff recommends the Board of Building and Engineering Appeals, if the evidence supports such findings, to issue a finding that the building and structure is a nuisance and detrimental to the health, safety and welfare of the residents of the City of Harrisonville.*

*Tony Meister mad a motion to agree and concur with the findings of City Staff. John Foster seconded the motion. The motion passed unanimously.*

*Property owner is going to pull a Demo permit with the Building Department.*

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Tony Meister
<b>SECONDER:</b>	John Foster
<b>AYES:</b>	Mike Cox, Tony Meister, John Foster
<b>ABSENT:</b>	Jeff Cryderman, Vince Farr, Kevin Stucker, Bryan Wooten

**F. PUBLIC HEARING FOR 1601 Newcastle Circle**

*Richard Kovarik discussed his intentions of demolishing this structure.*

**G. 5 Newcastle STAFF REPORT**

*Property owner has pulled a Residential Alteration permit.*

<b>RESULT:</b>	<b>WITHDRAWN</b>
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**H. PUBLIC HEARING FOR 5 Newcastle Circle**

*Richard Kovarik will be renovating this property. He has pulled a permit with the Building Department for this work.*

**4. Discussion Items**

The Board discussed some other properties that will be put on an Agenda in the future.

**5. Adjourn**

With nothing further to come before the Board, Tony Meister made a motion to adjourn. John Foster seconded. The meeting was adjourned at 6:41 PM.

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Jamie Martin, Recording Secretary



**TO:** Board of Building and Engineering Appeals  
**FROM:** Jamie Martin, Assistant  
**DATE:** April 28, 2021  
**SUBJECT:** STAFF REPORT 301 A W CHESTNUT

**Type of Item:** *Approval*

**1. Action Item (ID # 3867)**

STAFF REPORT 301 A W CHESTNUT

Attachments:

Staff Report 301 A W Chestnut BBEA (1) (DOC)  
301 A (PDF)



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

**To:** Board of Building and Engineering Appeals (BBEA)  
**From:** Katie Phelps, Building Inspector/ Code Enforcement  
**Date:** May 18, 2021  
**Re:** 301 A West Chestnut St., Dangerous Building Hearing

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#### GENERAL INFORMATION

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**Applicant:** N/A  
**Requested Actions:** Confirmation of Finding and Order.  
**Date of Application:** N/A

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#### PROPOSAL

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**Request for Confirmation of Finding and Order for Nuisance and Dangerous building at 301 A West Chestnut St.**

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#### PREVIOUS ACTIONS

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**November 6, 2020 - Notice to Abate Nuisance of Dangerous building. First Class Mail and posted. First Class Mail returned as Not deliverable and unable to forward, by USPS. No response.**  
**December 7, 2020 – Notice to Abate Nuisance of Dangerous building. Certified Mail, First Class Mail, and posted. Certified Mail returned as Not deliverable and unable to forward, by USPS.. No response.**  
**January 21, 2021 – Citation issued. Certified Mail, First Class Mail, and posted.**  
**February 17, 2021 – First Appearance in Court. No Show.**  
**April 20, 2021 - Notice of BBEA hearing. Certified Mail, First Class Mail and posted. No response.**  
**April 30, 2021 – Legal notice of BBEA hearing published.**

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#### KEY ISSUES

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**BACKGROUND:** The structure and property at 301 A W. Chestnut is, in the Codes Department's opinion, in serious disrepair and constitutes a public nuisance and a dangerous building and property. The structure has been vacant and deteriorating for many years. The structure has previously been issued a violation notice and a citation to appear in municipal court. Specific violations are: Dangerous Building, Nuisance, including Attractive Nuisance, Property Maintenance, and Fire Code. The structure is uninhabitable, the property does not have utility services, and all correspondence with the listed deed holders comes back undeliverable. The structure has been posted and legal notices have been published as required. Please see the attached.

Attachment: Staff Report 301 A W Chestnut BBEA (1) (STAFF REPORT 301 A W CHESTNUT)

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**STAFF COMMENTS AND SUGGESTIONS**

**SUBJECT:** Hearing provided for by Article Section 510.080 of the City of Harrisonville Municipal Code., if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Board of Building and Engineering shall issue an order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to the health, safety and welfare of the residents of the City and ordering the building or structure to be demolished and removed or repaired. If the evidence does not support a finding that the building or structure is a nuisance or detrimental to the health, safety, and welfare of the residents of the City, no order shall be issued.

Staff has done everything possible to try to work with deed holders to abate the structure and has previously had to abate the grounds and board the structure under attractive nuisance abatement. Staff views the property as abandoned and needing demolition. The structure is still an attractive nuisance; a dangerous property due to overgrowth, dilapidated fencing, and no utilities, all contributing to an unlit blighted area attractive to nefarious persons and activities. The trailer is unfit for human habitation due to no sanitation or mechanical facilities; a fire code issue due to the trailer being composed of combustible materials. Municipal code 510.010 #1 through #10. Municipal code 220.020, 500.320, 500.330 and adopted IFC 311.1.1.

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**STAFF RECOMMENDATION**

**STAFF RECOMMENDATION:** Staff recommends the Board of Building and Engineering Appeals, to confirm a finding that the building and structure is a nuisance and detrimental to the health, safety, and welfare of the residents of the City of Harrisonville.

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**ATTACHMENTS**

Please see full attached report of all code case documents.

**STAFF CONTACT:** Katie Phelps, Building Inspector/Code Enforcement.



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

April 20, 2021

To: [valerier@southcasstribune.com](mailto:valerier@southcasstribune.com)

From: Katie Phelps, CE/Building Inspector, [kphelps@harrisonville.com](mailto:kphelps@harrisonville.com) , (816) 380-8921  
Chris Arthur, Building Official, [carthur@harrisonville.com](mailto:carthur@harrisonville.com), (816) 380-8912  
Jamie Martin, Administrative Assistant, [jmartin@harrisonville.com](mailto:jmartin@harrisonville.com), (816) 380-8958  
Daniel Barnett, City Clerk, [dbarnett@harrisonville.com](mailto:dbarnett@harrisonville.com) , (816) 380-8916

Re: Legal Notice – 301 W. Chestnut A DB

Please publish this legal notice one time in the Friday, April 30<sup>th</sup>, 2021 South Cass Tribune and:

1. Please send a pre-publication proof to Chris Arthur for approval and include verification of cost, and
2. Please put #620778 / Community Development Account on the invoice and send it with a proof of publication to Jamie Martin after publication.

Katie Phelps  
Code Enforcement /Building Inspector

Attachment: 301 A (STAFF REPORT 301 A W CHESTNUT)

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**LEGAL NOTICE****BOARD OF BUILDING AND ENGINEERING APPEALS HEARING****MAY 18, 2021 AT 6:00 P.M. IN THE CONFERENCE ROOM AT CITY HALL****CITY OF HARRISONVILLE, 300 EAST PEARL ST. HARRISONVILLE, MISSOURI 64701****PROPERTY MAINTENANCE AND DANGEROUS STRUCTURES, CODE CASE NUMBER PM20-0035  
AND VAB-20-0037****TO:****ROGER GIDDENS  
TINA VANDERBURG  
225 6<sup>TH</sup> AVE SE  
APT 3  
ALBANY, OR 97321****THE PROPERTY AT:  
301 W CHESTNUT A  
HARRISONVILLE, MO. 64701  
PARCEL# 132141204000044000****YOU HAVE BEEN SERVED A DECLARATION OF NUISANCE, DANGEROUS BUILDING, AND  
NOTICE TO REPAIR OR DEMOLISH THE PROPERTY AT 301 W CHESTNUT ST. A,  
HARRISONVILLE, MO. 64701. AS OF APRIL 20, 2021, A PERMIT FOR REPAIR OR DEMOLITION  
HAS NOT BEEN ISSUED AND NO WORK HAS COMMENCED.****PURSUANT TO SECTION 510.070 OF THE CITY OF HARRISONVILLE CODE OF ORDINANCES,  
YOU ARE HEREBY GIVEN NOTICE OF A HEARING FOR ABATEMENT OF THE NUISANCE AND  
DANGEROUS BUILDING BEFORE THE BOARD OF BUILDING AND ENGINEERING APPEALS TO  
BE HELD ON MAY 18<sup>TH</sup>, 2021 AT 6:00 p.m. YOU ARE ADVISED THAT ANY PERSON HAVING  
RECORD TITLE OR LEGAL INTEREST IN THIS STRUCTURE MAY APPEAR AT THE HEARING,  
MAY BE REPRESENTED BY COUNSEL, AND SHALL HAVE AN OPPORTUNITY TO BE HEARD.  
FAILURE TO APPEAR WILL CONSTITUTE A WAIVER TO ALL RIGHTS TO AN ADMINISTRATIVE  
HEARING AND DETERMINATION OF THIS MATTER.**

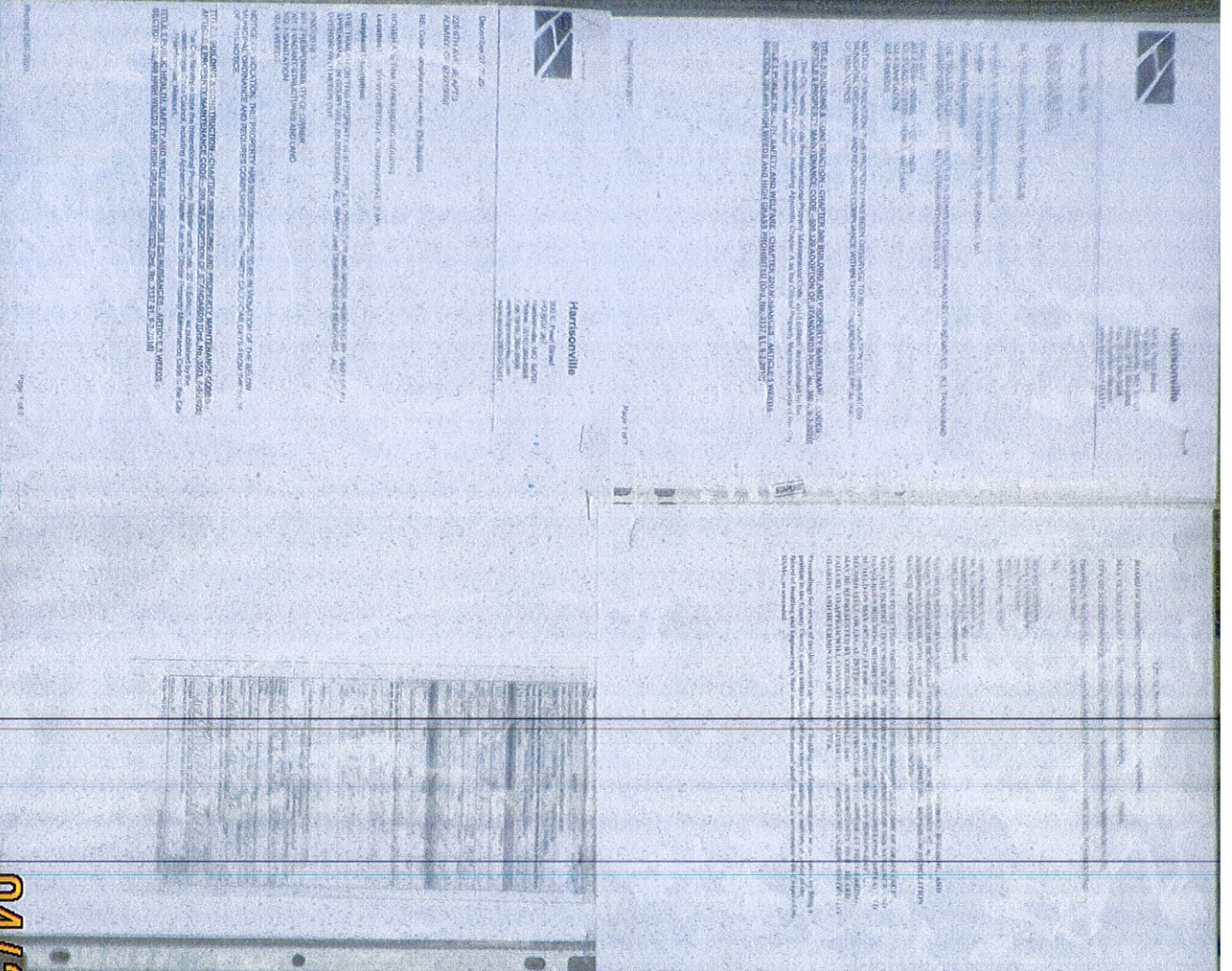
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**Proceedings for review of the decision of the Board of Building and Engineering may be instituted by filing a  
petition in the County Circuit Court within thirty (30) days after the mailing or delivery of notice of the  
Board of Building and Engineering's final decision. Said appeal shall be filed in accordance with Chapter 536,  
RSMo., as amended.**

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Attachment: 301 A (STAFF REPORT 301 A W CHESTNUT)



301 W. Chestnut A

04/22/2021 14:12

03/16/2021 10:01

301 W. Chestnut  
A

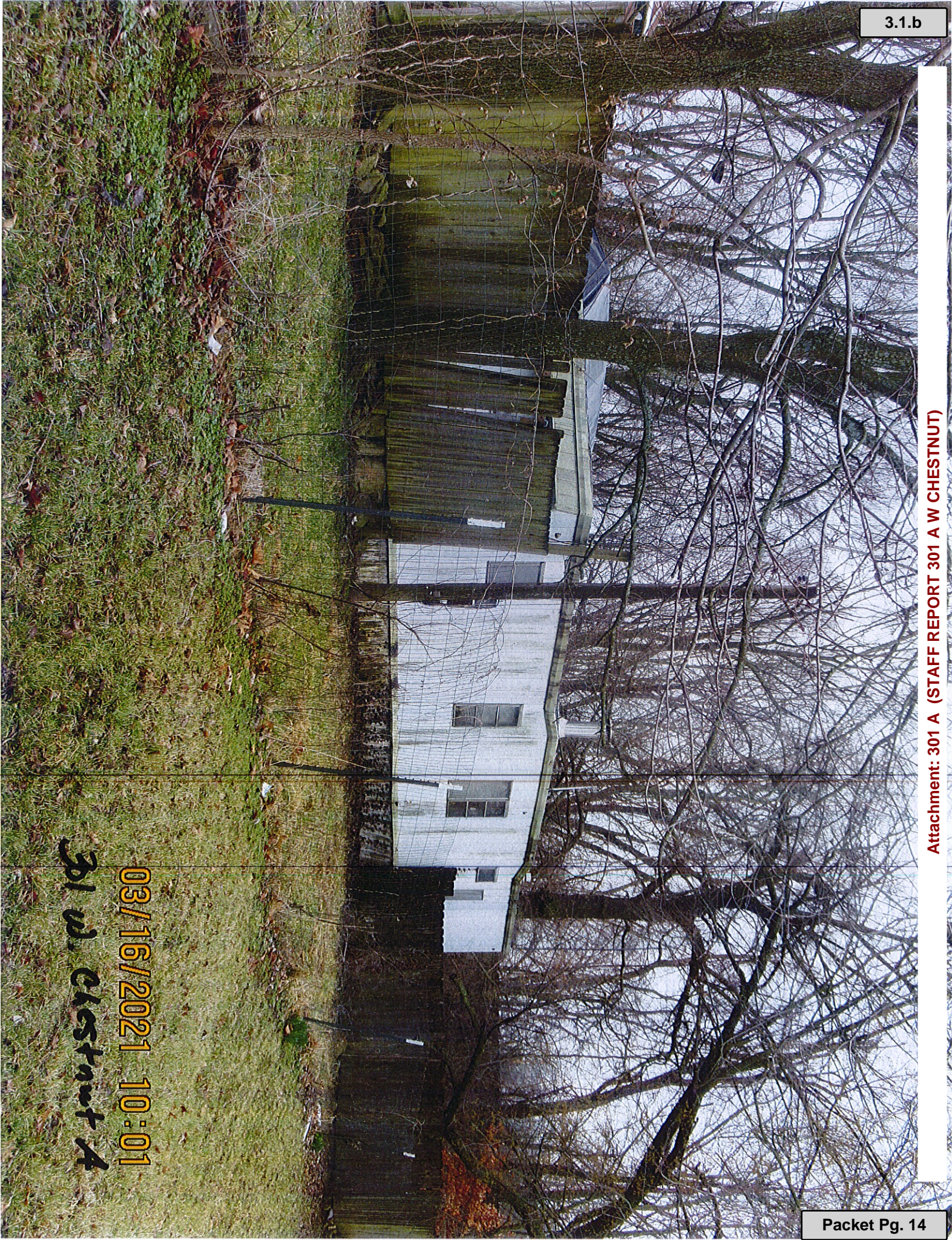
*301 W Chestnut  
A.*

03/16/2021 10:01



03/16/2021 10:01

301 W Chestnut A



## Harrisonville

300 E. Pearl Street  
 PO BOX 367  
 Harrisonville, MO 64701  
 Phone: (816) 380-8958  
 Fax: (816) 380-8906  
 www.harrisonville.com  
 www.ecode360/HA3317

December 07, 2020

225 6TH AVE SE APT 3  
 ALBANY, OR 973210000

RE: Code Compliance Case No. PM-20-0035

ROGER A % TINA VANDERBURG GIDDENS

**Location :** 301 W CHESTNUT A , HARRISONVILLE MO

**Complaint Description:**

THE TRAILER ON THIS PROPERTY IS IN COMPLETE DISREPAIR AND NEEDS REMOVED BY 1/8/21 OR AN APPEARANCE IN COURT WILL BE REQUIRED. ALL TRASH AND DEBRIS NEEDS REMOVED. ALL OVERGROWTH NEEDS CUT.

IPMC 2018  
 301.2 RESPONSIBILITY OF OWNER  
 301.3 VACANT STRUCTURES AND LAND  
 302.1 SANITATION  
 302.4 WEEDS

NOTICE OF VIOLATION. THIS PROPERTY HAS BEEN OBSERVED TO BE IN VIOLATION OF THE BELOW MUNICIPAL ORDINANCE AND REQUIRES COMPLIANCE WITHIN THIRTY CALENDAR DAYS FROM THE DATE OF THIS NOTICE.

**TITLE 5 BUILDING & CONSTRUCTION - CHAPTER 500 BUILDING AND PROPERTY MAINTENANCE CODES - ARTICLE 8 PROPERTY MAINTENANCE CODE - 500.320 ADOPTION OF STANDARDS [Ord. No. 3503, 8-3-2020]**

The City hereby adopts the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, including Appendix Chapter A as the Official Property Maintenance Code of the City of Harrisonville, Missouri.

**TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 5 WEEDS - SECTION 220.400 HIGH WEEDS AND HIGH GRASS PROHIBITED [Ord. No. 3137 §1, 8-2-2010]**

Attachment: 301 A (STAFF REPORT 301 A W CHESTNUT)

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Any owner, lessee or occupant or any agent, servant, representative or employee of any such owner, lessee or occupant having control of any lot of ground or any part of any lot who shall allow or maintain on any such lot any growth of weeds or grass to a height of twelve (12) inches or more shall be deemed guilty of a misdemeanor. Whenever private property abuts a public right-of-way or easement belonging to the City of Harrisonville or any public entity, except for rights-of-way sloped more than 3:1 (18 degrees), and there exists in such right-of-way or easement a tree lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree lawn or grassy area shall be considered, for purposes of this Section requiring cutting of grass and weeds, to be a part of the private lot which abuts the right-of-way or easement and it shall be the duty of those responsible under this Section for the maintenance of the private lot to equally maintain the tree lawn or grassy area within the abutting right-of-way or easement and all of the provisions of this Section shall apply with equal force and effect to said tree lawn or grassy area. The violation of this provision shall be punished by a fine not exceeding five hundred dollars (\$500.00) or such imprisonment not exceeding ten (10) days, or by both such fine and imprisonment. Each day any violation of this provision shall continue shall constitute a separate punishable offense.

**TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE, CHAPTER 240 GARBAGE AND REFUSE, ARTICLE 2 COLLECTION REGULATIONS, SECTION 240.040 ACCUMULATION OF REFUSE ON PREMISES [CC 1977 §14-17; Ord. No. 666 §4, 1-19-1966]**

It shall be unlawful for any household or business establishment to permit the accumulation of refuse upon his/her premises in such a manner as to create a public nuisance or so as to create any unsanitary or unsightly condition.

**TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 1 GENERALLY - SECTION 220.020 ENUMERATION [CC 1977 §16-18; Rev. Ords. 1939 Ch. 17 Art. 1 §§21, 45 Art. 3 §§1 — 3; Ord. No. 2284 §1, 8-26-1996; Ord. No. 2512 §1, 6-22-1998; Ord. No. 2907 §§1 — 2, 3-7-2005; Ord. No. 2914 §1, 4-18-2005; Ord. No. 3072 §1, 2-2-2009]**

A. The following are hereby declared, defined and deemed to be nuisances for the purposes of this Article; provided however, that the following shall not be deemed to be exclusive:

1. All substances which emit or cause foul, obnoxious, unhealthy or disagreeable odor or effluvia in the neighborhood where they exist.
2. All carcasses of animals remaining exposed for twelve (12) hours after death.
3. Any growth of weeds, grasses or bushes to a greater height than twelve (12) inches; provided that this shall not apply to planted and cultivated flowers, shrubbery or other landscaping.  
 Exception: In agricultural zoned properties, or properties used for agricultural, there shall be no weeds, grasses or bushes over twelve (12) inches in height a minimum distance of twenty (20) feet from any adjoining property line, street or alley.
4. All slop, foul or dirty water, filth, refuse or offal discharged in or upon any street, avenue, sidewalk, alley, park, public square or public enclosure or allowed to accumulate there or in a pond or pool.
5. All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, inconvenience, danger, detriment or annoyance of the public health, safety or welfare.
6. The keeping or allowing to remain on any premises any trees, shrubs or other vegetation infected with fungus or other diseases that will or might spread to other non-infected trees, shrubs or other vegetation.
7. Any silt caused by water flows which is deposited on downstream property thereby covering or obstructing land, including land normally covered by standing water.
8. Any writing, painting, drawing, marking, inscription, or figure of the type which a reasonable person would deem "graffiti" upon any wall, rock, bridge, building, fence, gate, other structure, tree or other real or personal property, either publicly or privately owned within the City.

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### SECTION 100.200 GENERAL PENALTY - CONTINUING VIOLATIONS

**A.**

Whenever in this Code or in any ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine of not exceeding five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

**B.**

Each day any violation of any provision of this Code or of any such ordinance shall continue shall constitute a separate offense.

**C.**

In addition to the penalty set out in Subsection (A), any condition caused or permitted to exist in violation of any of the provisions of this Code or any such ordinance shall be deemed a public nuisance and may be, by the City, abated as provided by law and each day that such condition continues shall be regarded as a new and separate offense.

PROPERTY OWNERS HAVE THE RIGHT TO A HEARING AFTER 10 DAYS' NOTICE THEREOF. IF NO REPRESENTATIVE IS PRESENT AT THE LISTED HEARING DATE, AND THE VIOLATIONS ARE NOT BROUGHT INTO COMPLIANCE, THE CITY CAN ABATE THE VIOLATION OR REQUIRE AN APPEARANCE IN COURT. IF A SECOND VIOLATION OCCURS WITHIN ONE CALENDAR YEAR, NO HEARING WILL BE SCHEDULED.

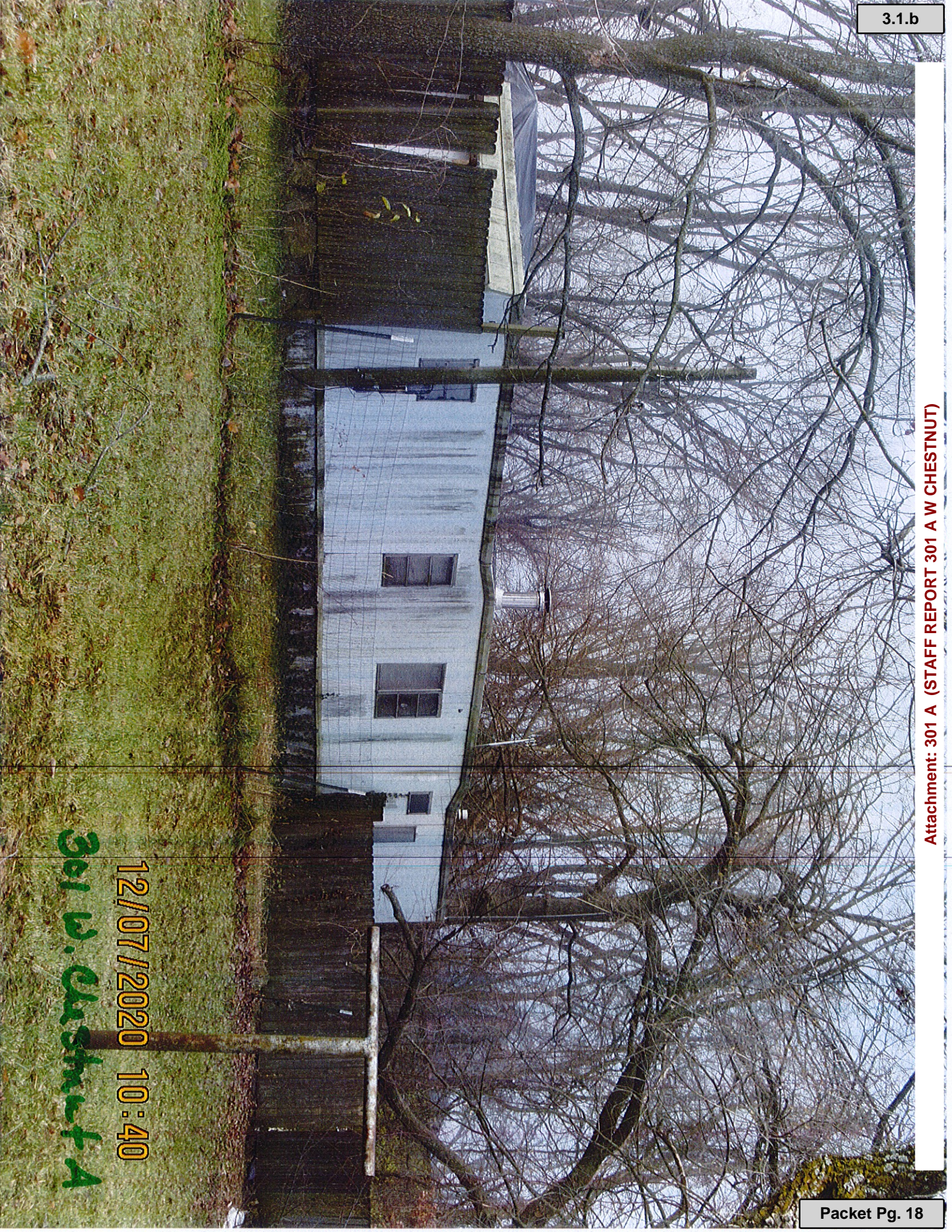
THE HEARING DATE FOR THIS VIOLATION IS N/A AT 9:00 AM

City of Harrisonville Municipal Ordinance may be viewed at [www.harrisonville.com](http://www.harrisonville.com) or [www.ecode360.com/HA3317](http://www.ecode360.com/HA3317)

Thank you for your cooperation in resolving this matter.

Regards,  
 Katie Phelps  
 Code Enforcement Officer and Building Inspector  
 816-380-8921

Attachment: 301 A (STAFF REPORT 301 A W CHESTNUT)



Attachment: 301 A (STAFF REPORT 301 A W CHESTNUT)

301 W Chestnut A

12/07/2020 10:40



Attachment: 301 A (STAFF REPORT 301 A W CHESTNUT)

12/07/2020 10:40

301A: Chestnut A



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November 06, 2020

225 6TH AVE SE APT3  
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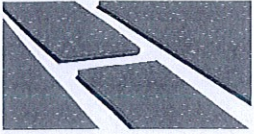
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 Exception: In agricultural zoned properties, or properties used for agricultural, there shall be no weeds, grasses or bushes over twelve (12) inches in height a minimum distance of twenty (20) feet from any adjoining property line, street or alley.
4. All slop, foul or dirty water, filth, refuse or offal discharged in or upon any street, avenue, sidewalk, alley, park, public square or public enclosure or allowed to accumulate there or in a pond or pool.
5. All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, inconvenience, danger, detriment or annoyance of the public health, safety or welfare.
6. The keeping or allowing to remain on any premises any trees, shrubs or other vegetation infected with fungus or other diseases that will or might spread to other non-infected trees, shrubs or other vegetation.
7. Any silt caused by water flows which is deposited on downstream property thereby covering or obstructing land, including land normally covered by standing water.
8. Any writing, painting, drawing, marking, inscription, or figure of the type which a reasonable person would deem "graffiti" upon any wall, rock, bridge, building, fence, gate, other structure, tree or other real or personal property, either publicly or privately owned within the City.



## Harrisonville

300 E. Pearl Street  
 PO BOX 367  
 Harrisonville, MO 64701  
 Phone: (816) 380-8958  
 Fax: (816) 380-8906  
[www.harrisonville.com](http://www.harrisonville.com)  
[www.ecode360/HA3317](http://www.ecode360/HA3317)

### SECTION 100.200 GENERAL PENALTY - CONTINUING VIOLATIONS

**A.**  
 Whenever in this Code or in any ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine of not exceeding five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

**B.**  
 Each day any violation of any provision of this Code or of any such ordinance shall continue shall constitute a separate offense.

**C.**  
 In addition to the penalty set out in Subsection (A), any condition caused or permitted to exist in violation of any of the provisions of this Code or any such ordinance shall be deemed a public nuisance and may be, by the City, abated as provided by law and each day that such condition continues shall be regarded as a new and separate offense.

PROPERTY OWNERS HAVE THE RIGHT TO A HEARING AFTER 10 DAYS' NOTICE THEREOF. IF NO REPRESENTATIVE IS PRESENT AT THE LISTED HEARING DATE, AND THE VIOLATIONS ARE NOT BROUGHT INTO COMPLIANCE, THE CITY CAN ABATE THE VIOLATION OR REQUIRE AN APPEARANCE IN COURT. IF A SECOND VIOLATION OCCURS WITHIN ONE CALENDAR YEAR, NO HEARING WILL BE SCHEDULED.

THE HEARING DATE FOR THIS VIOLATION IS 11/23/20 AT 9:00 AM

City of Harrisonville Municipal Ordinance may be viewed at [www.harrisonville.com](http://www.harrisonville.com) or [www.ecode360.com/HA3317](http://www.ecode360.com/HA3317)

Thank you for your cooperation in resolving this matter.

Regards,  
 Katie Phelps  
 Code Enforcement Officer and Building Inspector  
 816-380-8921



**TO:** Board of Building and Engineering Appeals  
**FROM:** Jamie Martin, Assistant  
**DATE:** April 28, 2021  
**SUBJECT:** PUBLIC HEARING 301 A W CHESTNUT

**Type of Item:** *Public Hearing*

2. **Action Item (ID # 3866)**  
PUBLIC HEARING 301 A W CHESTNUT