



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

**AGENDA**  
**CITY OF HARRISONVILLE**  
**BOARD OF BUILDING AND ENGINEERING APPEALS**  
**REGULAR MEETING**  
**CITY HALL**  
**MARCH 27, 2023**  
**6:00 PM**

- 1. Call to Order**
  - 1. Roll Call**
- 2. Approval of Minutes**
  - 1. Board of Building and Engineering Appeals - Regular Meeting - Oct 18, 2022  
6:00 PM**
- 3. Agenda Items**
  - 1. 1800 E. Mechanic St. - Staff Report**
  - 2. 1800 E. Mechanic St. - Public Hearing**
- 4. Discussion Items**
- 5. Adjourn**

**Posted on City Hall Bulletin Board this 28th day of February, 2023.**

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**Daniel Barnett, City Clerk**



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**BOARD OF BUILDING AND ENGINEERING APPEALS**  
**REGULAR MEETING**  
**CITY HALL**  
**OCTOBER 18, 2022**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:00 PM by Tony Meister

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

*Also in attendance were Wanda and Thomas McIntyre, property owner; Mayor Bowman; Katie Phelps, Code Enforcement Officer; Chris Arthur, Building Official; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**A. Board of Building and Engineering Appeals - Regular Meeting - May 24, 2022 6:00 PM**

*With no additions or corrections, the minutes from the May 24, 2022, meeting were unanimously accepted.*

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

**3. Agenda Items**

**A. Recap of Previous Findings**

*Katie Phelps gave the Board a recap of structures from previous meetings. She said 1000 S. Independence has been demolished and created a nice lot for someone to build*

on. 103 S. Commercial has been demolished, and 301 E. Chestnut is in the process of being demolished. 204 N. Independence has not changed much since the previous meeting.

**B. 903 E. Pearl Street - Staff Report**

Katie Phelps presented the Staff Report for 903 E Pearl Street. She went through the multiple actions taken on the property. Ms. Phelps said that the structure is in serious disrepair and constitutes a public nuisance and a dangerous building. The structure has previously been issued a Dangerous Building Order and has been listed Vacant, Abandoned, and Blighted since September 9, 2020. She said that the property has not been lived in full time for 10 years. There has not been water for six years. Chris Arthur told the Board that in March of 2021, an electrician was hired to fix the overhead secondary line and establish a new disconnect. This was allowed so that the homeowner could get in the property and try to get it in order. He said when he went through to it then, that it was full of "stuff" and in a state of disrepair with high fire hazard potential.

Tony Meister asked Mr. Arthur what he meant by "stuff"? Mr. Arthur said that when he said "stuff" he is looking at the fuel load and it was very high. Ms. Phelps stated that the city does not want to tear this house down, but some progress needs to happen on repairing the structure. She also said that she has phone calls regarding this property at least once a month.

**C. 903 E. Pearl Street - Public Hearing**

The Public Hearing was opened at 6:28 PM.

Wanda McIntyre and her son, Thomas, spoke to the Board. Thomas said that the property is not abandoned and that he is there a couple of times a week. Ms. McIntyre said that she has not been able to get a contractor to come out. She said that she splits her time between Harrisonville and Benton County.

Bryan Wooten asked if she knew how much it would cost to renovate the structure. Ms. McIntyre said that it would take 10's of thousands of dollars. Mr. Wooten asked if it would be possible to get started on the renovations and have them done within 60 to 90 days? Ms. McIntyre said no.

Jeff Cryderman asked if there were issues with the structure itself? Ms. McIntyre said that she has a contractor lined up to come out and look in at the property in December.

John Foster asked if she planned to live there again. Ms. McIntyre said yes. Mr. Foster asked why it was so to hold on to the property when there are people who have made offers to purchase it? Ms. McIntyre said that she has owned it for 38 years and raised her family there.

Mr. Cryderman asked how it became is such disrepair? Ms. McIntyre said that it had been vandals. Mr. McIntyre said that the house is now secure. Ms. McIntyre told the Board of some of the things that have been done in the yard to clean up the brush. She said she was in a wreck in January and that has put a strain on her finances.

Kevin Stucker asked if anyone had offered to purchase the property? Ms. McIntyre said yes, she has had offers but does not want to sell it. She said that she wants to restore the house and that the bank is willing to work with her.

Bryan Wooten asked if it were possible to have a plan in place within the next 30 days and to meet with Mr. Arthur with a commitment from a lender and a contractor?

Mr. Arthur stated that he would need the licensed contractor's bid on everything that needs to be done, including the scope of work and a reputable money source. Ms. McIntyre said that she hasn't been able to get a contractor to commit.

The Public Hearing was closed at 6:51 PM.

*Jeff Crydeman made a motion to agree and concur with the findings of City Staff. Kevin Stucker seconded the motion. The motion passed unanimously*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeff Crydeman
<b>SECONDER:</b>	Kevin Stucker
<b>AYES:</b>	Meister, Crydeman, Stucker, Foster, Wooten
<b>ABSENT:</b>	Mike Cox, Vince Farr

**D. 1205 South Independence - Staff Report**

*Katie Phelps presented the Staff Report for 1205 S. Independence Street. She told the Board that the property has been purchased and the new owner intends to turn it back in to a single-family home. They plan to gut it and reconfigure the structure.*

*John Foster asked if the new owner was aware of the state that the structure is in. Ms. Phelps said that Chris Arthur and herself had met with them and discussed all of the issues with them before they purchased it.*

**E. 1205 S. Independence - Public Hearing**

*There were no questions or comments from the public.*

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Foster
<b>SECONDER:</b>	Jeff Crydeman
<b>AYES:</b>	Meister, Crydeman, Stucker, Foster, Wooten
<b>ABSENT:</b>	Mike Cox, Vince Farr

**4. Discussion Items**

Mayor Bowman thanked the Board for their work in helping clean up the City.

**5. Adjourn**

With nothing further to come before the Board, John Foster made a motion to adjourn. Kevin Stucker seconded. The meeting was adjourned at 7:00 PM.

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Jamie Martin, Recording Secretary

STAFF REPORT

**TO:** Board of Building and Engineering Appeals  
**FROM:** Jamie Martin, Assistant  
**DATE:** February 27, 2023  
**SUBJECT:** 1800 E. Mechanic St. - Staff Report

**Type of Item:** *Approval*

**1. Action Item (ID # 4450)**

1800 E. Mechanic St. - Staff Report

Attachments:

STAFF REPORT (DOCX)

NOTICE (DOCX)

1st 10 (PDF)

2nd 10 (PDF)

3rd 10 (PDF)

4th 10 (PDF)

5th 10 (PDF)

6th 10 (PDF)

7th 10 (PDF)



**To:** Board of Building and Engineering Appeals

**From:** John Morris, Building Official

**Date:** March 27, 2023

**Re:** 1800 E Mechanic Street Harrisonville, MO 64701

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#### GENERAL INFORMATION

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**Applicant:** N/A

**Requested Actions:** Determination of finding and order.

**Date of Application:** N/A

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#### PROPOSAL

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- Acceptance of staff findings and an order to demolish offending structures at 1800 E Mechanic Street.

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#### PREVIOUS ACTIONS

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- Three enforcement cases including abatement in 2020.
- Three enforcement cases including abatement in 2021.
- Three enforcement cases including abatement in 2022.
- Dangerous Building case including abatement in 2023.
- Property is currently on our vacant, abandoned or blighted (VAB) list.
- Order of demolition dated February 7, 2023.

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#### KEY ISSUES

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- Habitual offender of Municipal Ordinance requiring city funded abatement of violations.
- Unsecured openings and broken glass throughout causing attractive nuisance situations.
- Constant issues with trespassing vagrants.
- Owner(s) negligence of obligations regarding property ownership and maintenance.

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#### STAFF COMMENTS AND SUGGESTIONS

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- This blighted property is no longer in acceptable or beneficial condition to the community.

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**STAFF RECOMMENDATION**

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**Staff recommends:**

**BBEA support of the Inspector's order to demolish the offending structures with all costs associated provided by the owner(s) of the offending property.**

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**ATTACHMENTS**

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1. **Notice of violation and an order of demolition sent on February 7, 2023**
2. **Eighty-six (86) photographs of the offending property in it's current condition**

**STAFF CONTACT:**

**John Morris, Building Official**  
**jmorris@harrisonville.com**



Community Development Department

300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8958 • Fax: 816-380-8906

February 07, 2023

HARRISONVILLE SENIOR CARE CENTER LLC

8201 E 23<sup>rd</sup> Street

Kansas City, MO 64129

RE: Code Compliance Case #DB-23-0002

Hello,

This letter is a notice of violation from the Code Enforcement Division of the Community Development Department, City of Harrisonville. A violation of Municipal Ordinance and the International Property Maintenance Code has been observed on your property, see the applicable referenced sections below.

**Complaint Description:**

Former Cass County Hospital at 1800 E Mechanic Street Harrisonville, MO 64701.

This blighted, vacant and abandoned property has been declared a dangerous building and is unsafe for occupancy per section 108 of the 2018 International Property Maintenance Code. The unsecured openings and rooftop access of the structure has become an attractive nuisance and has allowed vagrants to inhabit said structure. Equipment and building material on the property has been damaged creating hazardous conditions inside and out. Lack of maintenance on the property includes dead or dying/diseased trees, fallen tree limbs, abundance of trash and debris on the premises, poor condition of paved driving, walking, and parking surfaces, overgrown vegetation, broken glass, boarded up openings, damaged fences, graffiti, damaged & deteriorated structures and abandoned signs. Since the current condition of the abandoned structure and premises is so unmaintained, dilapidated, out of repair and dangerous to the point of creating hazards to the public, an official order of demolition has been placed on the unsafe structure per Section 510 of Harrisonville Municipal Ordinance and Section 110 of the 2018 International Property Maintenance code. The following sections are also applicable violations of the 2018 International Property Maintenance Code: 301, 302, 304, 305, 306, 307, 308, 401, 501, 601, 701, 702, 703 and 704.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 510 DANGEROUS STRUCTURES/REPAIR OR DEMOLITION OF CERTAIN STRUCTURES - SECTION 510.010 DANGEROUS STRUCTURES [Ord. No. 2903 §§1 — 3, 3-7-2005]**

**A.** Defined. All buildings or structures, including accessory structures, which are detrimental to the health, safety or welfare of the residents of the City and that, have any or all of the following defects shall be deemed "dangerous buildings".

1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting members or fifty percent (50%) damage or deterioration of the non-supporting members enclosing or outside walls or covering.
3. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended.
4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or people of the City.
5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.
6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.
7. Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation.
8. Those that have parts thereof which are so attached that they may fall and injure members of the public or property.
9. Those that because of their condition is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the people of this City.
10. Those buildings existing in violation of any provision of the Building Code of this City, or any provision of the International Fire Code, National Electric Code or any other ordinance of this City. [Ord. No. 3238 §1, 8-5-2013]

**B. Dangerous Building Declared Nuisance.** All dangerous buildings, as defined in Subsection (A), are hereby declared to be public nuisances, and shall be repaired, vacated and repaired, or demolished as provided in Subsection (C).

**C. Standards For Repair, Vacation Or Demolition.** The following standards shall be followed in substance by the Director of Community Development or his/her designee in ordering repair, vacation, or demolition of any dangerous building. [Ord. No. 3238 §2, 8-5-2013]

1. If the dangerous building reasonably can be repaired so that it no longer will exist in violation of the terms of this Section, it shall be repaired.
2. If the dangerous building is in condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Section, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard, existing or erected in violation of the terms of this Section or any Section of the Code of Ordinances or Statute of the State of Missouri, it shall be repaired or demolished.

**Section 510.060 Notice To Abate Nuisance. [CC 1977 §8-35; Ord. No. 1008 §110.3, 4-4-1973]**

If the inspector finds that any person is maintaining a nuisance as herein provided, the inspector shall serve notice in writing upon the owner or other person having control or use of the premises notifying same that the property has been declared a nuisance and specifying that the property is to be vacated, if such be the case, reconditioned or removed, listing a reasonable time for commencement of said work. Said notice shall be by either personal service or by certified mail, return receipt requested, but if service cannot be had by either of these modes of service, then service may be made by publication. Notice shall be given to the owner, the occupant, the lessee, the mortgagee, agent and all other persons having an interest in the building or structure as shown by the land records of the Recorder of Deeds of the County wherein the land is located.

**Section 510.070 When Hearing Called. [CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973]**

If any person, after having received notice to abate a nuisance under this Article, fails to commence work of reconditioning or demolition within a ten (10) day period or upon failure to proceed continuously with the work without unnecessary delay, the Board of Building and Engineering shall call and have a full and adequate hearing upon the matter giving the affected parties at least ten (10) days' written notice of the hearing. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

**Section 510.080 Findings of Hearing. [CC 1977 §8-37; Ord. No. 1008 §110.5, 4-4-1973]**

After the hearing provided for by this Article, 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.

**Section 510.090 Abatement By City, Expenses Deemed Lien. [CC 1977 §8-38; Ord. No. 1008 §111, 4-4-1973]**

If no appeal is taken to the County Circuit Court, nor have the aggrieved parties taken steps to comply with the order of the City Administrator, then he/she shall issue an order whereby the building or structure will be demolished or repaired by the City with the cost of performance to be certified to the City Clerk who shall cause a special tax bill therefor against the property to be prepared and collected by the City Collector. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of issuance shall be a lien on the property until paid.

**Section 510.100 Appeals, Emergency Action. [CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973]**

**A.** 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.

**B.** If, in the determination of the City Administrator or his/her designee, it reasonably appears that there is immediate danger to the health, safety or welfare of any person, the City Administrator or his/her designee may take emergency measures to vacate and repair or demolish the dangerous building or structure.

**SECTION 510.020 PENALTIES** - In addition to any other penalties provided for herein, if any party ordered to correct a situation which constitutes a nuisance fails to do so within a reasonable time or fails to proceed continuously without unnecessary delay, he/she will be subject to a fine as provided in Section 100.200 of this Code. Each seven (7) day period thereafter shall constitute a new and separate cause of action

**TITLE 2 PUBLIC HEALTH - SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 1 GENERALLY - SECTION 220.025 HOUSEHOLD APPLIANCES AND HOUSEHOLD FURNITURE PROHIBITED OUTSIDE ANY DWELLING [Ord. No. 2907 §3, 3-7-2005]**

It shall be unlawful for any person residing in or having charge or control of any property within the City of Harrisonville to leave or permit to remain outside of any dwelling any household appliances or household furniture in such a manner that the same are exposed to the elements.

**TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 4 TREES - SECTION 220.290 [CC 1977 §34-3; Ord. No. 683 §1, 11-16-1966; Ord. No. 2904 §1, 3-7-2005; Ord. No. 3431, 2-5-2018]**

**A. Definition. NUISANCE TREES**

A Nuisance Tree shall include all dead, or decaying trees, shrubbery, dead limbs or branches that create a dangerous or unsafe condition to the public or neighboring properties, all trees infested with insects or worms which are injurious to trees, and/or all trees infected by a disease or fungus that is not promptly treated or that is not remediable, and/or any tree meeting the United States Department of Agriculture Forest Service Hazardous Tree Guidelines as determined by a certified arborist and are hereby declared to be a public nuisance.

**B. Private Property Responsibility.** It shall be the responsibility of the owner(s) or occupant(s) of any private property in the City of Harrisonville, Missouri ("City") that contains a Nuisance Tree to promptly take down and remove such Nuisance Tree from any such property on which same is situated. The City shall have no responsibility with respect to any Nuisance Tree located on private property, except as specifically described in Subsection (C).

Attachment: NOTICE (1800 E. Mechanic St. - Staff Report)

C. City Easements. If, in the sole opinion of the City staff, a Nuisance Tree has or may likely affect a City or public easement in any way, then the City, at the City's option, may remediate, take down or remove such Nuisance Tree. If the Nuisance Tree is located on private property, then City staff shall make a reasonable attempt to notify the private property owner(s) or occupant(s).

D. City Responsibility Public Property. It shall be the responsibility of the City to remediate, take down or remove a Nuisance Tree from public property described, as follows:

- 1. Nuisance Trees located on City public property;
- 2. Nuisance Trees located in the City Right-of-Way ("ROW"); or
- 3. Nuisance Trees that could damage or dangerously obstruct sidewalks located on City property or in the City ROW.

**TITLE 4 LAND USE - CHAPTER 405 ZONING REGULATIONS - ARTICLE 20 SUPPLEMENTARY REGULATIONS-SECTION 405.555 PROHIBITED USES Ord. No. 1825, 5-13-1991**

No lot, parcel or tract of land shall be used and no building or structure shall be erected, altered or remodeled for any of the following uses: abattoirs; composting, fertilizer manufacture; dumping, reduction or incineration of garbage, dead animals, offal or refuse; storage, curing or tanning of raw hides or skins; refining of petroleum or coal oil; salt works, stockyards or slaughter of animals or fowl; creosote manufacture or treatment; distillation of bones, fat rendering, glue manufacture.

**TITLE 4 LAND USE, CHAPTER 435 SIGN REGULATIONS, SECTION 435.155 ABANDONED/DANGEROUS SIGN; REMOVAL [Ord. No. 3456, 1-7-2019]**

**A. ABANDONED SIGNS.**

- 1. Any sign that fails to meet the maintenance requirements of these sign regulations for a period of ten (10) days, after notice to the Sign owner, owner or operator of the property on which such Sign is located, shall be deemed to be abandoned.
- 2. Any Sign that is deemed dangerous by City staff under Subsection (B)(2) below shall be deemed abandoned ten (10) days after written notification to the Sign owner, owner or operator of the property on which such sign is located.
- 3. If the owner of the Sign disputes the determination that the Sign is abandoned, the may first appeal to the Director of Codes for reconsideration. If the Director of Codes denies the appeal, then the Sign owner may appeal to the City Administrator.

**B. SIGN REMOVAL**

- 1. Prohibited signs may be removed immediately by the City.
- 2. Signs that are deemed to be abandoned or otherwise found to be in violation of these Sign Regulations shall be removed by the owner of the Sign or owner of the Premises within thirty (30) days from the written notice by the City. The City shall have the discretion to grant an additional thirty (30) days for the required improvements or repairs to be made provided substantial progress is being made to correct the deficiencies and a written request for an extension is received at least five (5) working days before the end of the original notice. Any signs not removed within the time period required by this Subsection may be removed by the City and all Removal Costs charged to the owner of the Premises upon which the Sign was located or the owner of the Sign itself.

Attachment: NOTICE (1800 E. Mechanic St. - Staff Report)

3. Should any sign become structurally unstable or in danger of falling or otherwise unsafe in the opinion of the

Director of Codes, the owner or person or firm maintaining the sign shall, upon written notice from the City, forthwith in the case of immediate danger and in any case within ten (10) days, remove such sign or secure it in a manner approved by the City. Any sign not removed or secured within ten (10) days from the written notice may be removed by the City and all costs ("Removal Costs") charged to the owner, agent, or person having beneficial interest of the building or premises upon which the sign is located, or in the sign itself.

4. IF any sign is installed, erected or constructed in violation of these Sign Regulations, the owner or person or firm maintaining the sign shall, upon written notice from the City, within ten (10) days, remove the sign or bring it into compliance with these Sign Regulations. Any sign not removed or properly altered to be in compliance with these Sign Regulations within ten (10) days from the written notice may be removed by the City and all Removal Costs charged to the owner, agent, or person having beneficial interest of the building or premises upon which the sign was located, or in the sign itself.

5. If the owner or agent of any sign removed by the City under these Sign Regulations does not reimburse the City for all Removal Costs within thirty (30) days of the removal, then the City may sell the sign, at private or public sale, and any of its structure necessary to cover the City's Removal Costs at such price the City chooses, or, at the City's discretion and sole option, dispose of the sign and any of its structure so removed by the City, and the owner, agent, or person having a beneficial interest in the sign or building or premises upon which the sign was located shall have no claim against the City for any reason. The City shall not be responsible or liable for any damage or loss of value to any such sign removed by the City.

**C. REPLACEMENT OF DAMAGED SIGN FACES AND ILLUMINATION REPAIRS FOLLOWING A NATURAL DISASTER.**

1. The replacement of damaged sign faces and illumination repairs to existing non-conforming signs following a natural disaster such as tornado, thunderstorm, wind, ice storm, or other act of nature shall be permitted without requiring a permit fee or causing the sign to be brought into compliance with current sign regulations.

2. existing non-conforming signs which sustain structural damage as a result of a natural disaster shall be repaired.

**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)  
**2018 International Property Maintenance Code may be viewed at  
<https://codes.iccsafe.org/content/IPMC2018>.****

You are hereby ordered to demolish the building and any accessory structures pursuant to Harrisonville Municipal Code. If you do not demolish the offending building and accessory structures, the City of Harrisonville may demolish the building on your behalf and assess you the costs incurred by the City. You are entitled to an appeal as outlined in Chapter 510 of the Harrisonville Municipal Code.

Thank you for your cooperation in resolving this matter.

Regards,  
John Morris, Building Official  
City of Harrisonville  
(816) 380-8958 or [jmorris@harrisonville.com](mailto:jmorris@harrisonville.com)



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Attachment: 7th 10 (1800 E. Mechanic St. - Staff Report)



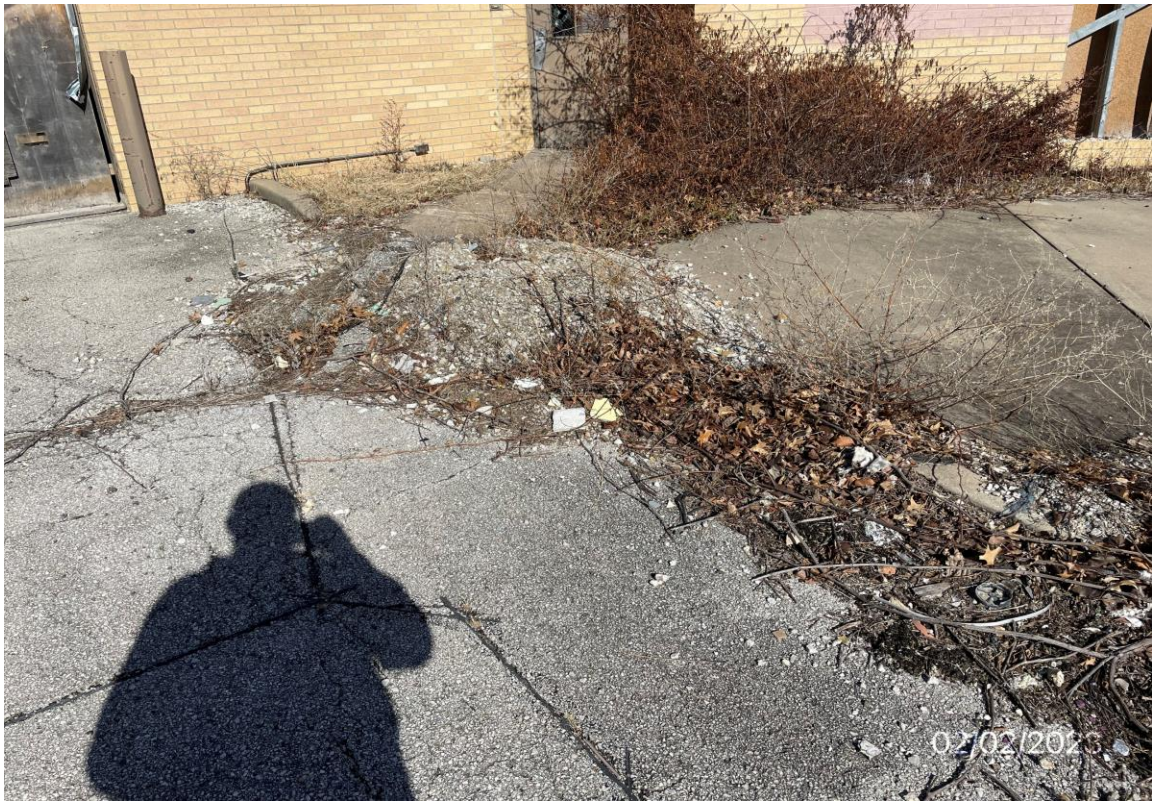
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STAFF REPORT

**TO:** Board of Building and Engineering Appeals  
**FROM:** Jamie Martin, Assistant  
**DATE:** February 27, 2023  
**SUBJECT:** 1800 E. Mechanic St. - Public Hearing

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

2. **Action Item (ID # 4449)**  
1800 E. Mechanic St. - Public Hearing