



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JULY 13, 2021
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Board of Zoning Adjustments - Regular Meeting - Jun 8, 2021 6:00 PM**
- 3. Agenda Items**
 - A. BZA Member Training**
- 4. Discussion Items**
- 5. Adjourn to Executive Session pursuant to RSMO 610.021 (1) Litigation**
- 6. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 8th day of July, 2021.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JUNE 8, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Gerald Saling

Attendee Name	Organization	Title	Status	Arrived
Jennifer Love	Harrisonville		Present	
Michelle Hart	Harrisonville		Present	
Charles Hotchkiss	Harrisonville		Present	
April McLaughlin	Harrisonville		Present	
Gerald Saling	Harrisonville		Present	
Shannon Sipple	Harrisonville		Absent	
Viola Wieberg	Harrisonville		Absent	

Also in attendance were Kevin Wood, Applicant; JD Vaughn, Applicant; Debbie Glazner, Applicant; Julie Lavery, Resident; Becca Bourdess, Resident; Carol Larsen, Resident; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Apr 13, 2021 6:00 PM

With no additions or corrections, the minutes from the April 13, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [3 TO 0]
MOVER:	Charles Hotchkiss
SECONDER:	April McLaughlin
AYES:	Charles Hotchkiss, April McLaughlin, Gerald Saling
ABSTAIN:	Jennifer Love, Michelle Hart
ABSENT:	Shannon Sipple, Viola Wieberg

3. Agenda Items

A. PUBLIC HEARING DENSITY VARIANCE, VAUGHN/FOSTER, 400 E WASHINGTON

Minutes Acceptance: Minutes of Jun 8, 2021 6:00 PM (Approval of Minutes)

Roger Kroh said that this application was continued from the May 11, 2021 meeting because of lack of quorum. Mr. Kroh presented the Staff Report on JD Vaughn's application for a variance to Section 405.295 (A)(3) of the CBD-2 Downtown Fringe Business District allowing 4 single family homes to the 3.7 that the zoning allows for this amount of acreage. Staff recommends approval for the reasons stated in the Staff Report.

April McLaughlin asked if the 4 homes would meet setback requirements? Mr. Kroh stated that any plans submitted for the homes would have to meet the requirements and that the applicant has taken these into consideration when picking floor plans and style of homes for this neighborhood. Mr. Kroh told the Board that if the variance is approved, Mr. Vaughn will be returning with a Minor Plat.

Chairman Saling opened the Public Hearing at 6:05 PM, inviting the public to speak.

Julie Lavery, owner of 401 and 403 E Washington, shared her concerns with the Board. She cited storm drainage, traffic, time of builds, and becoming rental units as her main concerns. She said she is concerned for the well-being of the community. Mr. Vaughn told her that an engineered water study would be done to address the drainage issues coming from the northeast.

April McLaughlin asked if a stormwater study was a requirement. Mr. Kroh said that it is a requirement prior to a permit being issued.

Carol Larsen, owner of 300 Missouri, said she has lived in her home for 41 years. She has concerns about water drainage and traffic. Becca Bourdess, owner of 403 E Washington, shared her concerns about traffic and the safety of kids walking from the school nearby.

Chairman Saling closed the Public Hearing.

B. VAUGHN/FOSTER DENSITY VARIANCE 400 E WASHINGTON

Mr. Kroh said that the concerns of the neighbors are bigger than this one project and he will relay these concerns to Public Works.

April McLaughlin made a motion to approve the variance for the reasons stated in the Staff Report. Charles Hotchkiss seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	April McLaughlin
SECONDER:	Charles Hotchkiss
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling
ABSENT:	Shannon Sipple, Viola Wieberg

C. PUBLIC HEARING - EL MAGUEY SIDE YARD VARIANCE, 2012 N SR 291

Roger Kroh said that this application was continued from the May 11, 2021 meeting because of lack of quorum. Mr. Kroh presented the Staff Report on this application for a variance from the 35 foot side lot building line on the final plat to construct a roof over the

existing outdoor dining area. Staff recommends approval for the reasons stated in the Staff Report.

Chairman Saling opened the Public Hearing, inviting the public to speak. There were no comments or questions from the public. The Chairman closed the public hearing.

D. EL MAGUEY SIDE YARD VARIANCE, 2012 N SR 291

Charles Hotchkiss made a motion to approve the variance for the reasons stated in the Staff Report. Jennifer Love seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Hotchkiss
SECONDER:	Jennifer Love
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling
ABSENT:	Shannon Sipple, Viola Wieberg

E. PUBLIC HEARING WOODS ACCESSORY STRUCTURE VARIANCE, 2510 BURRIS DR.

Roger Kroh presented the Staff Report an application from Kevin Wood for a variance to allow accessory structures to be built with a new residence to be in the front and side yards on 2.377 acres on Lot 1 in Burris Ridge Subdivision, Plat 1 (2510 Burris Drive). Mr. Kroh said that Section 435.550 requires accessory structures to be behind the rear building line of the house. Given that the 2.377 acres lots is considerably larger than most R-1 lots, and the house and detached garage are set back approximately 200 ft. from Burris Drive, which is considerably further than the 30 ft. minimum front yard setback, staff supports the variance for the reasons contained in the Staff Report.

Chairman Saling opened the Public Hearing, inviting the public to speak. Kevin Wood reviewed the explained the layout of the proposed house and accessory structures. There were no comments or questions from the public. The Chairman closed the public hearing.

F. WOOD ACCESSORY STRUCTURE VARIANCE, 2510 BURRIS DR.

April McLaughlin made a motion to approve the variance for the reasons stated in the Staff Report. Michelle Hart seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	April McLaughlin
SECONDER:	Michelle Hart
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling
ABSENT:	Shannon Sipple, Viola Wieberg

G. PUBLIC HEARING MINISTERIAL ALLIANCE FRONT YARD SETBACK VARIANCE 1311 SANDERS

Roger Kroh presented the Staff Report on this application for 1) a variance from the 35 ft. front yard setback regulations to allow an encroachment of 20 ft. for a new roof over the existing dock, and 2) a variance to allow an additional ten (10) ft. encroachment into the front yard to allow the addition of a 10- ft. uncovered extension to the existing 20-ft. dock. Mr. Kroh said that staff recommends approval of the variance to allow the existing dock to be covered for the reasons stated in the Staff Report. However, staff does not recommend approval of the variance to allow the dock to be extended an additional 10-ft. for the reasons contained in the Staff Report.

Chairman Saling opened the Public Hearing, inviting the public to speak. Debbie Glazner, a Board Member with the Shepherd's Staff Food Pantry, reviewed the needs for the variances that are contained in the Staff Report and pointed out that the food pantry provides a service that is unique and essential for many individuals in Harrisonville and Cass County. The Food Pantry frequently distributed food to as many as 250 individuals and families during the pandemic

H. MINISTERIAL ALLIANCE FRONT YARD SETBACK VARIANCE 1311 SANDERS

Roger Kroh said that it sounds from the discussion that the BZA agrees with the variance to allow a roof structure to extend 20 ft into the front yard setback. Regarding the request to extend the dock an additional 10 feet, Kroh said the BZA could delay action to allow time for the Food Pantry to stake or mark paint lines for BZA members to see what a 10-ft extension would look like.

Jennifer Love made a motion to approve the variance to allow the roof to be constructed over the existing loading dock for the reasons stated in the Staff Report, and that consideration of the variance to allow the loading dock to be extended ten (10) feet closer to Sanders Street be continued to a future meeting. Charles Hotchkiss seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jennifer Love
SECONDER:	Charles Hotchkiss
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling
ABSENT:	Shannon Sipple, Viola Wieberg

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. April McLaughlin seconded. The meeting was adjourned at 7:17 PM.

MinuteTraq Admin,
Chairperson of the Board of Zoning Adjustments

ATTEST:

Jamie Martin, Secretary