

**AGENDA  
CITY OF HARRISONVILLE  
BOARD OF ZONING ADJUSTMENTS  
REGULAR MEETING  
CITY HALL  
DECEMBER 10, 2024  
6:00 PM**

- 1. Call to Order**
  - A. Roll Call**
- 2. Approval of Minutes**
  - A. Board of Zoning Adjustments - Regular Meeting - Nov 12, 2024 6:00 PM**
- 3. Agenda Items**
  - A. Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING**
  - B. Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

**Posted on City Hall Bulletin Board this 3rd day of December, 2024.**

**Daniel Barnett**

**Daniel Barnett, City Clerk**

**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**BOARD OF ZONING ADJUSTMENTS**  
**REGULAR MEETING**  
**CITY HALL**  
**NOVEMBER 12, 2024**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:01 PM by Gerald Saling

Attendee Name	Organization	Title	Status	Arrived
Vanessa Hargrave	Harrisonville	Alternate	Present	
Bryan Wooten	Harrisonville		Absent	
Michelle Hart	Harrisonville		Excused	
Charles Hotchkiss	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice Chair	Present	
Gerald Saling	Harrisonville	Chair	Present	

*Also in attendance were Chris Harty, CEI Engineering; Bassam Ziada, Murphy Oil USA; Dan Melhus, Applicant; Alex Felzien, City Attorney; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**A. Board of Zoning Adjustments - Regular Meeting - Jul 9, 2024 6:00 PM**

*With no additions or corrections, the minutes from the July 9, 2024, meeting were unanimously accepted.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	April McLaughlin
<b>SECONDER:</b>	Charles Hotchkiss
<b>AYES:</b>	Vanessa Hargrave, Charles Hotchkiss, April McLaughlin, Gerald Saling
<b>ABSENT:</b>	Bryan Wooten
<b>EXCUSED:</b>	Michelle Hart

**3. Agenda Items**

**A. Appl. #VAR-24-009--Variance of Section 405.550.C.4.b - PUBLIC HEARING**

Minutes Acceptance: Minutes of Nov 12, 2024 6:00 PM (Approval of Minutes)

Director Stanton presented the Staff Report for a variance application from Dan Melhus, seeking a 2 foot variance to the maximum fence height requirement of 6 feet to allow for an 8 foot tall privacy fence to be installed along the south side and rear of his property at 2004 N. Lexington. The variance is to Section 405.550.C.4.b. She said that according to the Cass County Assessor's parcel records, the applicant's house was built in 1965 and the house located behind the applicant's property was built in 1984. In March of 2012, a fence permit was issued for 1287' linear, 6 foot tall, treated wood privacy fence. On February 21, 2023, the Board of Aldermen approved Ordinance #3627, which included changes to the fencing regulations. Prior to these changes the applicant would have been allowed to install a privacy fence up to 8 feet tall in the rear of his property. The key issues for this property are that it is currently zoned Single-Family Residential (R-1) District. The fencing regulations changed with the approval of Ordinance #3627 on February 21, 2023. The previous regulations pertaining to residential fences simply stated that "six feet in the side yard and eight feet in the rear yard, provided sight distance shall be maintained on corner lots" was allowed. The applicant's property is not a corner lot; however, the rear of his property is the front of 2002 N. Lexington Street. This situation existed since the house was constructed on 2002 N. Lexington Street in 1984. Director Stanton said the particular physical surroundings, shape or topographical conditions of the specific property create a particular hardship upon the owner in that his property sits lower than that of his neighbor located behind his property and the properties are situated such that the rear of the applicant's property is the front of his neighbors property. The primary reason the applicant is requesting this variance is due to the fact that the properties slope from west to east, and because he has a neighbor located immediately behind his property, who's front portion of their house sits approximately 8-feet higher than the rear of the applicant's house. The alleged hardship was not created by any person having an interest in the property as the effective date of this Chapter was 1991, and the applicant's house was built in 1965 his neighbor's in 1984. The granting of the requested variance would not result in a detriment to the public welfare in the area. The variance would afford the applicant greater privacy than allowed under the current code, which would be proportional to that allowed by code for properties with less slope. There are concerns for drainage and pooling around the proposed fence, for this reason staff recommends that the base of the fence be slightly elevated by 6 inches, to allow for proper drainage. The requested variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor will it substantially diminish or impair the property values within the area. The neighboring property has safety concerns for visibility and proposed a mirror for the driveway or lowering the fence. Staff recommends approval of the requested variance.

April McLaughlin asked if the neighboring property owner built their house or it was purchased this way. Director Stanton said she wasn't sure.

Dan Melhus, applicant, said that having a lower fence is not feasible and that they never intended to build a fence but had experienced some issues with their neighbor and needed some privacy. Mr. Melhus said that he had no problem lifting the fence to accommodate the drainage. Kris Hassler, neighboring property owner, said she understood the need for the fence and can attest to the Melhus's experiences.

The Public Hearing was closed at 6:18 PM.

**B. Appl. #VAR-24-009--Variance of Section 405.550.C.4.b - CONSIDERATION**

Variance request has met all of the criteria. Variance was approved.

**C. Appl. #VAR-24-010--Variance of Section 405.325.B and D - PUBLIC HEARING**

Director Stanton presented the Staff Report for a variance application from Murphy USA. She acknowledged that the applicant is not seeking a variance to the front yard setback as stated in the Staff Report. The applicant is seeking a variance of 14 feet from the required 15 feet rear yard setback for the Service Business (C-2) District, Section

405.325.D, for the rear canopy only. At the July 9, 2024, BZA meeting the applicant had requested multiple variances; a variance of 10 feet from the required 35 foot front yard setback, a variance of 1.68 feet from the required 15 foot side yard setback, and a variance of 15 feet from the required 15 foot rear yard setback. The variances requested failed due to not meeting the criteria for hardship with a vote of 3 agree and 2 disagree. The purpose to the requested variance is to allow for the existing gas station to be razed and a new larger model to be rebuilt in its place. She said the property is currently zoned Service Business (C-2) District. Under the current Zoning Regulations, Section 405.325.D, the depth of the rear yard shall be at least fifteen (15) feet. CEI's letter states that the variances are being requested due to the odd shape of the lot and because Wal-Mart is unwilling to sell them any additional property. The uniqueness in this instance is that the lot is an irregular shape. This situation was created when the Lot Split was completed in 2007, which reduced the land area for Murphy's Oil. Additionally, the applicant has noted that Wal-Mart is unwilling to sell Murphy's any additional property. The granting of the variance will not alter the essential character of the area as the existing use is not proposed to change, but the building is proposed to be razed and rebuilt to a newer larger model. The proposed encroachment is towards existing drives and parking lot for Wal-Mart to the west. The hardship is being caused by the irregular shape of the lot and the current property owner's desire to raze the existing building and rebuild a newer larger model. This proposed reconfiguration aligns with the required setbacks much better than the previously proposed layout. The granting of the requested variance will not result in a detriment to the public welfare in the area. The variance will allow the property owner to raze an existing gas station and rebuild to a newer larger model. The requested variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor will it substantially diminish or impair the property values within the area. Staff recommended approval of the requested 14 foot variance to the required 15 foot rear yard setback.

April McLaughlin asked if the only change in the plan was the canopy to the rear. Chris Harty said that the original design had variance requested on 3 sides. They went back and redesigned. He said the canopy in the rear yard would make more sense with the shared drive and the access easement that was granted by Wal-Mart. April McLaughlin asked if the building is smaller than the original proposal. Bassam Ziada stated that the building is the same size as the original plan.

The Public Hearing was closed at 6:28 PM.

**D. Appl. #VAR-24-010--Variance of Section 405.325.B and D - CONSIDERATION**

Variance request has met all of the criteria. Variance was approved.

**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 motion. The meeting was adjourned at 6:32 PM.

Respectfully submitted,

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Jamie Martin, Recording Secretary

STAFF REPORT

**TO:** Board of Zoning Adjustments  
**FROM:** Christina Stanton,  
**DATE:** December 3, 2024  
**SUBJECT:** Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING

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

**A. Action Item (ID # 5024)**

Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING

Attachments:

Staff Report BZA 12\_10\_24 Releaf Variances for Signs 21500 E 27th St (PDF)

Application (PDF)

Supporting Pictures (PDF)

Appendix A (PDF)

Appendix B (PDF)

Roof Sign History (PDF)

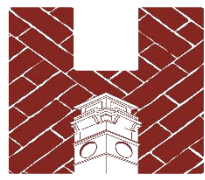
Cass County Sign Regulations (PDF)

Ordinance No. 3694 (PDF)

Objection (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



**To:** Board of Zoning Adjustments  
**From:** Christina Stanton, AICP, Community Development Director  
**Date:** December 10, 2024  
**Re:** Appl. #VAR-24-011—Variance of Chapter 435, the maximum sign area allowed under Appendix A and the sign type allowed under Appendix B for C-2 District on property located at 21500 E. 275<sup>th</sup> Street

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**GENERAL INFORMATION**

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**Applicant:** James Battaglia, Surefire Sign, Inc., 1025 W. Innovation Dr., Kearney, MO  
**Requested Actions:** Approval of requested variances from Chapter 435, the maximum sign area allowed under Appendix A and the sign type allowed under Appendix B for C-2 District on property located at 21500 E. 275<sup>th</sup> Street  
**Date of Application:** November 8, 2024

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**PURPOSE AND AUTHORITY**

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In accordance with Section 405.610 of the City’s Code, the Board of Zoning Adjustment (BZA) “may decide that there are practical difficulties or particular hardship in the way of carrying out the strict letter of these regulations”. The BZA “may grant variances from the provisions of this Chapter in harmony with its general purpose and intent” based upon the standards listed in Section 405.615, which are listed below in staff’s analysis. The concurring vote of four (4) members of the Board is required for approval of a variance.

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**PROPOSAL**

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The applicant is seeking variances to the maximum sign area allowed under Appendix A and the sign type allowed under Appendix B for the C-2 District. More specifically, the applicant is proposing a 50’ tall, three-sided, elevated sign with a sign area of 340 square feet (17’ x 20’) on each side and a 161 square foot (42” x 46’) Roof Sign Elevated/Projecting.

Per Appendix A: Non-Residential Sign Table by Structural Types, an Elevated Sign located on a property that is zoned C-2 and within the Highway Overlay District can have a sign area of up to 144 square feet. Based upon the computation of sign area for a multi-faced sign (see Analysis section of staff report), the applicant is requesting a variance of 536 square feet for the proposed Elevated Sign. Additionally, per both Appendix A and Appendix B: Table of Permitted and Specially Permitted Signs Zoning Districts, the sign type “Roof Sign—Elevated/Projecting” is a prohibited, or not permitted, sign type in all zoning districts except for M-2 where it is allowed with an approved Special Use Permit.

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## PREVIOUS ACTIONS

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Required legal notices have been issued.

- 1966—The property was zoned General Business (C-2) District in the County.
- July 12, 2007—Cass County adopted their current Sign Regulations. According to Section 400.790.B, Sign Structural Types, Roof Mounted Signs are not permitted within any of the zoning districts of the County.
- December 16, 2016—Cass County Building Codes Department approved a sign permit (#16325) for a 3' x 38' (114 sqft.) roof sign (attached).
- June 17, 2024—The subject property was annexed into the city limits of the City of Harrisonville and established as Service Business (C-2) District by Ordinance #3694 (attached).

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## KEY ISSUES

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The property is currently zoned Service Business (C-2) District.

Under current Sign Regulations:

- Appendix A: Non-Residential Sign Table by Structural Types, an Elevated Sign located on a property that is zoned C-2 and within the Highway Overlay District can have a sign area of up to 144 square feet; and
- Per both Appendix A and Appendix B: Table of Permitted and Specially Permitted Signs Zoning Districts, the sign type “Roof Sign—Elevated/Projecting” is a prohibited, or not permitted, sign type for the C-2 District.

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## ANALYSIS

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The Applicant is seeking variances to the Sign Regulations. More specifically, a variance to the maximum sign area for a proposed elevated sign located within the Highway Overlay District in the C-2 Zoning District (Appendix A) and a variance to the sign type (Appendix B) allowed in the C-2 Zoning District.

**Elevated Sign.** The proposed elevated sign has a sign area of 340 square feet on a single side but is a three-sided sign, so the total sign area is 1,020 square feet. The applicant has provided line-of-sight renderings that show that two sides (680 sqft.) of the sign will be visible to westbound traffic traveling on Highway 7. The maximum sign area allowed within the Highway Overlay District in the C-2 Zoning District is 144 sqft. Additionally, Section 435.130.A.4.b.(4) states: “For multi-faced signs, when the sign face surfaces are parallel (back-to-back), or where the interior angle formed by the faces is forty-five degrees (45°) or less, the area of the sign face shall be taken as the area on the largest side. For all other multi-faced signs, the area of the sign face shall be the total area on all sign face sides that can be viewed at one time from any angle.” The interior angle of the proposed elevated sign is larger than 45 degrees, so the sign face area is understood to be the total sign face side visible at any one time from any angle (680 sqft.).

**Roof Sign.** The proposed elevated roof sign is 161 square feet (42” x 46’). The currently existing elevated roof sign was approved by Cass County in late 2016, and is 114 square feet (3’ x 38’) (see attached “Roof Sign History”). In both the County’s Sign Regulations and the City’s Sign Regulations this sign type is not permitted within this zoning district, which means that the existing sign was either permitted when it shouldn’t have been or it was granted a variance.



3. The variance, if granted, will not alter the essential character of the locality.

**The variance, if granted, will not alter the essential character of the locality. The vicinity is comprised of other businesses which have similar topographical constraints and existing larger signage.**

B. For the purpose of supplementing the above standards, the Board of Adjustment shall also, in making the determination of whether there are practical difficulties or particular hardship, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

**The applicant did not provide any documentation indicating what it would look like if the strict letter of the regulation were to be carried out, so it is unclear whether this is a true hardship versus a mere inconvenience. It does seem an appropriate request given the existing sign sizes of the other businesses located within the area immediately adjacent to the highway.**

2. The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;

**The requested variances apply to this property due to the topography of the property and the desire of the applicant to install and maintain a larger sign similar to the other existing businesses within the area, and the desire to replace the existing elevated roof sign.**

3. The alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this Chapter;

**The effective date of this chapter was in 1991. The alleged difficulty or hardship is being caused by the topography of the lot and the current property owner's desire to install and maintain a larger sign similar to the other existing businesses within the area immediately adjacent to the highway, and replace the existing elevated roof sign.**

4. The granting of the variance will not be detrimental to the public welfare in the neighborhood in which the property is located;

**The granting of the requested variances will not result in a detriment to the public welfare in the area. The variances would allow the property owner to have a larger sign face on the proposed elevated sign and to replace the existing elevated roof mounted sign with a somewhat larger elevated roof mounted sign. An objection has been received from the owner of Slumber Inn, in which he states this is not a "highway type" business and is concerned that the proposed signage "would block the view to our building and signage for drivers traveling south on MO-7 approaching the interchange". He further states that he has concern for how this would impact his business and property value due to the potentially decreased visibility.**

5. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The proposed variances will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor is the larger signage likely to substantially diminish or impair property values within the neighborhood. Although, it should be noted that Section 435.020.A.7 states: “To protect property values by minimizing adverse effects of Signs on adjacent property, which can occur from conditions such as light trespass, obstructing views and access, or visual clutter”.

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## STAFF COMMENTS AND SUGGESTIONS

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In support of the requested variances are the facts that:

- The other uses immediately adjacent to the highway have existing larger signage;
- The building has had an existing roof sign since 2017;
- The purpose of the Sign Regulations “to provide minimum standards to safeguard life, health, property, property values and public welfare by regulating and controlling the quality of materials, construction, location installation, maintenance and abandonment of Signs, in addition to the number, size, sign type, and type of illumination...” (Section 435.020.A);
- One of the “specific illustrations of the purposes of these Sign Regulations”, Section 435.020.A.9 states: “To provide for the fair and consistent enforcement of these Sign restrictions”; and
- The granting of the variances will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent property or increase the danger of fire or otherwise endanger the public safety nor is it likely to diminish or impair surrounding property values.

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## STAFF RECOMMENDATION

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Staff recommends approval of the requested variances.

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## ATTACHMENTS

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Application  
 Supporting Pictures  
 Appendix A  
 Appendix B  
 Roof Sign History  
 Cass County Sign Regulations  
 Ordinance #3694  
 Objection  
 Zoning Map  
 Aerial Map



VARIANCE APPLICATION DATE: \_\_\_\_\_

Applicant (Print): James Battaglia Signature: [Signature]  
 Company Name: SUREFIRE SIGN INC / RELEAF DISPENSARY  
 Street Address: 21500 E. 275TH STREET City: HARRISONVILLE State: MO Zip: 64701  
 Telephone: (816) 210-7629 Email: eycom@swbell.net

Property Owner Authorization Required if Applicant Different from Property Owner

Property Owner Name (print): Doug Galant Signature: [Signature]  
 Street Address: 401 E Loch Lloyd Pl City: Belton State: Mo Zip: 64012  
 Telephone: 816 365-6663 Email: DGalant@Relafm.com

Firm Preparing Application (if applicable): SUREFIRE SIGN INC

Contact: James Battaglia  
 Street Address: 1025 W. INNOVATION DR City: KEARNEY State: MO Zip: 64060  
 Telephone: 816 210-7629 Email: eycom@swbell.net

\* All correspondence should be sent to (check one): Applicant  Property Owner  Firm

Project Information

General Location or Address: 21500 E. 275TH STREET HARRISONVILLE MO 64701  
 Harrisonville Properties, OLD MIDWEST MARINE BLDG Acres or Sq. Ft. \_\_\_\_\_

Process and Submittal Requirements

City of Harrisonville Zoning Ordinance Section 405.610

The Board of Zoning Adjustment may grant variances from the provisions of this Chapter in harmony with its general purpose and intent and may vary them only in specific instances hereinafter set forth. The Board of Zoning Adjustment, based on standards hereafter prescribed and after hearing, may decide that there are practical difficulties or hardship in the way of carrying out the strict letter of these regulations. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement or decision of the party appealed from or to issue an order or variance or to decide in favor of an appellant.

- Step 1. Hold pre-application conference with City staff.
- Step 2. Submit complete application and the following at least thirty (30) days prior to the BZA Meeting:
  - 1. \$200 filing fee PLUS \$65.00 notice fee, payable to the City of Harrisonville
  - 2. Letter explaining the project and why variance needed.
  - 3. One (1) 8 1/2 x 11 electronic copy of site plan showing property, existing and proposed structures and additional important information.
- Step 3. City staff publishes legal notice and sends letters to property owners within 185 feet.
- Step 4. Board of Zoning Adjustments Meeting 2<sup>nd</sup> Tuesday of month at 6 PM at City Hall.

Attachment: Application (Appl. #VAR-24-011 -- Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)

## Please Answer Following Questions

The BZA may approve a variance to the provisions of the Zoning and Subdivision Regulations, but only as allowed by the regulations and only when it has made findings based upon evidence presented to it in specific cases. *Section 405.615 (A) Standards*

1. Can the property in question yield a reasonable return if used only under the regulations governing the zoning district in which it is located?

Applicant Response: The property could yield a good return with proper signage due to its location highly traveled highway. The property is currently C-2

2. Is the plight of the owner due to unique circumstances? (*Unique circumstances include, but are not limited to, the shape, topographical conditions, or physical surroundings of the property.*)

Applicant Response: The property sits 20 feet below grade and has a visibility issue as the southbound off ramp blocks nearly all the visibility from 49 North and Southbound  
There is a 500+ square foot 4 sided sign directly South across Hwy 7 / Sapp Brothers

3. Will the variance, if granted, alter the character of the locality and/or neighborhood?

Applicant Response: Absolutely not as this route is an interstate with an average  
speed limit on 49/71 is approximately 70mph

For the purpose of supplementing the above standards and in determining whether there are practical difficulties or hardships, the BZA shall also take into consideration the extent to which the following facts have been established by the evidence. *Section 405.615 (B)*

1. If the strict letter of the regulation is carried out, will the physical surroundings, shape or topographical conditions of the specific property create a hardship for the owner as distinguished from a mere inconvenience?

Applicant Response: The owner already has a hardship with the property sitting 20 feet below grade and an off ramp blocking its visibility. The business is on an interstate and requires a large sign like Sapp Brothers or Loves Truck Stop to be visible.

2. Do the reasons for his variance apply just to this property or generally to other properties in the same zoning classification?

Applicant Response: This particular property sits 20 feet below grade and requires a large competitive sign such as Sapp Brothers and Loves Truck Stop especially next to 7 Highway and 49/71 Highway with an average speed of 70mph.

3. Has the alleged difficulty or hardship been created by any person having an interest in the property at any time after May 13, 1991, the effective date of this Chapter?

Applicant Response: The property was recently annexed and now has to apply to Harrisonville sign codes which were based on inter city applications and not interstate or Highway applications. The current 144 sqft max code would look like a postage stamp up in the air at 50 feet tall and is much too small for this application.

4. Will the granting of the variance be detrimental to the public welfare in the neighborhood in which the property is located?

Applicant Response: No because there are already signs of 300-500 square feet located across highway 7 and Loves Truck stop as customers traveling on highway 7 and Highway 71/49 expect to see large signs traveling between 55-70 mph.

5. Will the proposed variance impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood?

Applicant Response: No as there are already illuminated signs and LED signs across highway 7 at Sapp Brothers. It is safer to see a sign that is large and legible than a sign that is too small to read having to adjust your speed to view it. The proposed sign has a 256 level auto dimming system to adjust to outside ambient light during day & night. A visible & profitable business will increase property values but poor signage can cause failur

Resources

City Website	<a href="http://www.ci.harrisonville.mo.us">www.ci.harrisonville.mo.us</a>
Zoning Map	<a href="https://www.ci.harrisonville.mo.us/documentcenter/view/6182">https://www.ci.harrisonville.mo.us/documentcenter/view/6182</a>
Zoning Regulations	<a href="https://www.ecycle360.com/27908265">https://www.ecycle360.com/27908265</a>
Subdivision Regulations	<a href="https://www.ecycle360.com/27909481">https://www.ecycle360.com/27909481</a>
Cass County GIS Map	<a href="https://cassgis.integritygis.com/h5/index.html?viewer=cass">https://cassgis.integritygis.com/h5/index.html?viewer=cass</a>

Contacts

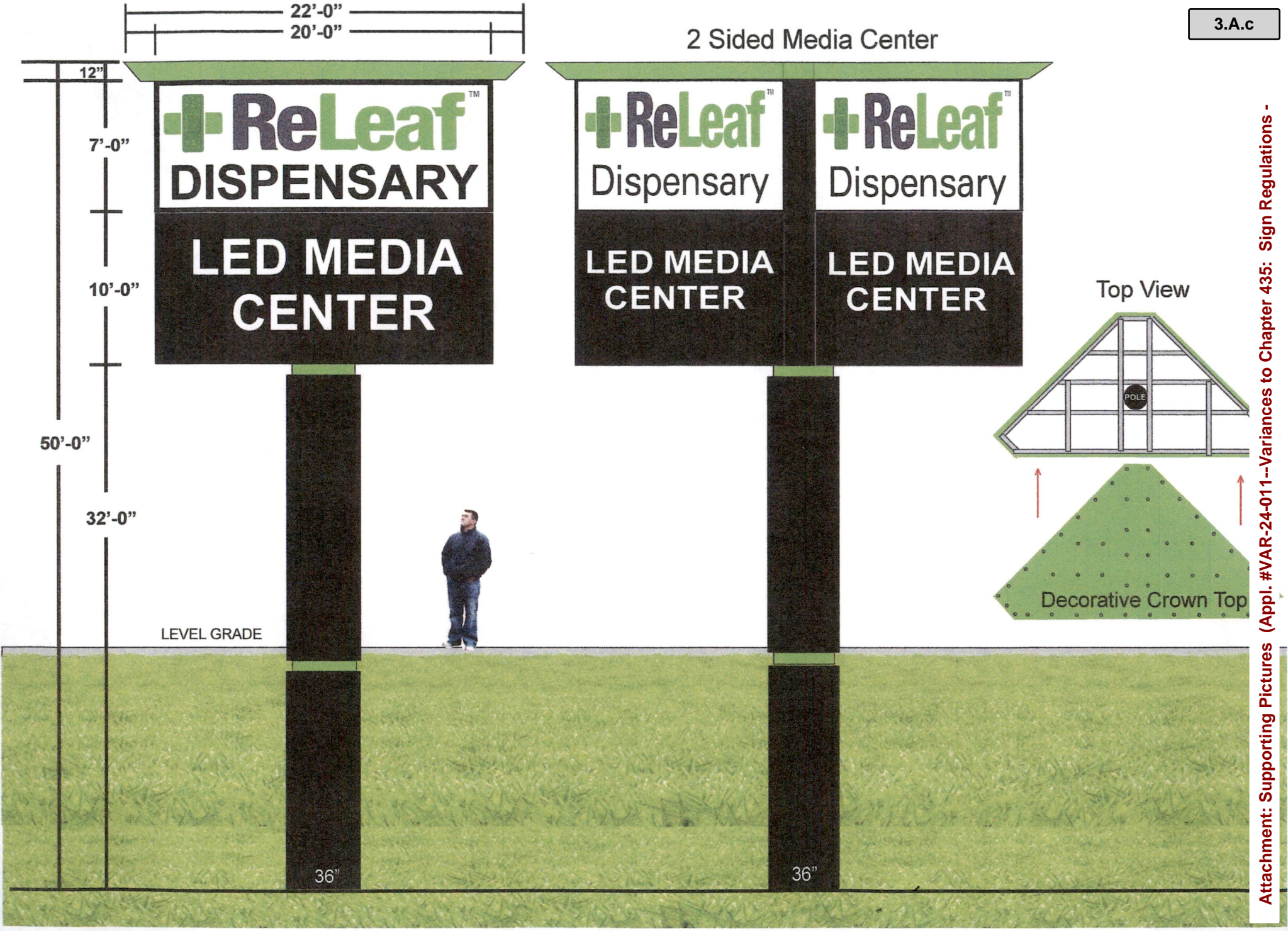
City Hall, 300 E. Pearl, Harrisonville, MO 64701		(816) 380-8900	Fax (816) 380-8910
John Morris	Building Official	(816) 380-8917	<a href="mailto:jmorris@harrisonville.com">jmorris@harrisonville.com</a>
Christina Stanton	Community Development Director	(816) 380-8922	<a href="mailto:cstanton@harrisonville.com">cstanton@harrisonville.com</a>
Jamie Martin	Administrative Secretary	(816) 380-8958	<a href="mailto:jmartin@harrisonville.com">jmartin@harrisonville.com</a>
Public Works Department, 201 W. Chestnut, Harrisonville, MO 64701			Fax (816) 380-3997
Carl Brooks	Director of Public Works	(816) 380-8964	<a href="mailto:cbrooks@harrisonville.com">cbrooks@harrisonville.com</a>
Ted Martin	City Engineer	(816) 380-8964	<a href="mailto:tmartin@harrisonville.com">tmartin@harrisonville.com</a>

For Office Use Only

Case No: VAR 24-011 Filing Fee. Amount Paid: \$ 265.00 Date: 11/0/24  
 Date Application Received: 11/0/24 BZA Meeting Date: 12/10/24  
 Note: \_\_\_\_\_

Attachment: Application (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)

2 Sided Media Center



Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -



Existing Signage As Shown Above

Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)

# NORTHBOUND LINE OF SITE



Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -

# HIGHWAY 7 WEST BOUND LINE OF SITE

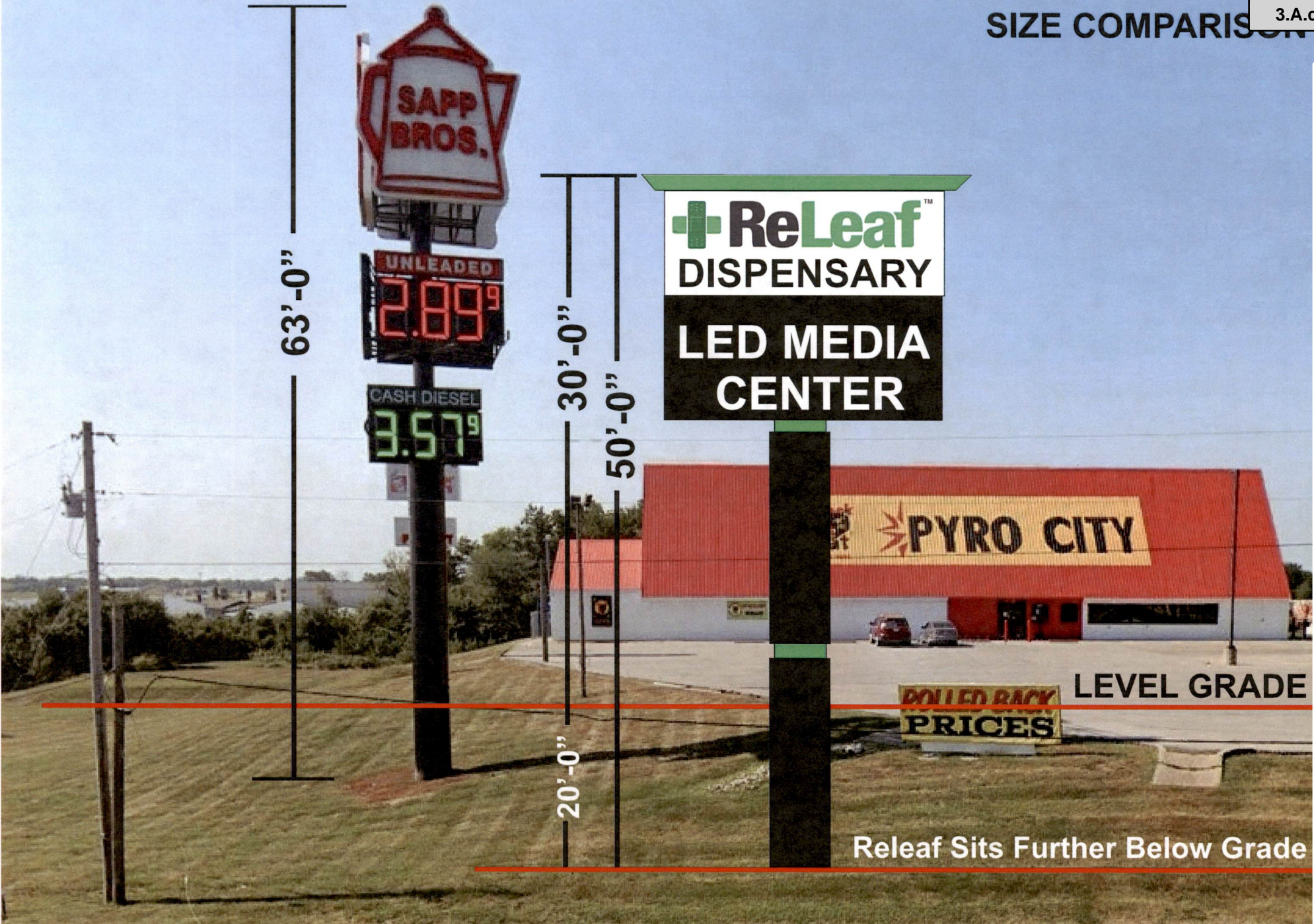


Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -

# SOUTH BOUND LINE OF SITE



Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -



63'-0"

30'-0"

50'-0"

20'-0"

LEVEL GRADE

Releaf Sits Further Below Grade

Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -



Attachment: Supporting Pictures (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -

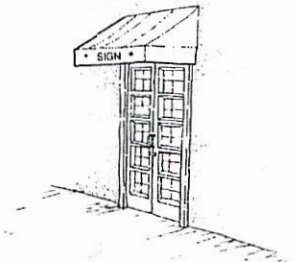

SIGN REGULATIONS

435 Attachment 1

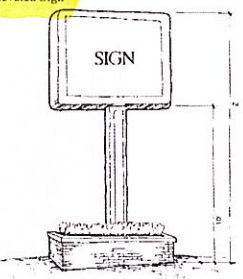
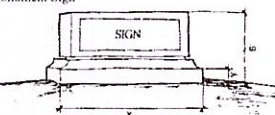

City of Harrisonville

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



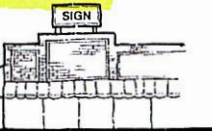
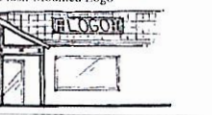

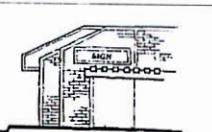
[Ord. No. 2883 App. A, 10-4-2004; Ord. No. 2956 App. A, 2-21-2006; Ord. No. 3203 §2, 2-6-2012; Ord. No. 3456, 1-7-2019; 8-5-19 by Ord. No. 3471; Ord. No. 3693, 6-3-2024]

Sign Types	Non-Residential Uses in Residential Districts	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
<b>Structural Types</b> Awning, Canopy or Marquee Sign 	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	Max. No.: 1 canopy sign per business Max. Area: 6 sq. ft. Max. Height: N/A Min. Setback: None Illumination: None	There shall be a minimum clearance to code from a canopy sign to the sidewalk
Ground Sign 	Max. No.: 1 sign per premises Max. Area: 32 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	Max. No.: 1 sign per premises Max. Area: 32 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	Max. No.: 1 sign per premises Max. Area: 32 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	Not permitted	Max. No.: 1 sign per premises Max. Area: 32 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	Max. No.: 1 sign per premises Max. Area: 32 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	Max. No.: 1 sign per premises Max. Area: 64 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	Max. No.: 1 sign per premises Max. Area: 64 sq. ft. Max. Height: 10' Min. Setback: None Illumination: Allowed	The support structure must be no less than 50% of the width of the face of the sign, presenting a monolithic base. Landscaping required in all non-industrial districts.

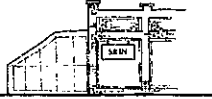
HARRISONVILLE CITY CODE

Sign Types	Non-Residential Uses in Residential Districts	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
<b>Structural Types</b> Elevated Sign 	Not permitted	Not permitted	Not permitted	No permitted	Not permitted	Max. No.: 1 sign per public street frontage. Maximum sign area sq. ft. is to be divided between each sign. Max. Area: Individual building with 1 tenant (1 sign only), 100 sq. ft., except 144 sq. ft. in Highway Overlay District Individual building with 2 to 4 tenants (1 sign only), 120 sq. ft. maximum area. Shopping center less than 50,000 sq. ft. floor area (1 sign), 160 sq. ft. maximum area. Shopping center 50,000 sq. ft. to 100,000 sq. ft. floor area (1 sign), 200 sq. ft. maximum area. Shopping center greater than 100,000 sq. ft. floor area (1 sign), 300 sq. ft. maximum area. Max. Height: 50' except no higher than 10' above the nearest highway road elevation. Min. Setback: 10' Illumination: Allowed	Max. No.: 1 sign per premises in the Highway Overlay District Max. Area: 100 sq. ft., except 144 sq. ft. in Highway Overlay District Max. Height: 50' Min. Setback: 10' Illumination: Allowed	Max. No.: 1 sign per premises in the Highway Overlay District Max. Area: 100 sq. ft., except 144 sq. ft. in Highway Overlay District Max. Height: 50' Min. Setback: 10' Illumination: Allowed	Elevated signs allowed in Highway Overlay District, as shown on the Zoning Map, generally are limited to within 1,000' of the State right-of-way of an interchange with U.S. 71 Highway; and Maximum Height may be increased with a variance if highway sight lines dictate. Landscaping required in all non-industrial districts
Monument Sign 	Max. No.: 1 monument sign per premises Max. Area: 32 sq. ft. Max. Height: 6' Min. Setback: 10' from property line, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max. No.: 1 monument sign per premises Max. Area: 32 sq. ft. Max. Height: 6' Min. Setback: 10' from property line, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max. No.: 1 monument sign per premises Max. Area: 64 sq. ft. Max. Height: 6' Min. Setback: 10' from property line, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Not permitted	Max. No.: 1 monument sign per premises Max. Area: 32 sq. ft. Max. Height: 6' Min. Setback: 10' from property line, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max. No.: 1 monument sign per premises Max. Area: 64 sq. ft. Max. Height: 6' Min. Setback: 10' from property line, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly illuminated	Max. No.: 1 monument sign per premises Max. Area: 72 sq. ft. Max. Height: 8' Min. Setback: None, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max. No.: 1 monument sign per premises Max. Area: 72 sq. ft. Max. Height: 8' Min. Setback: None, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Ground signs shall strictly comply with sight triangle setback requirements. Landscaping required in all non-industrial districts.
Special Signs 	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	Max. No.: 1 per premises, Maximum area shall be 32 sq. ft. Setback and illumination: None	See Section 435.125

SIGN REGULATIONS

Sign Types	Non-Residential Uses in Residential Districts	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
<b>Structural Types</b> Portable Display Sign 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	
Projecting Sign 	Not Permitted	Max. No.: 1 per premises Max. Area: 16 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Max. No.: 1 per premises Max. Area: 16 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Max. No.: 1 per premises Max. Area: 16 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Max. No.: 1 per premises Max. Area: 16 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Max. No.: 1 per building facade Max. Area: 16 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Max. No.: 1 per building facade Max. Area: 48 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Max. No.: 1 per building facade Max. Area: 48 sq. ft. Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly	Signs shall not project beyond the property line, except that signs in the "CBD-1" District may project above a public sidewalk, provided they are elevated no less than 10' above the highest point of the walk.
Roof Sign Elevated/Projecting 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Max. No.: 1 per structure Max. Area: 10% of the roof face Max. Height: 10' above the peak roof line Min. Setback: N/A Illumination: None, or indirectly	Roof signs shall meet building codes and permit requirements
Roof Sign Flush-Mounted Logo 	Not Permitted	Max. No.: 2 per structure Max. Area: 10% of the roof face Max. Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max. Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Not Permitted, unless permitted by the IPC.	Max. No.: 2 per structure Max. Area: 10% of the roof face Max. Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max. Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max. Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max. Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	
Temporary Signs 	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	See Section 435.120
Wall Sign 	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	A master plan shall be submitted for wall signage where there are multiple tenants on 1 premises. Attached wall signs shall meet building codes and permit requirements.

HARRISONVILLE CITY CODE

Sign Types	Non-Residential Uses in Residential Districts	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2	Sign Standards
<b>Structural Types</b> Window Sign 	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Window signs shall not obstruct public safety officer's sight lines into a building

SIGN REGULATIONS

435 Attachment 2

City of Harrisonville

**APPENDIX B – TABLE OF PERMITTED AND SPECIALLY PERMITTED SIGNS ZONING DISTRICTS**  
 [Ord. No. 2883 App. B, 10-4-2004; Ord. No. 2956 (App. B), 2-21-2006; Ord. No. 3456, 1-7-2019; Ord. No. 3471, 8-5-2019; Ord. No. 3693, 6-3-2024]

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

HARRISONVILLE CITY CODE

Sign Types	Residential							Non-Residential							Sign Standards
Monument Sign (Exclusive of Ground/Elevated Signs)			P	P	P	P	P	P	P		P	P	P	P	
Portable Movable Display Sign Projecting Sign								P	P	P	P	P	P	P	
Roof Sign — Elevated/Projecting														S	
Roof Sign — Flush-Mounted								P	P		P	P	P	P	
Temporary Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6 sq. ft. per sign, 30 ft. aggregate total
Wall Sign								P	P	P	P	P	P	P	
Window Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

- Blank Cell = Prohibited sign type
- C = Conditionally permitted
- P = Permitted sign
- P\* = Non-residential uses (church, institutional, school)
- S = Special use permit required

P.O. Box 367, 300 East Pearl Street - Harrisonville, Missouri 64701 p. (816) 380-8900 f. (816) 380-8906

October 11, 2016

Jay Zimmerman  
 Midwest Marine Boat Co.  
 21500 E. 275th St.  
 Harrisonville, MO. 64701

Re: Sign Request

Mr. Zimmerman,

Thank you for your recent inquiry concerning the new sign you plan to put on top of your existing building located at the address references above. The details of the sign you provided are:

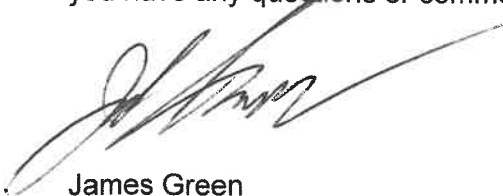
Latitude: 38.6181775  
 Longitude: 94.3505311

Existing  
 Structure: 15 ft

Height of  
 Proposed  
 Sign: 3 ft

I have reviewed the data and determined that the proposed sign, as presented, will not affect the airspace or operations at the airport according to its current airspace configuration and does not present a risk to air traffic in the area.

Thank you for taking the time to notify the airport of your proposed sign and please contact me if you have any questions or comments.



James Green  
 Airport Manager  
 Lawrence Smith Memorial Airport  
 Harrisonville, MO.  
 (816)380-5039  
 airport@ci.harrisonville.mo.us



COUNTY OF CASS COUNTY, MISSOURI
BUILDING CODES DEPARTMENT

30508 S West Outer Road Harrisonville, MO 64701
Phone: (816) 380-8134 Fax: (816) 380-8130

3.A.f

CONSTRUCTION PERMIT

PERMIT NO 16325

Project Control No 161125 Date Permit Issued 12/16/2016
Application Date: 11/22/2016

for inspections call 380-8134 (K.C.line)

JOB ADDRESS: 21500 E. 275th St Post Office: Harrisonville
09/44/31 S / T / R QTR-QTR SEC PARCEL NO LOT BLOCK SUB DIVISION

Project Name:
Use Of Building: Roof Sign Use Code: 657

Applicant Person or Fir Jay Zimmerman Applicant Code: 01
Jay Zimmerman 21500 E 275th St Harrisonville MO 64701
APPLICANT NAME ADDRESS CITY STATE ZIP CODE
Phone: (816) 380-7891 Fax: Mobile: (816) 916-8123 Alternate Phone:
OWNER ADDRESS CITY STATE ZIP PHONE

DESCRIPTION OF WORK TO BE PERFORMED:
To construct a commercial 36" X 38' roof sign, as per submitted sealed plans and all applicable building codes and county ordinances.

WORK INCLUDED IN SCOPE OF WORK COVERED BY PERMI
Electrical: -1 Plumbing: Mechanical: Electrical Service: Gas Piping: Other:
Type of Building: Sign Class of Work New Occupancy Group: Type of Construction:
Zoning District: Zoning File No: Flood Plain Map Panel: Flood Plain Development Permit
Gross Building Area 0 Stories or Bldg Height No of Dwelling Units:
Receipt No. 16325 Fee Amount \$445.00 Permit Statu Active Valuation of Work: \$8,000.00
Date Fee Paid: 12/16/2016 Fee Code PRMT Control No: 161125

SPECIAL CONDITIONS:

I, Jay Zimmerman, hereby certify that I am Owner, and affirm the above statements as true and correct

NOTICE: This permit becomes null and void if an inspection on work or construction has not been requested within 180 days or if work is suspended or abandoned for a period of 180 days at any time after work is commenced. All work or construction allowed by this permit shall be completed within one (1) year or this permit shall be expired by limitation and a new permit for any additional work shall be obtained prior to work or construction being resumed.

The Applicant hereby agrees to abide by and comply with the provisions of all Building Codes, Health Laws, and the Zoning Order of Cass County, Missouri and any other law or ordinance governing this type of work whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contact Cass County Road and Bridge at 380-8360 about driveway approach requirements.

FOR INSPECTIONS CALL 380-8134 PERMISSION FOR ABOVE DESCRIBED WORK IS HEREBY GRANTED
Jay Zimmerman by Kay Hess 12-16-16 APPLICANT SIGNATURE DATE
FOR THE CHIEF BUILDING OFFICIAL 12-16-16 DATE

Attachment: Roof Sign History (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)



## CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD · HARRISONVILLE · MISSOURI · 64701 · 816-380-5150  
 FACSIMILE: 816-884-3250 EMAIL: MAIL@REOENGINEERING.COM

November 16, 2016

Jay Zimmerman  
 Midwest Marine  
 21500 East 275th Street  
 Harrisonville, MO 64701

RECEIVED

DEC 16 2016

BLDG Codes, Environmental  
 Health & Zoning Depts.  
 Cass County, MO

RE: R.E.O. Engineering, P.C. Project #16-110  
 Roof-mounted sign installation  
 Structural suitability  
 REVISED: Manufacturer raceway and bracket information

Dear Mr. Zimmerman,

We have completed our review of the proposed roof-mounted sign installation on the existing building at the referenced address. Placement of the sign is to be approximately 12 inches of the exterior wall of the structure above the existing purlin located at the exterior wall; approximately two feet from the edge of the roof.

Sign construction consists of a manufactured track parallel to the building exterior wall (and roof purlins). This track is supported by a series of brackets which orient the track to support the aluminum case letters. The proposed dead load of the sign construction is approximately two pounds per linear foot. Sign is to be fastened to the structure per the manufacturer's direction at the purlin location as described above.

The building is moment-frame construction with frame spacing of approximately twenty feet on center. Purlins supporting the roof loading between the frames are 8" zee channels with approximately 5' on center spacing. Using standard span tables for lightweight zee member construction to verify capacity, these members are adequate for the additional loads imposed by the sign construction.

**REVISED:**

The sign manufacturer has provided information regarding the fabrication of the raceway that supports the sign lettering as well as the bracket fasteners that connect the raceway to the building members (as described above). The described assembly is sufficient to

support the signage and applied loading. Mounting brackets are constructed of 1.5" 6063 aluminum angle and fastened with grade 3 bolts. Mounting brackets attached to the building structure at 48" on center are sufficient to resist the applied lateral loads (1/4" bolts per mfg.). Manufacturer may require additional brackets as needed.

If there are any questions regarding this analysis, please contact our Offices.

Very Truly Yours,

R.E.O. ENGINEERING, P.C.

By:  , President  
Aaron D. Obermiller, P.E.



Attachment: Roof Sign History (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)



## CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD · HARRISONVILLE · MISSOURI · 64701 · 816-380-5150  
 FACSIMILE: 816-884-3250 EMAIL: MAIL@REOENGINEERING.COM

November 16, 2016

Jay Zimmerman  
 Midwest Marine  
 21500 East 275th Street  
 Harrisonville, MO 64701

RE: R.E.O. Engineering, P.C. Project #16-110  
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 Structural suitability

Dear Mr. Zimmerman,

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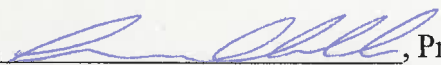
Sign construction consists of a manufactured track parallel to the building exterior wall (and roof purlins). This track is supported by a series of brackets which orient the track to support the aluminum case letters. The proposed dead load of the sign construction is approximately two pounds per linear foot. Sign is to be fastened to the structure per the manufacturer's direction at the purlin location as described above.

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If there are any questions regarding this analysis, please contact our Offices.

Very Truly Yours,

R.E.O. ENGINEERING, P.C.

By: , President  
 Aaron D. Obermiller, P.E.





MIDWEST MARINE

36"

38'

36"



# CASS COUNTY, MISSOURI

Building Codes, Environmental Health  
and Zoning Department

30508 S. West Outer Road, Harrisonville, MO 64701

P- (816) 380-8134 F- (816) 380-8130

PERMIT NUMBER: 16325

ADDRESS: 21500 E 275th St

TYPE OF INSPECTIONS: Rough IN / FINAL

INSPECTION COMMENTS: Rough IN / FINAL is NOT APPROVED.

1. PROVIDE THE LISTED CONNECTION FOR FLEX TO CONDUIT.  
PROVIDE A BOX WITH LISTED CONNECTIES.

2 SEAL HOLE FOR FLEX THROUGH THE ROOF

3 SECURE THE SIGN PER ENGINEERS REQUIREMENTS.

**TIME**  
IN: 10:35 / 11:00  
OUT: 138 MILEAGE: \_\_\_\_\_

INSPECTOR: Tracy [Signature]

DATE: 2/21/17

Attachment: Roof Sign History (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)



# CASS COUNTY, MISSOURI

Building Codes, Environmental Health  
and Zoning Department

30508 S. West Outer Road, Harrisonville, MO 64701

P- (816) 380-8134 F- (816) 380-8130

PERMIT NUMBER: 16325

ADDRESS: 21500 E 275th St

TYPE OF INSPECTIONS: FINAL FOR NEW ROOF SIGN

INSPECTION COMMENTS: FINAL APPEARS COMPLETE.

Multiple horizontal lines for additional inspection notes or comments.

**TIME**

IN: 9:20

OUT: 9:35 MILEAGE: \_\_\_\_\_

INSPECTOR: Tracy Parker

DATE: 3/3/17

Attachment: Roof Sign History (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)

(8)	Sign face size is limited to a total of two (2) square foot per lineal foot of road frontage, and not more than four hundred (400) square feet in total
-----	---

B. Sign Structural Types. Structural Types, Quantity Allowed per Lot, Maximum Heights, Setbacks.

District	Awning	Ground	Pole	Projecting	Roof Mtd	Wall Mtd	Quantity	Height	Setback
Ag		▪				▪	1	10 ft	0 ft
R-R		▪				▪	1	10 ft	0 ft
R-S		▪				▪	1	10 ft	0 ft
R-1		▪				▪	1	15 ft	(4)
R-2		▪				▪	1	15 ft	(4)
R-3		▪				▪	1	15 ft	(4)
M-U		▪				▪	1	15 ft	(4)
M-P		▪				▪	1	20 ft	(4)
C-1	▪	▪		▪		▪	(1)	30 ft	10 ft
C-2	▪	▪		▪		▪	(2)	30 ft	(5)
I-1	▪	▪	▪	▪		▪	2	(3)	(6)
I-2	▪	▪	▪	▪		▪	2	(3)	(6)
I-3	▪	▪	▪	▪		▪	2	(3)	(6)

(1)	Awning and wall types, no limits, ground signs, limit two (2) per lot
(2)	Awning type, no limits, ground signs, limit two (2) per lot, all others allowed, limited to one (1) per lot
(3)	Wall types limited to less than height of tallest part of structure, thirty-foot maximum for all others
(4)	One-half (1/2) of the depth of setback to main structure from road frontage
(5)	Advertising types and any sign exceeding two hundred (200) square feet in total surface shall maintain same setback distance as the principal structure
(6)	Advertising types and any sign exceeding two hundred (200) square feet in total surface shall maintain same setback distance as the principal structure
(7)	Sign types with flashing illumination may not exceed twelve (12) square feet on one (1) face for churches, hospitals, police stations, fire stations and other public facilities
(8)	Sign types may be illuminated indirectly only, with incandescent or fluorescent, not to exceed seventy five (75) foot-candles at the sign face, in sizes as noted.

## Section 400.800. Regulations Relating To Advertising Billboards.

[Res. No. 07-06, Zoning Order Art. 12 § J, 7-12-2007]

- A. Purpose. It is the intent and purpose of these requirements to qualify, supplement, or define the allowable uses of billboards in each of the Zoning Districts or in areas with designated zoning. Therefore, the erection and placement of billboards along primary highways and roadways under the maintenance and jurisdiction of the Missouri Department of Transportation within the County are subject to reasonable regulations relative to size, lighting, spacing, location, and height to avoid adverse impacts; and to adopt the State standards so that billboards are compatible with rural land uses.

By avoiding any adverse impacts the County intends to further the substantial public interest in protecting private investment in adjoining properties and public investment in the interstate and other highways, to promote the tourism and business investments of the County; and to preserve

## Council Bill No. 2024-32

## Ordinance No. 3694

**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. 275<sup>TH</sup> STREET INTO THE CITY OF HARRISONVILLE, MISSOURI, ESTABLISHING THE ZONING AS C-2 (SERVICE BUSINESS DISTRICT) AND ESTABLISHING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

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

Legal Description:

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

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

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 3<sup>RD</sup> OF JUNE 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17<sup>TH</sup> DAY OF JUNE 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 17<sup>TH</sup> DAY OF JUNE 2024.

**VOTE TAKEN AS FOLLOWS**

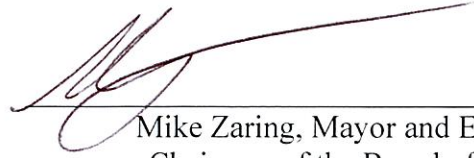
**AYES:** Davidson, Doerhoff, Franklin, Pfautsch, Turner

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**EXCUSED:** Chaney, Mills, Milner



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

ATTEST:



Daniel Barnett, City Clerk

WITNESS my hand and seal this 17<sup>TH</sup> day of June 2024.

**From:** [SlumberInn.com](mailto:SlumberInn.com)  
**To:** [Christina Stanton](mailto:Christina.Stanton)  
**Subject:** Re: Variance for Sign - 21500 E 275Th St.  
**Date:** Tuesday, December 3, 2024 12:15:37 PM

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Christina,

We are opposed to this variance application.

First as it stands, not only is this request for a very excessive variance, it's not based out of hardship, but more-so out of comparison to the Sapp Bros signage (which is non-conforming since the signage was present before annexation). The existing business types (fuel, lodging) at the interchange serve commuters and travelers and have a valid reason as a "highway type" business and for larger signs. All signage at this interchange was installed prior to annexation, but even-so, they are highway type businesses.

Secondly, as it's currently being presented, the new sign would block the view to our building and signage for drivers traveling south on MO-7 approaching the interchange. We are concerned how this would impact our business and also our property value with our property not being as visible as before

I hope the City takes these concerns seriously and does not approve this variance applicaiton in its current form.

--

Thank you,

Hardeep Khehra  
 Owner/Manager  
**Slumber Inn**  
**21400 E. 275th St.**  
**Harrisonville, MO 64701**  
**[www.slumberinn.com](http://www.slumberinn.com)**  
 Tel: (816) 884-3100

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**From:** Christina Stanton <cstanton@harrisonville.com>  
**Sent:** Friday, November 22, 2024 12:57 PM  
**To:** SlumberInn.com <contact@slumberinn.com>  
**Subject:** RE: Variance for Sign - 21500 E 275Th St.

Two variances are being sought. One for increase size (area) and one for a sign type that is not typically allowed in the C-2 District under the City's Sign Regulations (the roof sign).

To your other comment: good point.

**Christina Stanton, AICP**  
**Community Development Director**

300 E. Pearl St.  
 Harrisonville, MO 64701  
 (816) 380-8922




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**From:** SlumberInn.com <contact@slumberinn.com>  
**Sent:** Friday, November 22, 2024 12:43 PM  
**To:** Christina Stanton <cstanton@harrisonville.com>  
**Subject:** Re: Variance for Sign - 21500 E 275Th St.

Thank you, Christina. The application doesn't specify how of much of a variance is being requested. Is the variance only for increased square footage or for increased height as well?

If the property being 20' "below grade" is the issue, shouldn't the request be for a taller sign as opposed to a larger sign?

--

Thank you,

Hardeep Khehra  
 Owner/Manager  
**Slumber Inn**  
**21400 E. 275th St.**  
**Harrisonville, MO 64701**  
**www.slumberinn.com**  
 Tel: (816) 884-3100

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**From:** Christina Stanton <cstanton@harrisonville.com>  
**Sent:** Friday, November 22, 2024 11:56 AM  
**To:** SlumberInn.com <contact@slumberinn.com>  
**Subject:** RE: Variance for Sign - 21500 E 275Th St.

Please find attached the submitted application and supported pictures. Staff is currently working on the staff report for the Board of Zoning Adjustments meeting next month.

**Christina Stanton, AICP**  
**Community Development Director**

300 E. Pearl St.  
Harrisonville, MO 64701  
(816) 380-8922



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**From:** SlumberInn.com <contact@slumberinn.com>  
**Sent:** Thursday, November 21, 2024 11:50 AM  
**To:** Christina Stanton <cstanton@harrisonville.com>  
**Subject:** Variance for Sign - 21500 E 275Th St.

Hi Christina,

I received a letter regarding the sign variation requested by Surefire Sign Inc. I'm unable to locate the application or agenda on the City of Harrisonville's website.

Will you send me a copy of the application for the sign variance?

--

Thank you,

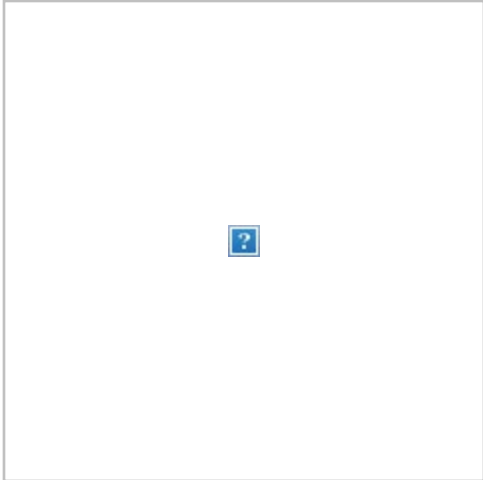
Hardeep Khehra  
Owner/Manager  
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Tel: (816) 884-3100

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[Redacted]

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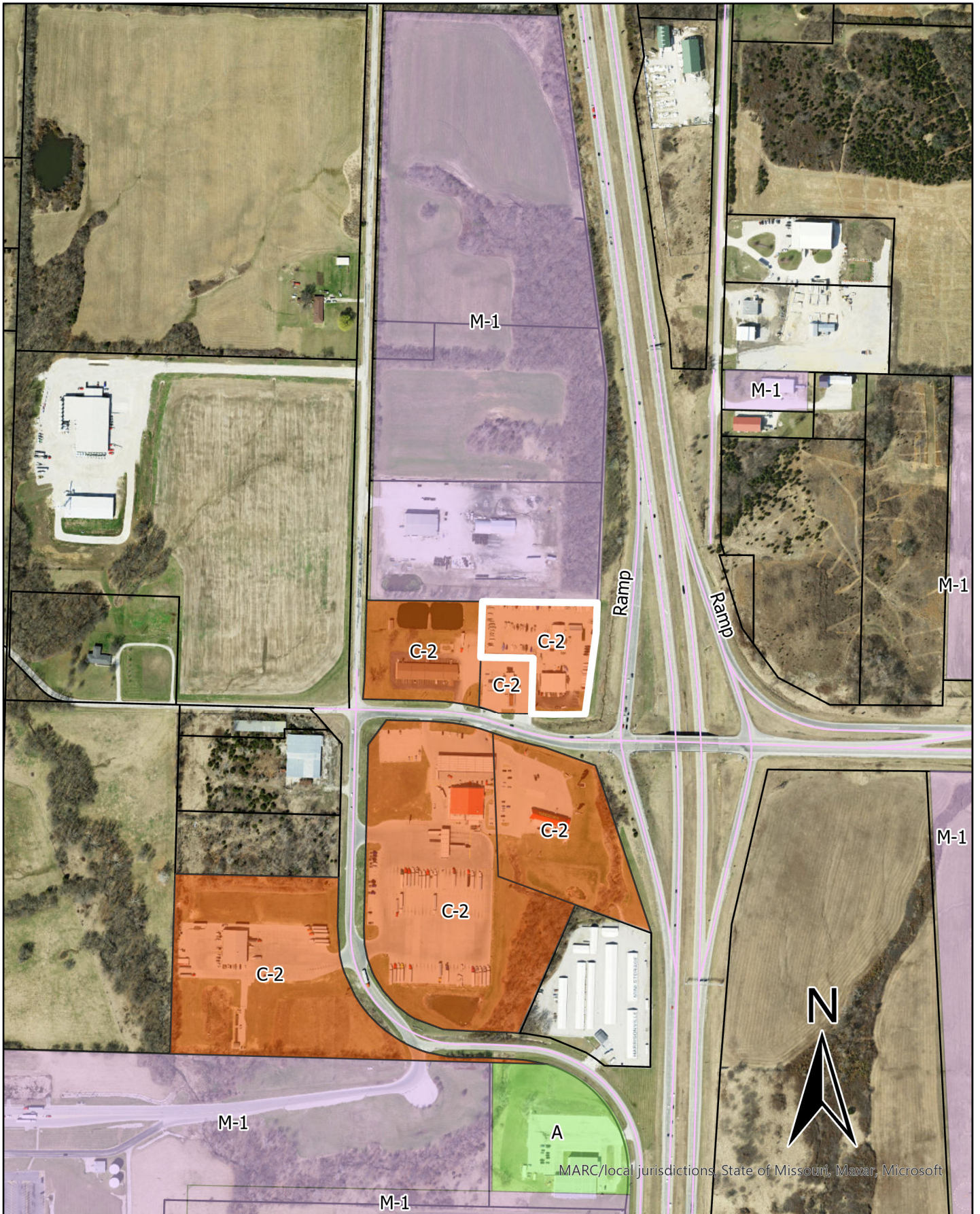
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# Zoning Map



0 335 670 1,340 US Feet

Attachment: Zoning Map (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)

# Aerial Map



Attachment: Aerial Map (Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING)

0 220 440 880 US Feet

STAFF REPORT

**TO: Board of Zoning Adjustments**

**FROM: Christina Stanton,**

**DATE: December 3, 2024**

**SUBJECT: Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations -  
CONSIDERATION**

**Type of Item:** *Approval*

**B. Action Item (ID # 5025)**

Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - CONSIDERATION