



**AGENDA
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
CITY HALL
JUNE 20, 2017
6:00 PM**

I. Attendance

- 1. Present**

II. Approval of Minutes

- 1. Community Development Committee - Regular Meeting - May 16, 2017 6:00 PM**

III. Agenda

IV. Discussion

- A. Action Items**

- 1. Muni Code Changes - Sec. 500/700**

V. Adjourn

Posted on City Hall Bulletin Board this 14th day of June 2017

Randall K. Jones, City Clerk

The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman



DRAFT
MINUTES
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
CITY HALL
MAY 16, 2017
6:00 PM

I. Attendance

Attendee Name	Organization	Title	Status	Arrived
David Dickerson	Harrisonville	Member	Present	
Matt Turner	Harrisonville	Member	Present	
Brian Hasek	Harrisonville	Chair	Present	
Clint Long	Harrisonville	Member	Late	6:20 PM
Brad Bockelman	Harrisonville	Member	Absent	
Jamie Martin	Harrisonville	Utility/Community Development Clerk	Present	
Randy Jones	Harrisonville	City Clerk	Present	
Judy Bowman	Harrisonville	Board Member	Present	
Dennis Mennick		Harrisonville Star	Present	
Happy Welch	Harrisonville	City Administrator	Present	
Jim Clarke	Harrisonville	Community Development Manager	Present	

II. Approval of Minutes

1. Community Development Committee - Regular Meeting - Apr 18, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	David Dickerson, Matt Turner, Brian Hasek
ABSENT:	Clint Long, Brad Bockelman

III. Agenda

1. Temp Sign Review

Matt Turner opened the discussion of Temporary signs. After a discussion on sizes and types it was decided that temporary signs Section B is changed to match Section A (2x3ft). Temporary stand alone signs do not change. No signs should be placed on the state or county right of way.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Dickerson, Member
SECONDER: Matt Turner, Member
AYES: David Dickerson, Matt Turner, Brian Hasek, Brad Bockelman
ABSENT: Clint Long

2. Work Ready Participation

The committee discussed the Work Ready program. They discussed the benefits to the program and that it would be of no cost to the employer or the county. Work Ready is asking for the support of the city. It was motioned to send it to The Board of Alderman for further discussion.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Dickerson, Member
SECONDER: Matt Turner, Member
AYES: David Dickerson, Matt Turner, Brian Hasek, Clint Long
ABSENT: Brad Bockelman

3. Marketplace Storage

West Star Development had a presentation of current projects, including a storage facility they had just finished at Metcalf and 135th in Overland Park. They want to construct a storage facility like this one in the Marketplace Development will bring in more taxes from property taxes. This proposal conflicts with the TIF that is already in place for this property allowing no more than 20% non-retail.

Judy Bowman has spoken with the owners of Forged by Fire in the Marketplace. They have relayed to her that if this expansion doesn't happen, they will probably have to relocate somewhere that offers more space for them.

Brian Hasek request more information about the bonds and TIF and how close they are to performing. It will be discussed at the next Board of Alderman meeting on June 5th.

IV. Discussion

V. Adjourn

Meeting adjourned at 6:52 PM.

VI. Action Items

 Brian Hasek, Mayor & Ex-Officio
 Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of May 16, 2017 6:00 PM (Approval of Minutes)

Changes to Municipal Code that pertain to construction

Consider removing Section 505.040. It is not defined as to what's required and the building code has specifications when to require Fire Warning Systems. This section was adopted in 1977 and amended in 1982. Building Official and Fire Chief are in agreement with this item.

Consider amending Section 500.020 (5) Temporary Certificate of Occupancy. The amount required to post escrow can be excessive and this should be brought into line with what's in the building code. We could include the first TCO as part of the building permit fee, but a second TCO could include a charge of \$500.00. Not completing items (outside of landscaping when it's winter time, for example) would cause the structure to be red tagged and not occupied. Building Official is in agreement on this item.

Consider removing Section 500.020 (7) This revision increases allowances not allowed by the building code and conflict with the safety aspects of the code. Building Official and Fire Chief are in agreement on this item.

Consider removing Section 500.020 (9) This does not follow the adopted code and amending could cause problems in the future if there is a problem. Building Official and Fire Chief are in agreement on this item.

Consider removing Section 500.080 (11) This section is in conflict of State Statute. We must revise to include state language from old code which covers fire wall separation of 2 hours for townhomes.

Consider removing Section 700.210 (C) There is no need to require 15 feet of copper water line. The electric ground is required to be in the footing with a connection to the meter panel and a ground rod can be used as a secondary. The water line is not considered the primary electrode conductor any more by the code.