



**AGENDA  
CITY OF HARRISONVILLE  
COMMUNITY DEVELOPMENT COMMITTEE  
REGULAR MEETING  
CITY HALL  
AUGUST 21, 2018  
6:00 PM**

**I. Attendance**

- 1. Present**

**II. Approval of Minutes**

- 1. Community Development Committee - Regular Meeting - Apr 17, 2018 6:00 PM**

**III. Agenda**

- 1. Prop D on Ballot**
- 2. Code Amend Items**

**IV. Discussion**

**V. Adjourn**

**Posted on City Hall Bulletin Board this 15th day of August, 2018.**

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**Randall K. Jones, City Clerk**



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**REGULAR MEETING**  
**CITY HALL**  
**APRIL 17, 2018**  
**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	
Brad Bockelman	Harrisonville	Member	Present	
Jessica Levsen	Harrisonville	Member	Present	

*Also in attendance were Roger Kroh, City Planner; Happy Welch, City Administrator; Denis Minick, South Cass Tribune; John Foster; and Jamie Martin, Recording Secretary.*

**II. Approval of Minutes**

**1. Community Development Committee - Regular Meeting - Mar 20, 2018 6:00 PM**

*With no additions or corrections, the minutes were unanimously accepted.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Levsen, Member
<b>SECONDER:</b>	David Dickerson, Member
<b>AYES:</b>	Dickerson, Turner, Hasek, Bockelman, Levsen

**III. Action Items**

**1. Election Sign Change**

*Happy Welch submitted an ordinance for Chapter 435 that was drafted by the City Attorney, John Fairfield. It would change the size allowed for election signs to 2 feet in height and total 4 square feet in area.*

*David Dickerson made a motion to send the discussion to the board.*

*Jessica Levsen seconded the motion.*

*The Committee voted unanimously.*

<b>RESULT:</b>	<b>RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]</b>
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<b>MOVER:</b>	David Dickerson, Member
<b>SECONDER:</b>	Jessica Levsen, Member
<b>AYES:</b>	Dickerson, Turner, Hasek, Bockelman, Levsen

**2. P&Z Amend Change**

*Mr. Welch brought changes to the fees charged for Special Use Permits and Zoning Amendments, taking the burden off of the applicant with placing ads and notifications to the City. He researched the fees charged by other cities in the area. \$150.00 would be a reasonable rate to cover the expenses incurred by the city staff.*

*David Dickerson made a motion to send these changes to Planning and Zoning.*

*Jessica Levsen seconded the motion.*

*The Committee voted unanimously.*

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	David Dickerson, Member
<b>SECONDER:</b>	Jessica Levsen, Member
<b>AYES:</b>	Dickerson, Turner, Hasek, Bockelman, Levsen

**3. Zoning Letter-Ad Changes**

*Same as item 2. Changes were incorporated into item 2.*

**IV. Discussion Items**

**1. Regional Detention Glen Eagle**

*The city has a possible opportunity for a regional detention facility in the Glen Eagle Subdivision. Alderman Bockelman is considering purchasing the remaining acreage in the development and working with the city to set aside some of the acreage for a regional detention basin that the city would maintain. In return, the city would maintain an existing detention basin and a grassy strip along 267th Street. A regional detention basin would help with flooding in other parts of the city. Ted Martin, the City Engineer, is looking in to the total amount of acreage necessary for proper flood control and how to design it in the floodplain. Mr. Bockelman is interested in an agreement so he can know his parameters in dealing on the property purchase.*

*David Dickerson made a motion to move forward and send this to the City Attorney for review and to draft an agreement. Jessica Levsen seconded the motion.*

*The Committee voted unanimously, with the exception of Brad Bockelman who recused himself from this discussion.*

<b>RESULT:</b>	<b>RECOMMENDED FOR BOARD APPROVAL [4 TO 0]</b>
<b>MOVER:</b>	David Dickerson, Member
<b>SECONDER:</b>	Jessica Levsen, Member
<b>AYES:</b>	David Dickerson, Matt Turner, Brian Hasek, Jessica Levsen
<b>RECUSED:</b>	Brad Bockelman

**V. Adjourn**

With no further business to come before the Committee, David Dickerson moved to adjourn. Jessica Levsen seconded. The meeting was adjourned at 6:35 PM.

Minutes Acceptance: Minutes of Apr 17, 2018 6:00 PM (Approval of Minutes)

Respectfully Submitted,

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Jamie Martin, Recording Secretary



**TO:** Community Development Committee  
**FROM:** Happy Welch, City Administrator  
**DATE:** August 15, 2018  
**SUBJECT:** Prop D Support

**Type of Item:** *Discussion*

The Missouri Municipal League is requesting that cities pass a resolution in support of Proposition D, the motor fuel tax increase that will appear on the November 6, 2018 statewide ballot.

When fully implemented the fuel tax increase would kick in an additional \$124,000,000 to cities and counties for transportation funding. Harrisonville's portion is estimated to be \$172,000 for street repairs and improvements.

Included is the model resolution that can be modified to reflect the Board's position on the fuel tax.

Roads are considered an important tool for economic development and the committee should consider this resolution.

**1. Action Item (ID # 2989)**

Prop D on Ballot

Attachments:

proposition\_d\_model\_municip (PDF)

***PROPOSITION D MODEL MUNICIPAL RESOLUTION***

**A RESOLUTION OF THE *(CITY COUNCIL/ BOARD OF ALDERMEN)*  
OF THE CITY OF *(INSERT CITY NAME)*, MISSOURI, SUPPORTING  
MISSOURI PROPOSITION D.**

**WHEREAS**, Missouri's state highways, county roads, municipal streets and bridges are transportation, economic and public safety lifelines, and

**WHEREAS**, Missouri has 33,856 miles of state highways, 73,698 miles of county roads, 23,000 miles of city streets, 10,400 state-owned bridges and 14,089 bridges owned by local governments, and

**WHEREAS**, Missouri has not raised its state motor fuels tax since 1996, and has in the ensuing 22 years seen a significant erosion in its purchasing power for road and bridge construction and maintenance, and

**WHEREAS**, there is a growing awareness among Missouri citizens that our state and local roads and bridges are in dire need of repair; and

**WHEREAS**, the Missouri General Assembly moved affirmatively in 2018 to address the state's road and bridge funding crisis by referring House Bill 1460 to the voters, to empower Missouri citizens to have the final say on raising the state motor fuels tax to restore purchasing power and accelerate road and bridge projects, and

**WHEREAS**, Proposition D will improve the safety of state highways and local streets and bridges; and

**WHEREAS**, Proposition D will after full implementation produce more than \$124 million in new annual funding for local streets and bridges statewide, and

**WHEREAS**, the Missouri Department of Transportation estimates that *(Local Government)* upon full implementation will receive *(Insert amount from table)* in new annual revenue from Proposition D for city street and bridge projects, and

**WHEREAS**, the combined positive impact of increased purchasing power for projects, safer roads and bridges, and improved transportation routes to strengthen Missouri's geographical advantages in business, agriculture, tourism and international commerce, will advance Missouri's economy and quality of life, therefore

**NOW, BE IT RESOLVED** that the *(City Council/Board of Aldermen/County Commission)* of *(City name)* hereby supports Proposition D that will be presented to Missouri voters on November 6, 2018.

Given under my hand and corporate seal of the City of *(Insert City Name)*, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Clerk

City of *(Insert City Name)*, Missouri

Attachment: proposition\_d\_model\_municipip (Prop D Support)



**TO:** Community Development Committee  
**FROM:** Happy Welch, City Administrator  
**DATE:** August 15, 2018  
**SUBJECT:** Code Amend Items

**Type of Item:** *Discussion*

The committee wanted to discuss gravel parking lots/driveways.

We have also added storage sheds in the commercial zones for discussion.

Attached is some revision ideas to the code and staff is looking for some input to fine tune and present to the Board of Aldermen.

**2. Action Item (ID # 2988)**

Code Amend Items

Attachments:

Gravel Changing Section 405part 2 (PDF)

**Existing Section 405.565 D.**

All parking areas and drives shall be ready for use upon occupying a building and shall be surfaced with a minimum of two (2) inches of hot-mix asphaltic concrete on a minimum four (4) inch compacted stone base or Portland cement concrete paving of equal strength. All such drives and off-street areas used by vehicles, except those serving single- and two-family dwellings, shall have curbs. The Director of Codes Administration may grant an extension by issuing a temporary certificate of occupancy when weather conditions are not satisfactory for placing paving materials.

*Exception:* Existing properties or businesses with gravel parking lots that have been vacant or closed for ninety (90) days or more may have drives and parking lots of chip seal on a four (4) inch compacted stone base in lieu of asphalt or concrete and curbs will not be required.

Existing gravel driveways within a residential district and may be extended to provide access to an attached or detached accessory building. Existing gravel driveways shall not be extended or expanded for any other purpose.

**To amend and allow gravel parking lots in commercial zones and gravel driveways in residential zones the *Exception* will have to be amended and here's an example.**

~~*Exception:* Existing properties or businesses with gravel parking lots that have been vacant or closed for ninety (90) days or more may have drives and parking lots of chip seal on a four (4) inch compacted stone base in lieu of asphalt or concrete and curbs will not be required.~~ Existing gravel parking lots within a commercial district may remain as gravel until a new principal use structure is constructed on the property thereby requiring all parking areas to be paved.

Existing gravel driveways within a residential district may be extended to provide access to an attached or detached accessory building. Existing gravel driveways shall not be extended or expanded for any other purpose. Existing gravel driveways are not required to be improved when a new principal use structure is constructed. New driveways for single family structures extending more than 100 feet from the road right of way may be of gravel material for the length of the drive to the residence or accessory structure.

One of the issues to consider is existing gravel lots in all of our retail/business zones and this could open up the possibility of those remaining. Most jurisdictions want paved parking in their major commercial districts like ours on Highway 291, Commercial, Mechanic, etc.

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### Detached Accessory Structures in the Commercial Districts

405.550 D.

*Detached Accessory Building(s)*. For any "R-1", "R-1M", "R-2", "R-3" or "R-4" zoned lot, one (1) or more detached accessory building(s) may be permitted as long as said structure complies with the standards outlined within this zoning ordinance. All accessory buildings shall be located in the rear yard only. A detached accessory building shall be located not less than eight (8) feet from any side or rear lot line. Accessory buildings required to be supported by a concrete foundation shall not be located within a dedicated easement of any kind. In the case of corner lots, accessory buildings shall set back not less than the distance required for residences from side streets. **For any CBD-1, CBD-2, or C-2 zoned lot, one (1) detached accessory building may be permitted behind the main building or structure not to exceed 200 square feet and not less than 5 feet from any public right of way.**

#### Optional:

**. For any CBD-1, CBD-2, (C-1?), or C-2 zoned lot, one (1) detached accessory building may be permitted behind the main building or structure not to exceed 120 square feet, not less than 5 feet from any public right of way, and adhere to existing set back requirements for the zoning district. Any such accessories which will be located on any property of which any portion of the property is located in the flood zone must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters; or create a hazardous condition to any person or property. Any such accessory use of which the property has any portion of such property located in the flood plain would require a building permit, for anchoring purposes. Any existing use of this type of accessory, whether for storage use or for sales of such accessories shall also be anchored if the property is in the flood zone.**

This would put the issue under the limits requiring a building permit. 120 sq. ft seems adequate for maintenance equipment, ie: mowers and snow blowers ect. It would exclude shipping containers, due to size limits. The existing for sales of these use part may need to go to a different section of the zoning code, ie: approved uses, any include any buoyant item?.