



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 16, 2017
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Aug 17, 2017 6:00 PM**
- 3. Agenda Items**
 - A. Minor Plat of Love's Addition Replat -Requesting to expand Lot boundaries
-Requesting Vacation of Utility Easement -Requesting Relocation of Utility
Easement**
 - B. Staff Report**
- 4. Discussion Items**
- 5. Adjourn**
- 6. Action Items**

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

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 17, 2017
6:00 PM

1. Call to Order

The meeting was called to order at 6:05 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Walter Bruens	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Murad Hasam	Harrisonville		Absent	
Brian Hasek	Harrisonville	Mayor	Present	
Jeff Tompkins	Harrisonville		Excused	
Jim Proctor	Harrisonville		Absent	

Also present were Becky Selle; David Vignery; Alderman Brad Bockelman, Board Liaison; Happy Welch, City Administrator; Jim Clarke, Community Development Manager; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 19, 2017 6:00 PM

With no additions or corrections, the January 19, 2017, minutes were approved as written.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Walter Bruens
AYES:	Jones, Bruens, Chiodini, Milner, Hasek
ABSENT:	Murad Hasam, Jim Proctor

3. Agenda Items

A. Hville Villas Variances

Becky Selle of the Harrisonville Villas, requested a variance to the City subdivision requirements regarding street extensions and sidewalk installations. They would like to install the new collector street only as far as necessary to serve their new development. Also, they are asking the City to allow them to escrow the money for construction of the sidewalk and have the city public works department install the sidewalk when their schedule permits. They have requested that the escrow be for 24 months. If the city chooses not to install any sidewalk along Jefferson within that time, the money would be returned to the developer.

Brian Hasek proposed that the City escrow the cost of the sidewalk for the 24 month period and not require the street extension to the west property line.

Walter Bruens motioned to approve the proposal. Chuck Jones seconded.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Bruens
SECONDER:	Chuck Jones
AYES:	Jones, Bruens, Chiodini, Milner, Hasek
ABSENT:	Murad Hasam, Jim Proctor

B. Cornerstone Church Permit

David Vignery of Cornerstone Church, presented his application for a Special Use Permit. He stated that they would like to place two mobile trailers for temporary classrooms on the East side of their permanent church building.

Chuck Jones motioned to approve the Special Use Permit with a five year limit.

Brian Hasek seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Brian Hasek, Mayor
AYES:	Jones, Bruens, Chiodini, Milner, Hasek
ABSENT:	Murad Hasam, Jim Proctor

4. Discussion Items

None

5. Adjourn

With no further business to come before the Commission, Chuck Jones made a motion to adjourn. Scott Milner seconded and the motion passes. The meeting was adjourned at 6:53 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary

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

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Aug 17, 2017 6:00 PM (Approval of Minutes)

Minor Plat of Love's Addition Replat Lot 5A

being a Replat of Lot 5, Love's Addition
a subdivision of land in the city of
Harrisonville, Cass County, Missouri
and an additional tract of land

Description:

ALL OF LOT 5, LOVE'S ADDITION AND AN ADDITIONAL TRACT OF LAND DESCRIBED AS BEING A PART OF A TRACT OF LAND DESCRIBED IN BOOK 988, AT PAGE 125, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, LOVE'S ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, RUN THENCE SOUTH 29°25'00" WEST ALONG A SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 4, 22.08 FEET; THENCE NORTH 65°20'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, 252.97 FEET; THENCE NORTH 18°35'11" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 285.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BROOKHART ROAD, AS NOW LOCATED; THENCE SOUTH 71°24'49" EAST ALONG SAID RIGHT-OF-WAY LINE, 45.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, LOVE'S ADDITION; THENCE SOUTH 18°35'11" WEST ALONG THE WEST LINE THEREOF, 267.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 65°20'00" EAST ALONG THE SOUTH LINE OF SAID LOT 5, 211.89 FEET TO THE POINT OF BEGINNING. CONTAINS 0.40 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Owner/Developer:

THE BRICKYARD, INC. C/O KEVIN ANDERSON
PO BOX A
HARRISONVILLE, MISSOURI, 64701

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.
IN WITNESS WHEREOF, THE BRICKYARD, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS _____ DAY OF _____, 20____.

PRESIDENT _____ SECRETARY _____

STATE OF _____ COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____

TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(SEAL)
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

Vacation:

THE 10' (FT) UTILITY EASEMENT LOCATED ON LOT 5, "LOVE'S ADDITION" AND IDENTIFIED ON THE FINAL PLAT PREVIOUSLY DEDICATED TO THE CITY OF HARRISONVILLE IS HEREBY SO VACATED UPON THE ACCEPTANCE AND RECORDING OF THIS MINOR PLAT OF "LOVE'S ADDITION REPLAT", LOT 5A.

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LOVE'S ADDITION REPLAT". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "LOVE'S ADDITION REPLAT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E.) OR "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E.).

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

THIS PLAT OF "LOVE'S ADDITION REPLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

PLANNING & ZONING COMMISSION CHAIRMAN _____


THIS PLAT OF "LOVE'S ADDITION REPLAT" INCLUDING EASEMENTS ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE _____ DAY OF _____, 20____.

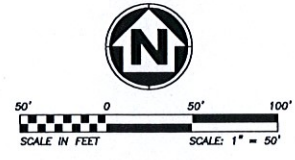
(SEAL)
MAYOR: _____
ATTEST: _____ CITY CLERK

CITY ENGINEER

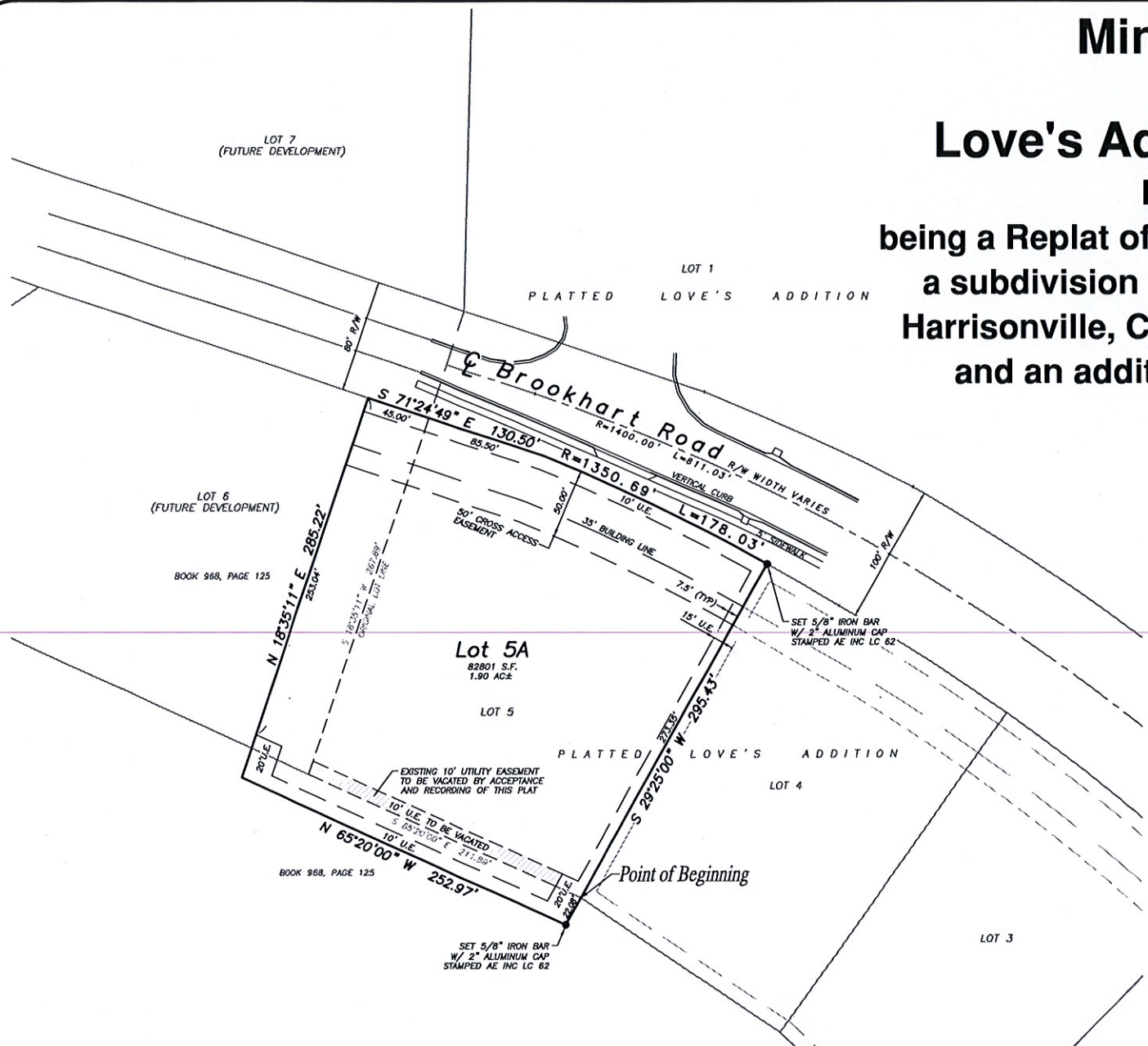
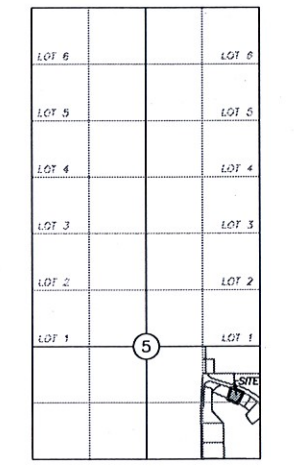
COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE DESCRIBED PROPERTY IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

ANDERSON ENGINEERING, INC. L.C. 62
BY:  TROY S. BOWERS, P.L.S. 2818
11/9/17 DATE



- = FOUND MONUMENT AS NOTED
- = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED A/E INC LC 62
- 1/2" IRON BARS WITH 1" PLASTIC CAPS STAMPED A/E INC LC 62 SHALL BE SET ON ALL LOT CORNERS AFTER ACCEPTANCE OF THIS MINOR PLAT.



Notes:

- BEARINGS SHOWN ARE BASED ON THE FINAL PLAT OF LOVE'S ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- THIS MINOR PLAT IS BASED ON THE FINAL PLAT OF "LOVE'S ADDITION", A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, DEED INFORMATION HAS BEEN OBTAINED FROM THE CASS COUNTY, MISSOURI GIS WEBSITE.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BY GRAPHIC SCALE, THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 29037C0188F, DATED JANUARY 2, 2013.
- EXISTING EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT, AS LISTED ON THE FINAL PLAT OF "LOVE'S ADDITION".
- BLANKET RIGHT-OF-WAY GRANTED TO INTERSTATE PIPE LINE COMPANY RECORDED AUGUST 29, 1930 IN BOOK 288 AT PAGE 607. THERE DOES NOT APPEAR TO BE ANY EXISTING PIPELINES AFFECTING THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO THE STATE OF MISSOURI AS SET FORTH IN THE INSTRUMENT FILED FEBRUARY 4, 1965 IN BOOK 491 AT PAGE 45. DEFINES A PORTION OF THE RIGHT-OF-WAY OF US HIGHWAY 71 (I-49) AND THE RELOCATED COUNTY ROAD (BROOKHART DRIVE) LYING SOUTHEAST OF THE INTERSECTION WITH COMMERCIAL STREET.
- EASEMENT TAKEN BY THE STATE OF MISSOURI BY REPORT OF COMMISSIONERS' RECORDED AUGUST 16, 1965 IN BOOK 491 AT PAGE 45. DEFINES A PORTION OF THE RIGHT-OF-WAY OF US HIGHWAY 71 (I-49) AND THE RELOCATED COUNTY ROAD (BROOKHART DRIVE) LYING NORTHWEST OF THE INTERSECTION WITH COMMERCIAL STREET.
- PERMANENT UTILITY EASEMENT GRANTED TO THE CITY OF HARRISONVILLE, MISSOURI RECORDED APRIL 9, 1998 IN BOOK 1655 AT PAGE 128. THIS IS A BLANKET EASEMENT AND LIKELY PERTAINS TO THE EXISTING POWER LINE THAT RUNS ALONG THE NORTH SIDE OF BROOKHART ROAD.

RECEIVED
NOV 09 2017
CITY OF HARRISONVILLE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
106 E PEARL STREET - HARRISONVILLE, MISSOURI - PHONE (616) 360-4621
ANDERSON CAY 600026

DRAWING INFO.		REVISONS	
CS/NB	FIELD BY:	DATE	DESCRIPTION
RB	RB	11/9/17	1 REVISION WIDTH FROM 10' TO 20' PER CITY COMMENTS
TB	TB		
10/27/17			
21455-17			

MR. RAYLAND DOWNEY
4730 NE COUNTY RD 14404
ADRIAN, MO. 64720

MINOR PLAT

SECTION 5, TOWNSHIP 44, RANGE 31
HARRISONVILLE, CASS COUNTY, MISSOURI

DRAWING NO. 21455FP.DWG
SUBSET NUMBER 1 OF 1

Attachment: Love's Addition Replat (Minor Plat of Love's Addition Replat)

MEMORANDUM

TO Planning and Zoning Commission

FROM Jim Clarke, Community/Economic Development Director

DATE November 16, 2017

SUBJECT Lot 5A, Love's Addition – Minor Plat

GENERAL INFORMATION:

Applicant: Rayland Downey

Requested Action: Extend the property boundaries to the West and to the South.

To relocate the utility easement on the South property boundary to align with the new South property boundary.

Purpose: To provide for adequate truck turn radius and to allow for on-site storm detention.

Existing Zoning: "C-2" Service Business

Location: Lot 5, Love's Addition (across from Love's on Brookhart Dr.)

Surrounding Zoning: North: "C-2" Service Business District
East: "C-2" Service Business District
West: "M-1" Light Industrial District
South: "M-1" Light Industrial District

Comprehensive Plan: Commercial Development

OVERVIEW

The Applicant is requesting property boundary extensions to the South and the West of the property. The Applicant is also requesting to vacate and relocate the 10" utility easement on the South of the property. The Applicant is proposing to build and operate a truck wash across from the Love's Travel Plaza operation. Due to the lot size and configuration, combined with the intended customers, the Applicant deems it necessary and appropriate to extend the property boundaries to accommodate the truck customers his proposed operation will attract and serve. Additionally, City staff urged storm detention be located on-site.

RECOMMENDATION

Staff does not oppose either request, on the condition that the new relocated easement provides and allows for adequate area on the easement corner areas for installation and access to any necessary utility infrastructure and that storm detention is contained on-site.

ATTACHMENTS

- Agenda
- Minutes of August 17, 2017 Planning and Zoning Commission meeting
- Minor Plat
- Staff Report