



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

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Jan 19, 2017 6:00 PM**
- 3. Agenda Items**
 - A. Hville Villas Variances**
 - B. Cornerstone Church Permit**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 11th day of August 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
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 19, 2017
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Chris Chiodini

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

Also present were Dale Williamson; Seth McCubbin; Pat Thomas; Alderman Brad Bockelman, Board Liaison; Jim Clarke, Economic Development Manager; Rick DeLuca, Director of Community Development; and April Clark, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Dec 15, 2016 6:00 PM
Accepted

With no additions or corrections, the December 15, 2016, minutes were approved as written.

3. Agenda Items

A. Public Hearing for SUP-1614: Special Use Permit of Dale Williamson & Seth McCubbin, for property located at 110 S. Independence, for use as a Tattoo Shop
Discussion

Chairman Chris Chiodini opened the public hearing at 6:06 PM. The applicants provided the green card receipts for the certified mailings. With no questions or comments from the audience, Chairman Chiodini closed the public hearing at 6:07 PM.

B. Consideration of SUP-1614: Special Use Permit of Dale Williamson & Seth McCubbin Recommended for Board Approval

Chuck Jones made a motion to approve the Special Use Permit. Murad Hasam seconded. The motion passed unanimously.

4. Discussion Items

Director DeLuca informed the Commission that he is leaving his employment with the City. He also introduced Jim Clarke and explained that he would be the Planning & Zoning contact for now.

5. Adjourn

With no further business to come before the Commission, Chuck Jones made a motion to adjourn. Walter Bruens seconded and the motion passed. The meeting was adjourned at 6:10 PM.

Respectfully Submitted,

April Clark, Recording Secretary

Minutes Acceptance: Minutes of Jan 19, 2017 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Happy Welch, City Administrator
DATE: July 29, 2017
SUBJECT: Hville Villas Variances

Type of Item: *Approval*

See the attached staff report, Harrisonville Villas Statement Request, and other documents.

A. Action Item (ID # 2588)

Hville Villas Variances

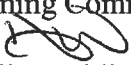
Attachments:

Harrisonville Villas Package (PDF)

Harrisonville Villas Site Plan (PDF)



July 28, 2017

To: Planning and Zoning Commission
 From: Happy Welch 
 Re: Harrisonville Villas Public Improvements

Harrisonville Villas is requesting variances to our subdivision requirements regarding street extensions and sidewalk installations. Approved plans from 2016 show Timber Dr., a designated collector road according to the 2013 Master Plan, to run from Jefferson Parkway to within 5 feet of the adjoining property line to the west. This road is intended to tie into the same named road at Highway 291 in the future. The approved plan also shows a sidewalk running the north/south length of the property along Jefferson Parkway and east/west along Timber Dr. ([See attached Infrastructure Requirements](#))

We will be issuing Temporary Certificates of Occupancy for the finished buildings as they become available so residents can start moving in. There are four buildings under construction, but there are 8 that can be occupied.

The developer says cost overruns have reduced funds available to finish the remainder of Timber Dr., which extends from Jefferson Parkway to their private road currently as required so they can receive TCO's, and they would like to escrow reduced amounts for the sidewalk construction along Jefferson Parkway and Timber Dr. that would pay for city employees to do the installation rather than a contractor that will require by federal statute to be paid Prevailing Wage. ([See attached request from Housing Plus, LLC](#))

These requests can only be granted upon recommendation of the Planning and Zoning Commission and approval by the Board of Aldermen. ([See attached Waivers](#))

There is no formal application to fill out regarding this type of issue so I advised the property owner to submit a statement request.

Attachment: Harrisonville Villas Package (Hville Villas Variances)

Harrisonville Code of Ordinances Infrastructure Requirements

Section 410.350 Streets.

[Ord. No. 2766 §1(120.350), 4-1-2002]

A.

In any new subdivision, the street layout shall conform to the arrangement, width and location indicated on the Comprehensive Plan. Streets shall be designed and located in proper relation to existing and proposed streets, to the terrain, to such natural features as streams and tree growth, to public convenience and safety, to the proposed use of the land served by such streets and to the most advantageous development of the adjoining area. Each lot within the subdivision shall provide access to a dedicated public street unless otherwise allowed for in Section 410.340. Proposed streets shall extend to the boundary line of the tract being subdivided unless prevented by topography or other physical conditions; or unless in the opinion of the Planning and Zoning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision or for the advantageous development of the adjacent tracts.

Section 410.520 Sidewalks.

[Ord. No. 2766 §1(120.520), 4-1-2002]

A.

A sidewalk shall be constructed on both sides of all streets as designated during the platting process for all residential developments. Sidewalk requirements for all non-residential developments shall be determined during the development process. However, in the interest of a better arrangement of pedestrian circulation and to accommodate special design features of the development, this requirement may be waived if the development is part of a plan approved by the City. Also, sidewalks may be required exceeding the above standards if they are necessary to complete pedestrian ways across a lower density development. Sidewalks in residential developments shall be constructed prior to the issuance of a certificate of occupancy. The design and installation of sidewalks shall meet all State and Federal requirements. Sidewalks shall be constructed either in the street right-of-way or within an appropriate easement. The sidewalks shall be shown on the final plat and approved by the City.



July 24, 2017

Mr. Happy Welch
City Administrator
300 E. Pearl St.
Harrisonville, MO 64701

Re: Harrisonville Villas Request for Variance

Dear Happy,

This letter is to request and substantiate the need for a variance for the above referenced project. The variance requested is relatively minor and will not impact any other property. We are seeking this variance as these improvements will create a financial burden for the project that may result in increasing rents for low-income seniors in the Harrisonville community.

We are asking the City to allow us to install the new collector street only as far as necessary to serve our new development as shown on the attached exhibit A. As you may recall, we were required to build this street to collector street standards (which substantially increased the cost of the street). While we didn't agree with this requirement at the time, we had to move forward with the approval of our plan so we wouldn't delay our construction. The adjoining land is owned by one entity. Allowing us to construct the road as we have shown will not impair any property owner's ability to access the new public road. As the balance of the property is developed the new developments can extend the road. Additionally, the timing of the street installation (if our variance is not approved) will cause the project to incur an additional mobilization cost, which is estimated to be approximately \$5,000.

Additionally, we are asking the City to give us a variance for the installation of a sidewalk along Jefferson Ave. and on one side of Timber Drive (as opposed to both sides of the road). Since there is no adjoining sidewalk to attach to along Jefferson, we will in essence be building a sidewalk to nowhere. Our development has a walking path that will allow seniors living in our development to access the adjoining community building and senior center. The sidewalk would not be easy for our residents to access and

1525 E. Republic Road, Ste. B100 • Springfield, MO 65804 • phone: 417-887-6682 • fax: 417-887-6682 • toll free: 855-987-6682

Attachment: Harrisonville Villas Package (Hville Villas Variances)



The sidewalk would not be easy for our residents to access and there are no other residents in the area. Alternatively, if the City will not allow us to delete this requirement, we are asking the City to allow us to escrow the money for the construction of the sidewalk and have the city public works department install the required sidewalk when their schedule permits. Having the city install the sidewalk will allow us to avoid paying prevailing wage, which would result in a thirty percent savings to the project. If the city chooses not to install any sidewalk along Jefferson within 24 months, we would request that the sidewalk money be returned to the developer of the project to be used to further enhance the project.

We understand that the P & Z Board will consider these requests on August 18, 2017. Please let me know if you need any additional information. Thank you for your consideration.

Best regards,



Debra Shantz Hart

Cc: Mayor Brian Hasek

1525 E. Republic Road, Ste. B100 • Springfield, MO 65804 • phone: 417-887-6682 • fax: 417-887-6692 • toll free: 855-987-6682

Attachment: Harrisonville Villas Package (Hville Villas Variances)

Harrisonville Code of Ordinances Subdivision Regulations

Waivers.

Section 410.630 Appeals Generally.

[Ord. No. 2766 §1(120.630), 4-1-2002]

The subdivider of a proposed subdivision may appeal decisions made in the enforcement of these Subdivision Regulations by the Community Development Director or City Engineer to the Planning and Zoning Commission and by the Planning and Zoning Commission to the Board of Aldermen. Any such appeal shall provide a hearing de novo. In the event the Board of Aldermen sustains the Planning and Zoning Commission, the action of the Planning and Zoning Commission shall be final, except as otherwise provided by law. If the Board of Aldermen overrules the Planning and Zoning Commission, the Board of Aldermen shall make its decision, stating the reason therefore and return such decision and plat to the Planning and Zoning Commission for reconsideration and approval as required by law.

Section 410.640 Appeals On Improvement Standards.

[Ord. No. 2766 §1(120.640), 4-1-2002]

Any appeal as to the approval of standards or plans and engineering drawings in connection with required improvements shall be directed to the Board of Aldermen and that action shall be final.

Section 410.650 Waiver of Required Improvements.

[Ord. No. 2766 §1(120.650), 4-1-2002]

Any waiver of the required improvements may be made only by the Board of Aldermen on a showing that such improvement is technically not feasible.

Section 410.660 Waivers.

[Ord. No. 2766 §1(120.660), 4-1-2002]

A.

In cases in which there is unwarranted hardship in carrying out the literal provisions of these Subdivision Regulations as to design criteria, e.g., lot width, lot depth, block length, etc., the Planning and Zoning Commission may recommend a waiver from such provision. The Planning and Zoning Commission shall give the applicant or any other interested person an opportunity to be heard with respect to the request for a waiver.

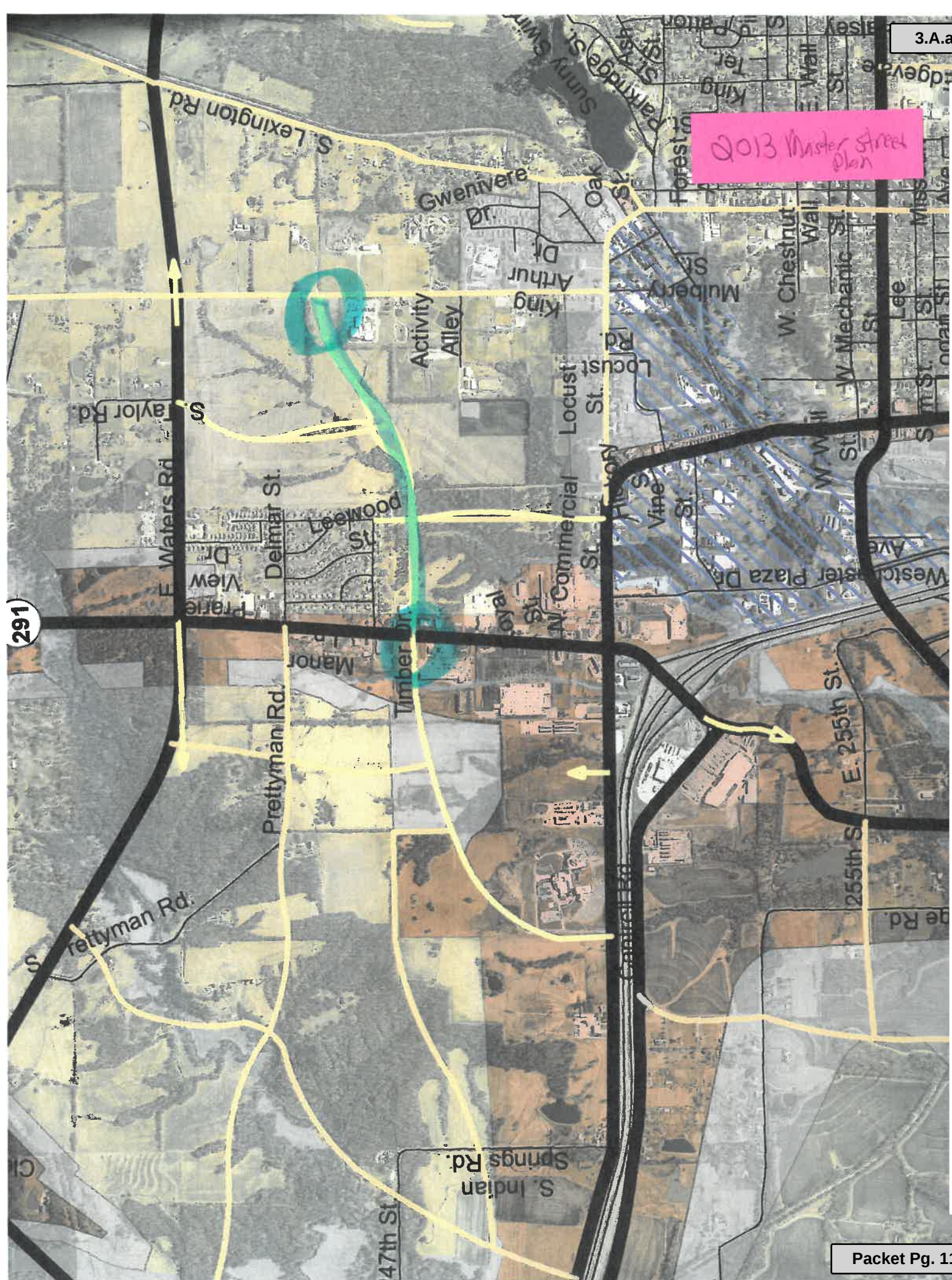
1.

The Planning and Zoning Commission shall not recommend a waiver unless it shall find that the strict application of these Subdivision Regulations will create an unwarranted hardship and unless the proposed waiver is in harmony with the intended purpose of these Subdivision Regulations and that the public safety and welfare will be protected.

2.

Waivers permitted under the provisions of this Section shall not include waivers from the requirements of making improvements required in these regulations, the standards or specifications thereof, nor from the provisions of the Subdivision Code of the City, except as to waivers for minimum lot width and/or area requirements. Consideration of an application for a waiver pursuant to this Section does not relieve the applicant from the necessity of proceeding under the applicable provisions of any other regulations (including zoning regulations) of the City relating to variances and waivers.

2013 Master Street Plan







TO: Planning & Zoning Commission
FROM: Happy Welch, City Administrator
DATE: August 11, 2017
SUBJECT: Cornerstone Church Permit

Type of Item: *Approval*

B. Action Item (ID # 2611)

Cornerstone Church Permit

Attachments:

P&Z - Staff Report - Cornerstone Community Church - Temporary Classrooms - 8-17-17 (DOC)

Special Use Permit App. & Support Documents - Cornerstone Church - Temporary Classrooms -
8-17-17 (PDF)

M E M O R A N D U M

TO Planning and Zoning Commission

FROM Jim Clarke, Community/Economic Development Director

DATE August 17, 2017

SUBJECT Special Use Permit – Temporary Classrooms

Type of Item: Action

Issue: Under Agriculture “A” Zoning District - Section 405.110 - Permitted Uses - A (2) of the Zoning Regulations – church is a Permitted Use – as a permanent structure.

The Cornerstone Community Church is requesting the use of temporary classrooms, as they currently lack the funds to expand their permanent church structure, but have expressed they have a current need for additional classroom space.

Background:

Request: Approval - Special Use Permit for Temporary Classrooms.

Location: 1704 Waters Rd.

Applicant: New Castle Homes (Jeff Warren)

Owner: Cornerstone Community Church

Engineer/Surveyor: R.E.O. Engineering (Aaron Obermiller)

Existing Zoning: “A” Agriculture

Surrounding Zoning: North: unincorporated and undeveloped
South: “RP-4” Planned Apartment Residential
East: unincorporated - residence
West: unincorporated and undeveloped

Acres: Approximately 20 acres +/-

The Cornerstone Community Church is requesting the use of mobile trailers for temporary classrooms on the East side of their permanent church building. They are requesting consideration for two mobile trailer units. The temporary classrooms are intended to be for a temporary basis, until the church raises the necessary funds to expand their permanent church structure for classroom purposes.

Options:

The City may:

- Approve the application for special use with no conditions.
- Conditionally approve the application for special use.
- Deny the request for special use.

Recommendations:

Staff Recommendation:

Approval contingent upon compliance with applicable City codes and a specified term for the temporary classrooms.

FEE: _____
REC'D BY: _____
(STAFF USE ONLY)

CASE NO.: SUP- _____
PC DATE: _____
(STAFF USE ONLY)

APPLICATION
FOR
SPECIAL USE PERMIT
CITY OF HARRISONVILLE
PLEASE PRINT

REQUESTED SPECIAL USE PERMIT FOR: Placement of Temporary Classroom
GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 1704 Waters Rd
Harrisonville Mo 64701
LEGAL DESCRIPTION: See attached Zoning Sketch

ACRES/SQ. FT.: _____
CURRENT ZONING ON PROPERTY: _____
CURRENT LAND USE: _____

PROPERTY OWNER'S NAME(S): Cornerstone Community Church PHONE: 380 2422
COMPANY: _____ FAX: _____
MAILING ADDRESS: 1704 Waters Rd Harrisonville Mo 64701 STATE _____ ZIP _____
E-MAIL ADDRESS: office@3chv.org

APPLICANT/AGENT'S NAME(S): New Castle PHONE: _____
COMPANY: New Castle Homes/Jeff Warren FAX: 816-884-3537
MAILING ADDRESS: 3165 Hwy 291 N. Harrisonville Mo 64701 STATE _____ ZIP _____
E-MAIL ADDRESS: j.warren@nch.net

ENGINEER/ARCHITECT'S NAME(S): R.E.O. Engineering PHONE: 816-380-5150
COMPANY: R.E.O. Engineering Afron Ober Miller FAX: (816) 884-3250
MAILING ADDRESS: 1805 Water Road Harrisonville Mo 64701 STATE _____ ZIP _____
E-MAIL ADDRESS: o.d.o@reoengineering.com

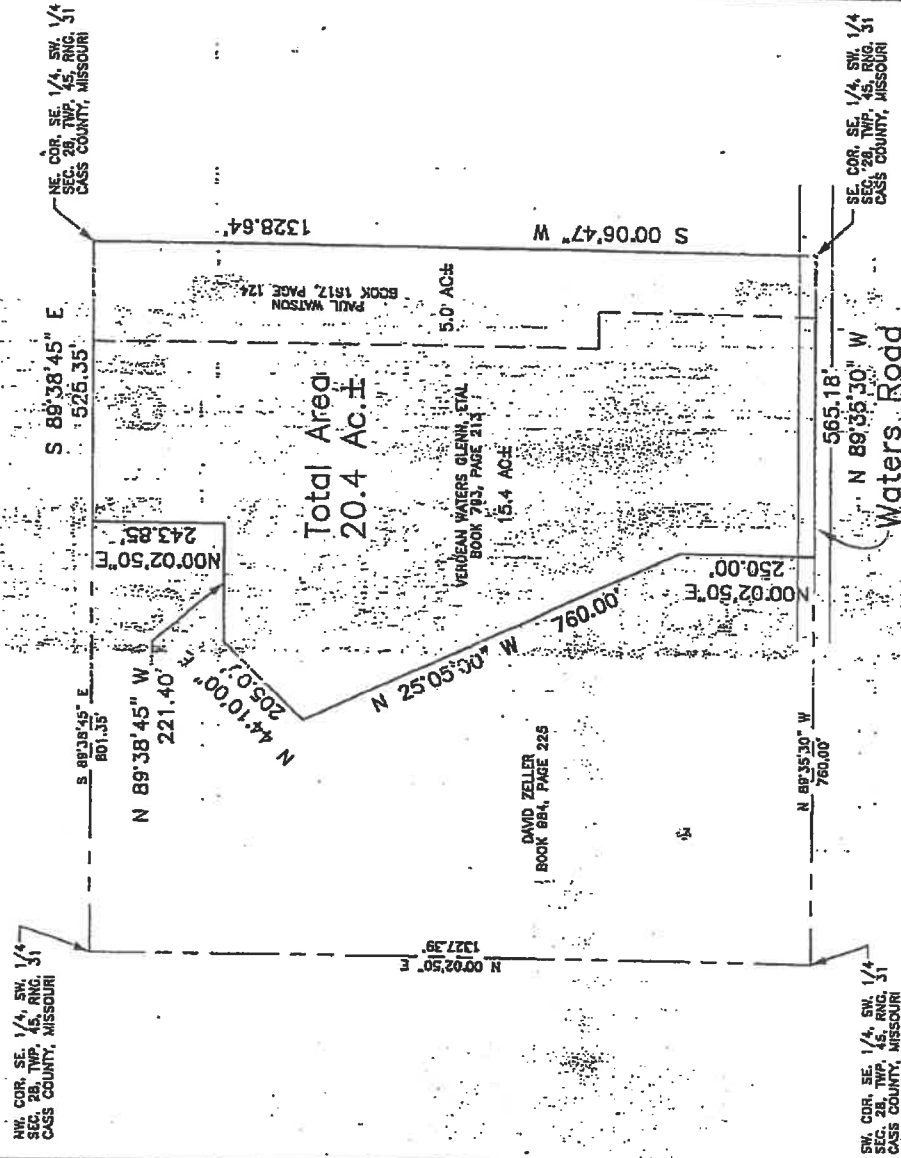
NOTE: It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Planning and Zoning Commission meeting will not be scheduled until the application is complete. It is the applicant's responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. It is the applicant's responsibility to be familiar with the applicable city land use ordinances and requirements prior to the submission of the application. See attached material for examples and instructions.

SIGNATURE OF OWNER OR AGENT: _____
NOTE: IF NOT SIGNED BY OWNER, AUTHORIZATION OF AGENT MUST ACCOMPANY APPLICATION

Zoning Sketch

Description:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 45, RANGE 31, CASS COUNTY, MISSOURI, EXCEPT THE FOLLOWING DESCRIBED 13.17, BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION, AND RUNNING THENCE NORTH 0°02'50" EAST, 1327.39 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°38'45" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 801.34 FEET; THENCE SOUTH 0°02'50" WEST, 243.85 FEET; THENCE NORTH 89°38'45" WEST, 221.40 FEET; THENCE SOUTH 44°10'00" WEST, 205 FEET; THENCE SOUTH 25°05'00" EAST, 760 FEET; THENCE SOUTH 0°02'50" WEST, 250 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, AFORESAID, THENCE NORTH 89°35'30" WEST, 760 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART THEREOF IN ROAD.



BEARINGS SHOWN ARE BASED ON THE RECORD DESCRIPTION OF THE ADJACENT TRACT DESCRIBED IN BOOK 1812, PAGE 124 IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.



SCALE: 1" = 200'

NOTE: THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY GRAPHIC SCALE FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 280783-0125 B, DATED APRIL 15, 1982, BOWERS SURVEY COMPANY ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

NOTE: THIS SKETCH IS FOR ZONING PURPOSES ONLY. IT DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY CORNERS HAVE NOT BEEN FOUND OR SET.

FOR: CORNERSTONE COMMUNITY CHURCH ORDERED BY: TED ZELLNER

BOWERS SURVEY COMPANY

ESTABLISHED 1962

110 SOUTH INDEPENDENCE P.O. BOX 71
HARRISONVILLE, MISSOURI 64701
PHONE (816) 380-4821
FAX (816) 380-4838

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
28	45	31	CASS	MISSOURI	4/29/02	17052-02

DRAWING NO. 170522S.DWG DRAWN BY: GB CHECKED BY:

CONFRSTONE COMMUNITY CHURCH – MOBILE CLASSROOMS

1. Provided the occupant load is less than 100, then this could be classified as accessory use to the existing A-3 places of worship occupancy.
2. Manufactured building(s) and all work would need to meet the intent of the current adopted building and fire codes.
 - a. YES
3. Building foundations and/or support means and anchorage would need E.O.R. design and plans.
 - a. Provided
4. Accessibility would be required per the Americans With Disabilities Act (ADA)
 - a. Plans to be drawn
5. Site, utility connections, egress, and fire separation distances would be required to be submitted by either E.O.R. or D.O.R.
 - a. E.O.R. approximately 25'
6. Building data, ratings, design info from the manufacturer of the buildings would be required.
 - a. New Castle
7. Placement of the Mobile Units? (Direction Set and Location)
 - a. 25' East of church building. South edge line up with SE corner of ther church
8. Number of Mobile Units?
 - a. Two units
9. Size of the Mobile units?
 - a. Total of 23'8" x 60'
10. Will the Mobile Units be joined or separate during use?
 - a. Units will be joined
11. Do you intend to have restroom/s or drinking fountain in the Mobile Units?
 - a. No restrooms or drinking. Available immediately inside East end of church.
12. Year Mobile Units Built?
 - a. Unavailable
13. Material of the Mobile Units?
 - a. Wood and fiber siding

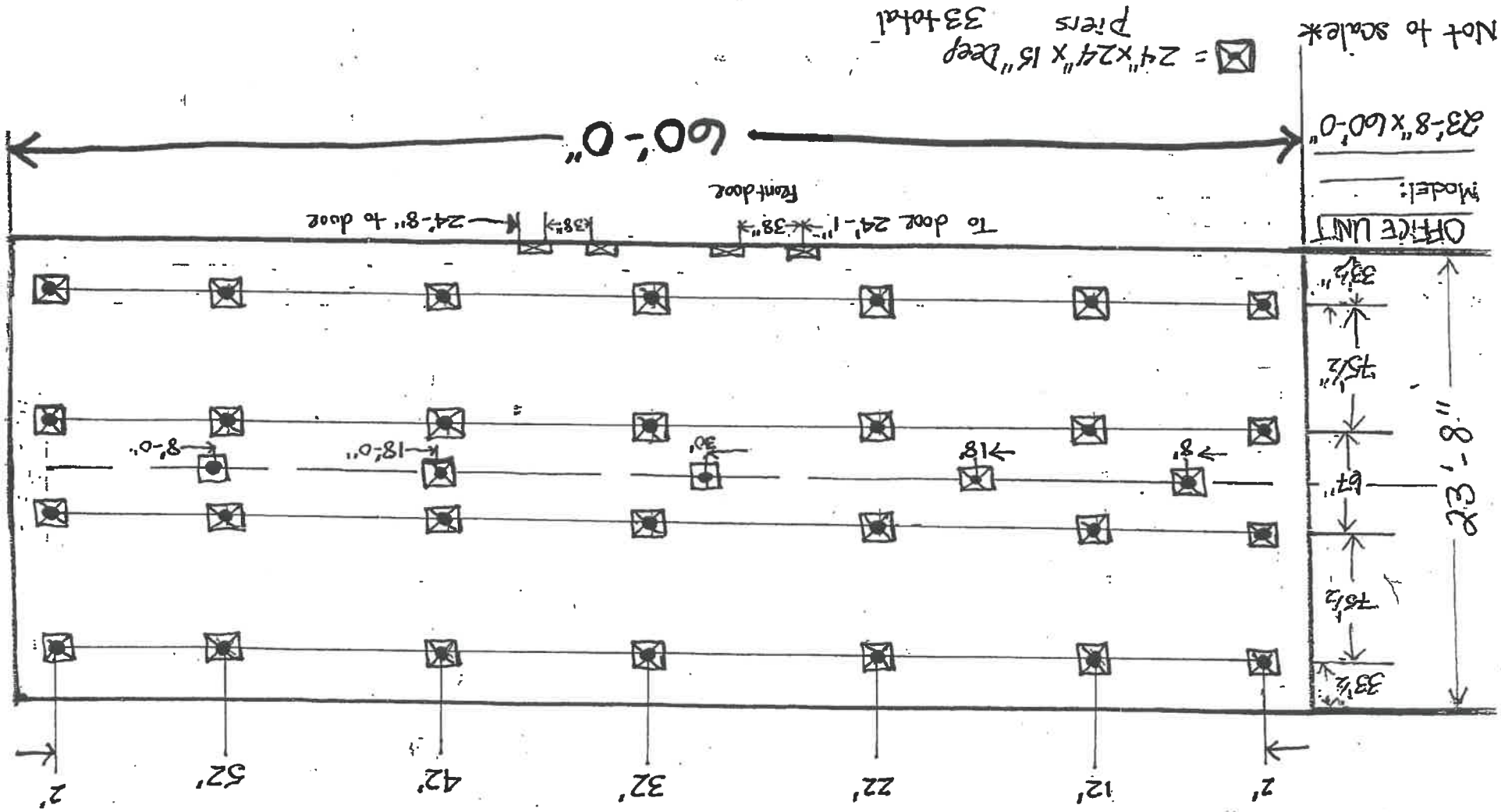
5/25/17

CONERSTONE COMMUNITY CHURCH – MOBILE CLASSROOMS

14. Intended length of time for the Temporary Classrooms?
 - a. Five years
15.
 - 1) Present to Planning and Zoning Commission or the Board of Zoning
 - 2) Adjustment for recommendation to the Board of Alderman
 - 3) Will require approval from the Board of Alderman

5/26/17

Modular Building
Fire down plan







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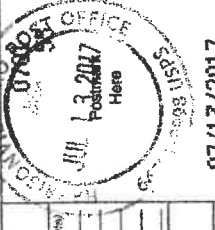
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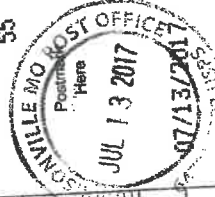
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Street and Apt. No., or PO Box No. 1800 E. St. Rt 2
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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

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Street and Apt. No., or PO Box No. 2000 E. Waters Rd
City, State, ZIP+4[®] Harrisonville, Mo 64701

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Total Postage and Fees	\$6.59

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City, State, ZIP+4® Drexel, MO 64742

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Sent To Roger Phelps
Street and Apt. No., or PO Box No. 3110 Prairie View Dr
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To Emma Ewing
Street and Apt. No., or PO Box No. 3112 Prairie View Dr
City, State, ZIP+4® Harrisonville, MO 64701

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49
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Total Postage and Fees \$6.59
\$

Sent To

Prairie View Villas LLC

Street and Apt. No. or PO Box No.

4204 E. 184th St

City, State, ZIP+4[®]

Belton MO 64012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



2016 9702 0122 0000 0000 9702

**Deadlines: Classified display ad 4 p.m. Thursday
Classified line ad 11 a.m. Monday**

and wife, dated January 23, 1967, Book 3864, Page 541 the under- request of the legal holder of the Deed, July 31, 2017 between the Door of the Court House, City of St. Louis, Missouri, sell at public auction for cash the following described land in said Deed of Trust, and the County of St. Louis, State of Missouri, to wit:

UBDIVISION IN THE CITY OF
MISSOURI, ACCORDING TO
REOF, RECORDED IN PLAT

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that purpose.

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E'S SALE

Stephanie D. Hilton, husband

bt and performance of obligations executed by Andrew D. Hilton and wife dated December 1, 2017, in and to the Office of the Recorder of Deeds, Book 02750, Page 0209 (the "Deed"). Pursuant to the Deed, the trustee, at the request of the grantor, on Monday, July 24, 2017 between 12:00 p.m. and 5:00 p.m., (at the specific location of the Court House Front Door of the County of Cass, State of Missouri), shall accept the highest bidder for cash to purchase the property described in said Deed (the "Property"). The County, State of Missouri, to

**E 3, A SUBDIVISION OF LAND
ASS COUNTY, MISSOURI, AC-
CORD PLAT THEREOF, FILED IN**

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RICE

Collection Practices Act, 15 tion concerning the collection without the prior consent of the debt collector or the express consent of the debtor in the competent jurisdiction. The debt collector may not collect a debt and any information that purpose.

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NOTICE OF PUBLIC HEARING

Before the Board of Zoning Adjustments of the City of Harrisonville, Missouri.

NOTICE IS HEREBY GIVEN of a public hearing before the Board of Zoning Adjustments of the City of Harrisonville, Missouri to be held at 6:00 PM on Tuesday, August 8, 2017 at City Hall (300 East Pearl St, Harrisonville, Missouri) to consider an application for variance submitted by Rayland Downey on the following described property:

Love's Addition, Lot 5

The public is encouraged to attend the meeting.

April L Clark
Secretary of the board of Zoning Adjustment

The City of Freeman, a 4th class city, is accepting sealed bids for the audit of following fiscal years; ending June 30, 2017, June 30, 2018 and June 30, 2019. An in-house audit with commencement and completion dates is requested. If your firm is interested to do this audit, please mail sealed proposals marked "Audit Proposals" by August 11, 2017 to: Freeman City Hall, Attn: City Clerk, PO Box 98, Freeman, MO 64746.

Audit proposals will be publicly opened and read aloud on the 14th day of August, 2017, at 6:00 pm at Freeman City Hall. City reserves the right to reject any and all bids. Should you have any questions regarding this proposal invitation, please call us at City Hall, Monday through Wednesday, 8:00 am - 4:30 pm.

Laurie A. Oakes
City Clerk, Freeman, MO

Notice Is hear by given of a public hearing before the Harrisonville Planning and Zoning Commission which is scheduled for 6:00 P.M. on Thursday, August 17, 2017, in City Hall (300 E. Pearl Street, Harrisonville, MO) to consider an application for special use permit submitted by Cornerstone Community Church on the following described property:

Cornerstone Community Church

1704 Waters Road
Harrisonville, MO 64701
Sec. 28- Twp. 45-Rng 31
Generally: Northeast corner of Hwy 291 and Waters Road,
Harrisonville, MO
Lot 1-P18/51

The public is encouraged to attend the meeting.

April L. Clark
Secretary of the Planning and Zoning Commission

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