



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 16, 2018
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Apr 19, 2018 6:00 PM**
- 3. Agenda Items**
 - A. Consideration of FP-1801: Final Plat of Laurence Smith, LRS Investors, LLC, for Maple Tree Subdivision, being a Re-plat of Lots 1, 2, 3 and the South 25.5 Feet of Lot 4, Block 1, in the "Moody's Addition" to the City of Harrisonville, Cass County, Missouri**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 9th day of August 2018

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



**MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
APRIL 19, 2018
6:00 PM**

1. Call to Order

The meeting was called to order at 6:04 PM by Mayor Brian Hasek

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Late	6:18 PM
Scott Milner	Harrisonville		Absent	
Murad Hasam	Harrisonville		Absent	
Brian Hasek	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	

The Commission took a vote to elect a chairman in the absence of Chris Chiodini.

Dorothy Young made a motion to nominate Brian Hasek as Acting Chairman.

Barrett Welton seconded the motion. The Commission voted unanimously.

Also in attendance were Happy Welch, City Administrator; Roger Kroh, City Planner; Brad Bockelman, Board Liaison and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Mar 15, 2018 6:00 PM

Dorothy Young made a motion to accept the minutes as written. Cheryl Bush seconded. With no additions or corrections the minutes were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Hasek, Proctor, Young, Bush, Welton
ABSENT:	Chris Chiodini, Scott Milner, Murad Hasam

3. Agenda Items

Minutes Acceptance: Minutes of Apr 19, 2018 6:00 PM (Approval of Minutes)

A. HPC Revisions

Happy Welch presented changes to Section 405.350 Composition of Historic Preservation Commission. The changes include adding one alternate who is the Board of Alderman liaison for the HPC, the alternate must attend at least four meetings a year, one in each quarter and a quorum shall consist of four members. The rest of the section is existing language.

Dorothy Young made a motion to move to the Board of Alderman as presented. Cheryl Bush seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
AYES:	Hasek, Proctor, Young, Bush, Welton
ABSENT:	Chris Chiodini, Scott Milner, Murad Hasam

B. Zoning Letter-Ad Changes

Happy Welch presented changes to Section 405.630 Rules of Governing Amendments and Special Use Permits. The changes included changing the fee from \$50.00 to \$150.00 and city staff placing Public Hearing ads, mailing adjoining property owner letters. Also, striking group care centers from having a special rate.

Barrett Welton made a motion to move to the Board of Alderman as presented. Dorothy Young seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
AYES:	Hasek, Proctor, Young, Bush, Welton
ABSENT:	Chris Chiodini, Scott Milner, Murad Hasam

4. Discussion Items

Happy Welch introduced Roger Kroh, the new City Planner to the commission. Chris Chiodini arrived.

5. Adjourn

With nothing further to come before the Commission, Brian Hasek made a motion to adjourn. Cheryl Bush seconded the motion. The meeting was adjourn at 6:20 PM.

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

ATTEST:

Randall K. Jones, City Clerk



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: August 8, 2018
SUBJECT: Maple Tree Subdivision Final Plat

Type of Item: *Final Plat*

Background:

Applicant Laurence Smith is asking that the 3 1/2 lots that he owns at the northwest corner of Bradley Street and Forest Avenue be reconfigured and replatted into 3 slightly larger lots. The existing house will remain on one lot and the other two lots will be available for development. No change is proposed in the existing zoning (R-2B Near Downtown Two-Family Residential Zoning).

Although final plats are not public hearing items, all property owners in the block were informed of the proposed re-plat when they were notified by certified mail that Mr. Smith had also petitioned board of aldermen to vacate the 10 ft. wide north/south alley in the block. After hearing no objections from neighbors, the Board of Aldermen, approved the alley vacation on August 6, 2018. Each lot in the block now has 5 additional feet of property.

Staff received question about a vacation of a 10-ft. wide north/south alley between Bradley Street and Cass Streets that has never been developed since the subdivision was platted over 120 years ago. All lots on both sides of the 10 ft. alley will receive 5 ft. of the alley. The three lots in the Maple Tree Subdivision will all meet the minimum size, depth and frontage requirements.

Options:

The Planning and Zoning Commission may:

- Recommend that the BOA approve the subdivision, or
- Recommend that the BOA deny the subdivision.

Staff Recommendation:

That the Planning and Zoning Commission recommend that the Board of Aldermen approve the Maple Tree Subdivision and accept all easements.

A. Action Item (ID # 2977)

Consideration of FP-1801: Final Plat of Laurence Smith, LRS Investors, LLC, for Maple Tree Subdivision, being a Re-plat of Lots 1, 2, 3 and the South 25.5 Feet of Lot 4, Block 1, in the "Moody's Addition" to the City of Harrisonville, Cass County, Missouri

Attachments:

Vicinity Map (DOCX)

Final Plat (PDF)

VICINITY MAPS

Site of Proposed Maple Tree Subdivision



