



**MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 14, 2019
6:00 PM**

1. Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	

Also in attendance were Graham and Sandra Gentry, Applicants; Matt Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Oct 17, 2019 6:00 PM

With no additions or corrections, the minutes of the October 17, 2019 meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Judy Bowman, Mayor
AYES:	Jones, Chiodini, Milner, Bowman, Proctor, Butler, Young, Bush, Welton

3. Agenda Items

A. SUP 19-017 Application for Aquafresh Barramundi PUBLIC HEARING

Roger Kroh presented the application for Special Use Permit 19-0017 to operate an indoor aquaculture farm to raise fish with an attendant's living quarters and an indoor hydroponic farm for vegetables and herbs. The 12 acre location is between I-49 and

Brookhart Drive and 267th and 275th Streets. This area is zoned M-1 Light Industrial which does not allow residential. There are several phases planned for this site including expanding the fish operation and constructing multiple aquaponic greenhouses for farming of green vegetables; herbs and eventually industrial hemp. Mr. Kroh visited a similar facility and stated that Lafayette County had no complaints from neighbors about smells. Permission to grow industrial hemp is not being considered at this time as the State has not yet approved it.

Staff recommends approval of a motion recommending that the Board of Alderman approve SUP 19-017 with the conditions stated in the staff report for a period of ten (10) years.

The Chairman opened the public hearing.

Graham Gentry, applicant, has an engineering background and is currently working in solar. They have a pecan farm south of Harrisonville. It takes 18 months for the Barramundi to full grown. It is a financially sound investment as he already has clients in the city at high-end restaurants lined up. Judy Bowman asked if the filleting would be done on sight. Mr. Gentry said no, that would be done by the customer. He said that he will eventually build a kitchen to do the filleting there. Jim Proctor asked where the waste would go? Mr. Gentry stated that wherever his customers take their waste that is where he will take his. Barrett Welton asked what the timetable for the different stages would be? Mr. Gentry said that he will be starting with 5000 fingerlings a month, producing 5000 to 6000 pounds a month and progressing to 22,000 pounds a month. Mayor Bowman asked how the fish would be delivered to the customers. Mr. Gentry said that the fish are instantly killed in ice water, packed and distributed in a refrigerated truck making 5 deliveries a week so everything would be fresh. Chris Chiodini asked if there were any special permits needed from the Department of Natural Resources? Mr. Gentry said that he needs permits for the septic and fish waste from MO DNR. Mayor Bowman asked how many people would be employed? Mr. Gentry stated that it would probably be 4, plus the Gentry's, until Stage three. The Chairman closed the public hearing.

Dorothy Young made a motion to recommend approval to the Board of Alderman with the specifics and conditions in the staff report. Chuck Jones seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Chuck Jones
AYES:	Jones, Chiodini, Milner, Bowman, Proctor, Butler, Young, Bush, Welton

4. Discussion Items

Roger Kroh passed a copy of a letter written to the Commission from Block Real Estate about stormwater detention at the Dollar General site at Harrisonville Towne Center.

5. Adjourn

With nothing further to before the Commission, Chuck Jones made a motion to adjourn. Barrett Welton seconded. The Commission voted unanimously. The meeting was adjourned at 6:36 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary