



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 15, 2018
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Nov 16, 2017 6:00 PM**
- 3. Agenda Items**
 - A. Special Use Permit Application of Stonegate Crematoruim**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 8th day of March, 2018.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 16, 2017
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	
Walter Bruens	Harrisonville		Absent	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Murad Hasam	Harrisonville		Present	
Brian Hasek	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	

Also in attendance were Rayland Downey, Applicant; Jim Clarke, Economic/Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Aug 17, 2017 6:00 PM

With no additions or corrections, the August 17, 2017, minutes were approved as written.

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Chuck Jones
SECONDER:	Scott Milner
AYES:	Jones, Chiodini, Milner, Hasam, Hasek, Proctor
ABSTAIN:	Dorothy Young, Cheryl Bush
ABSENT:	Walter Bruens

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**

Rayland Downey has presented a Re-plat for his truck wash project across from Love's. He states that the lot, as it was platted, was not big enough to include the recommended water retention area on the property. He has spoke with the owner of the land and he has agreed to another 30 feet for this purpose.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Jones, Chiodini, Milner, Hasam, Hasek, Proctor, Young, Bush
ABSENT:	Walter Bruens

B. Staff Report

Jim Clarke stated that they have been working on the concept plans for a while now. Public Works and the City Engineer have reviewed the plans and the applicant has made adjustments for parking and the driveway, per staff recommendations. Mr. Downey has complied with staff on easements and on-site detention. Staff is not opposed to this replat.

4. Discussion Items

None

5. Adjourn

With nothing further to come before the commission, Chuck Jones moved to adjourn. Brian Hasek seconded the motion. With a unanimous vote, the meeting was adjourned at 6:12 PM

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

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Nov 16, 2017 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: February 22, 2018
SUBJECT: SUP STONEGATE CREMATORIUM

Type of Item: *Approval*

A. Action Item (ID # 2800)

SUP STONEGATE CREMATORIUM

Attachments:

STONEAPP2 (PDF)

STONEGATE 2003 (PDF)

STONEGATE 2006 (PDF)

STONEGATE 2012 (PDF)

FEE: \$50⁰⁰ 2/16/18
 REC'D BY: MM
 (STAFF USE ONLY)

**APPLICATION
 FOR
 SPECIAL USE PERMIT
 CITY OF HARRISONVILLE**
 PLEASE PRINT

CASE NO.: SUP-1801
 PC DATE: 3/15/18
 (STAFF USE ONLY)

REQUESTED SPECIAL USE PERMIT FOR: STONEGATE CREMATORIUM LLC
 GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 1505 BROOKHART DR
 LEGAL DESCRIPTION: BRICKYARD INDUSTRIAL PARK, LOT 4
 ACRES/SQ. FT.: 1 ACRE
 CURRENT ZONING ON PROPERTY: SPECIAL USE CURRENT LAND USE: SPECIAL USE

PROPERTY OWNER'S NAME(S): STONEGATE CREMATORIUM LLC PHONE: 816-887-5700
 COMPANY: STONEGATE CREMATORIUM LLC FAX: 816-887-5800
 MAILING ADDRESS: 1505 BROOKHART DR HARRISONVILLE MO 64701
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: INFO@STONEGATEKC.COM

APPLICANT/AGENT'S NAME(S): DANNY CARMICHAEL & MICHAEL DIJAK PHONE: 816-289-8134 / 402-690-1708
 COMPANY: STONEGATE CREMATORIUM LLC FAX: 816-887-5800
 MAILING ADDRESS: 1505 BROOKHART DR HARRISONVILLE MO 64701
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: DANNY@STONEGATEKC.COM / MICHAEL@STONEGATEKC.COM

ENGINEER/ARCHITECT'S NAME(S): TROY BOWERS PHONE: 816-380-2600
 COMPANY: BOWER'S ENGINEERING, INC. FAX: _____
 MAILING ADDRESS: 110 S. INDEPENDENCE ST. HARRISONVILLE MO 64701
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: TROY@BOWERSENGINEERS.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: Danny Carmichael

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

Attachment: STONEAPP2 (SUP STONEGATE CREMATORIUM)

February 16, 2018

To:

City of Harrisonville
c/o Planning & Zoning
300 E. Pearl St
Harrisonville, MO 64701
816/380-8958

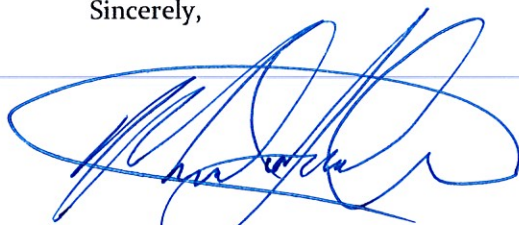
To Whom It May Concern:

Enclosed you will find an application for a Special Use Permit for the property located at 1505 Brookhart Drive to operate a crematorium / mortuary. I am applying for this new SUP because of a planned change of ownership on March 21st, 2018. Myself and three other business partners are set to acquire 100% of the membership interest in Stonegate Crematorium, LLC, a Missouri entity originally organized on 03/12/07, currently owned by Danny Carmichael and two additional silent partners. Danny is a joint applicant on this SUP application. Our acquisition purchase agreement includes the property and buildings located at 1505 Brookhart Drive.

This is a membership unit interest purchase agreement done on the individual level with each member purchasing his interest in his personal name. No entity name will be used in the purchase on our end. The result of the purchase will be an amended and restated operating agreement for the same Stonegate Crematorium LLC entity. The property and buildings will continue to be titled in the name of this entity, which is why we've kept that company name on the SUP application and simply added my name (as new Managing Partner moving forward) for the change of ownership at the individual level requiring a new SUP.

I fully recognize this situation may be a unique one for the commission. We usually prefer to start fresh with our own LLC but state funeral establishment licensing requirements preclude us from doing that in this case. We are available to answer any questions you may have about the structure of this acquisition or its subsequent ownership post-closing. You can contact me directly at 402/690-1708 or via email at michael.dijak@gmail.com.

Sincerely,



Michael J. Dijak

Michael J. Dijak
Managing Partner
Main 402/690-1708

1625 Oak St, Ste 205
Kansas City, MO 64108

www.jamholdingsgroup.com
michael.dijak@gmail.com



Attachment: STONEAPP2 (SUP STONEGATE CREMATORIUM)

To

Valued Property Owner
123 Any St
Harrisonville, MO 64701

To Whom It May Concern:

This letter is to notify you of a public hearing before the Harrisonville Planning and Zoning Commission which is scheduled for 6:00 PM on Thursday March 15th 2018 in City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for a special use permit submitted by Stonegate Crematorium LLC, Danny Carmichael, and Michael Dijak on the following described property:

BRICKYARD INDUSTRIAL PARK, LOT 4

As an adjacent landowner, you are hereby notified of this public hearing as required by municipal ordinance. You are also welcome to express any opinions regarding this application during the public hearing. However, your appearance is not required.

This application is required due to a planned change of ownership at Stonegate Crematorium. The current owners have been honored to serve the Harrisonville community for the past fourteen years, and are looking forward to passing the baton to a new team of owners and managers. The new owners have no plans for major changes to the business, buildings, or property.

Sincerely,

Danny Carmichael
816/289-8134

&

Michael Dijak
402/690-1708

MAIN 816/887-5700
FAX 816/887-5800
24/7 866/927-3628

OPEN 9 AM TO 4 PM, M-F:
1505 BROOKHART DRIVE
HARRISONVILLE, MO 64701

WWW.STONEGATEKC.COM
INFO@STONEGATEKC.COM
FACEBOOK.COM/STONEGATEKC



PUBLISH 23 FEB

NOTICE OF PUBLIC HEARING

Before the Planning and Zoning Commission of the City of Harrisonville, Missouri.

NOTICE IS HEREBY GIVEN of a public hearing before the Planning and Zoning Commission of the City of Harrisonville, Missouri to be held at 6:00 PM on **Thursday, March 15th, 2018** at City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for a special use permit submitted by **Stonegate Crematorium LLC, Danny Carmichael, and Michael Dijak** on the following described property:

BRICKYARD INDUSTRIAL PARK, LOT 4

The public is encouraged to attend the meeting.

Danny Carmichael & Michael Dijak
Stonegate Crematorium LLC

PUBLISH 02 MAR

NOTICE OF PUBLIC HEARING

Before the Board of Aldermen of the City of Harrisonville, Missouri.

NOTICE IS HEREBY GIVEN of a public hearing before the Board of Aldermen of the City of Harrisonville, Missouri to be held at 7:00 PM on **Monday, March 19th, 2018** at City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for a special use permit submitted by **Stonegate Crematorium LLC, Danny Carmichael, and Michael Dijak** on the following described property:

BRICKYARD INDUSTRIAL PARK, LOT 4

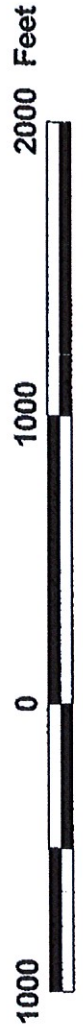
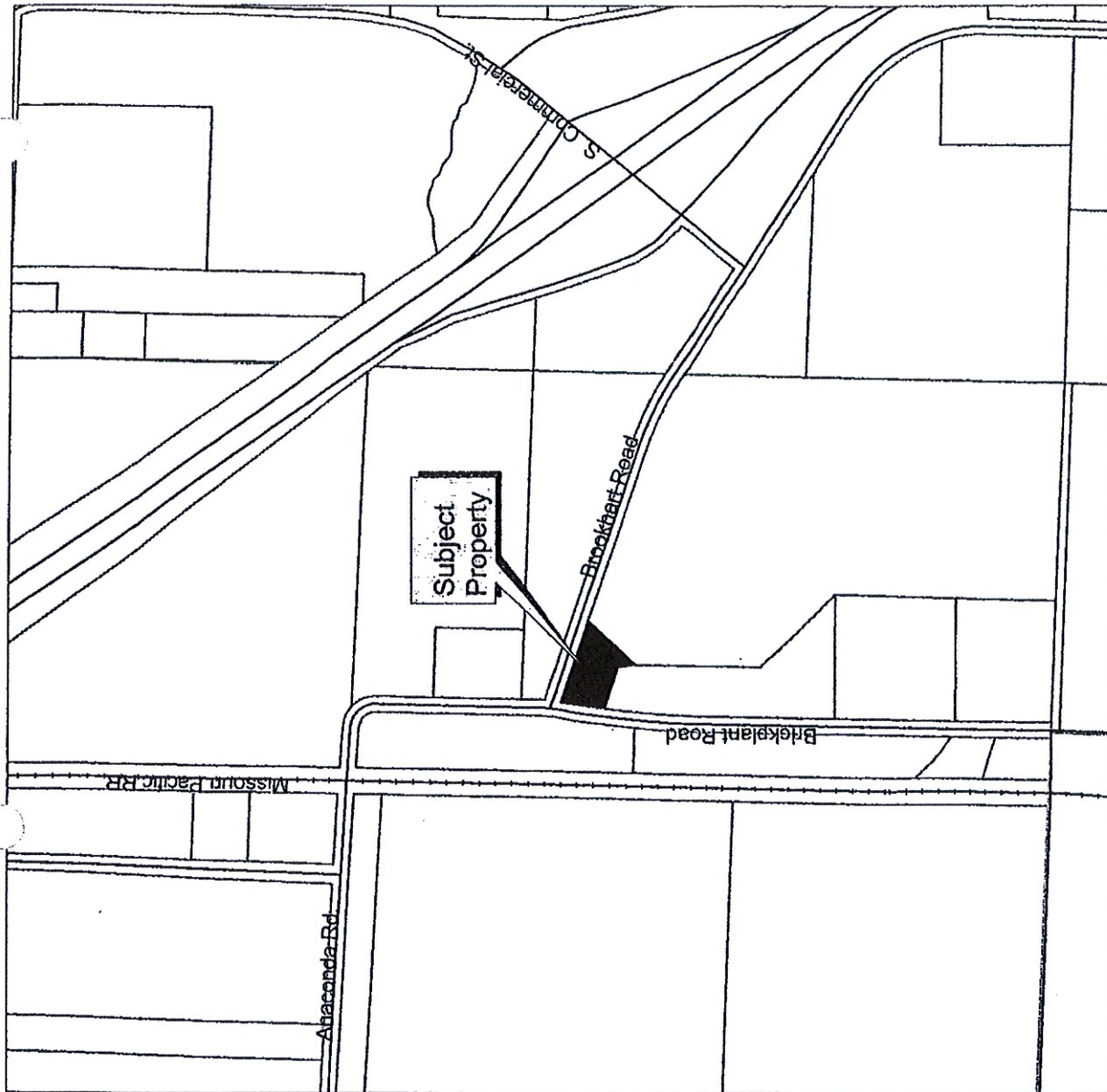
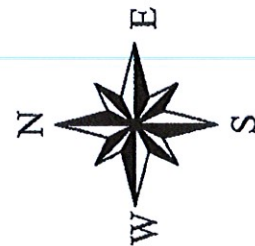
The public is encouraged to attend the meeting.

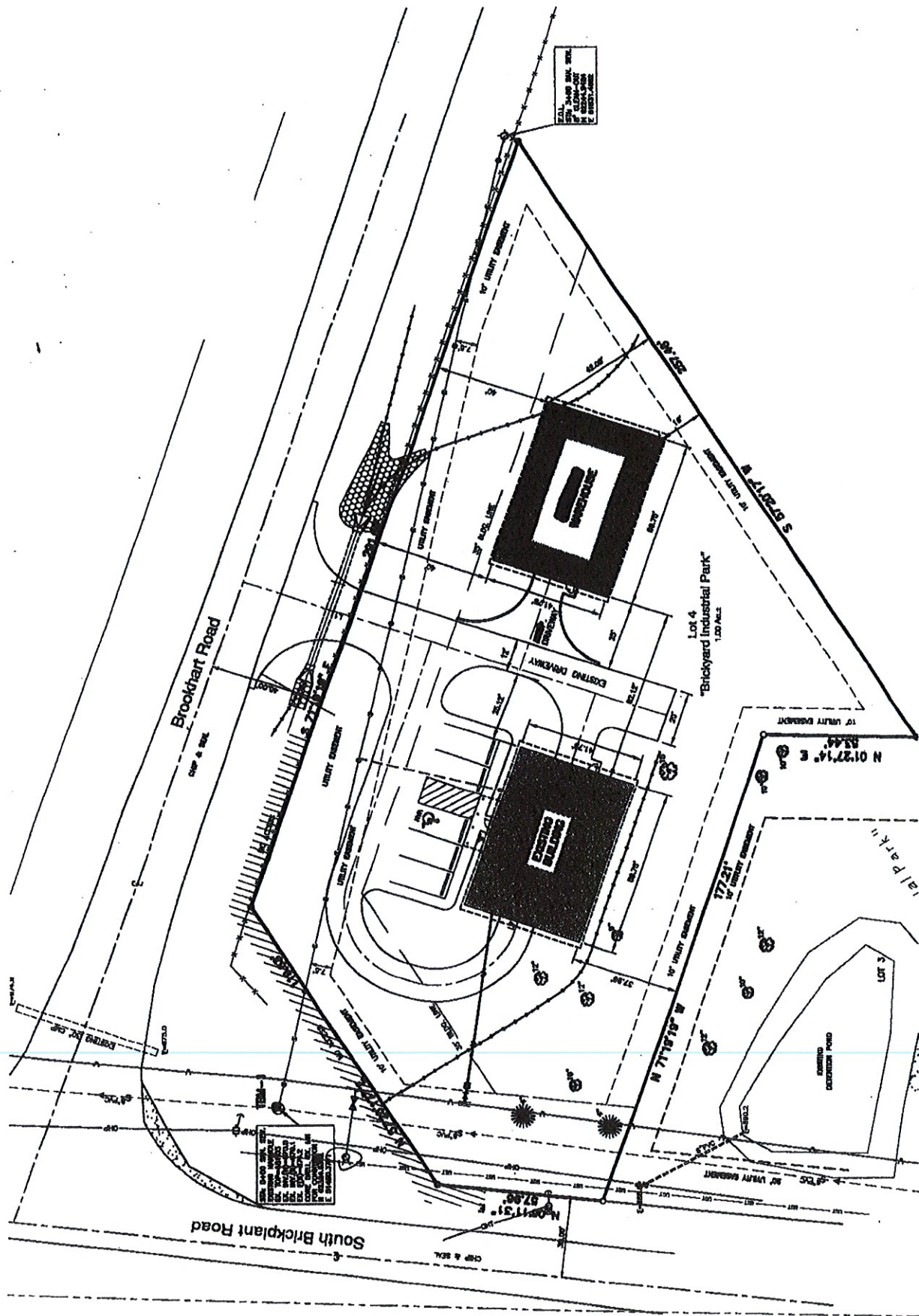
Danny Carmichael & Michael Dijak
Stonegate Crematorium LLC

Attachment: STONEAPP2 (SUP STONEGATE CREMATORIUM)

Brickyard Industrial Park Lot 4

- Subject property
- Roads
- Railroads
- Parcels





*Expires July 2003***2003**

COUNCIL BILL 050

ORDINANCE NO. 2831 (30-03)

AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, GRANTING A SPECIAL USE PERMIT FOR THE ESTABLISHMENT OF A CREMATORIUM LOCATED AT THE SOUTHEAST CORNER OF BROOKHART ROAD AND SOUTH BRICKPLANT ROAD IN HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, after a public hearing has been conducted by the Harrisonville Planning and Zoning Commission as required by Chapter 89 RSMo(1986) and the Harrisonville City Code, with said hearing being held August 15, 2002, the Commission has submitted its recommendation of approval to the Board of Aldermen of the City of Harrisonville, Missouri; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing on June 16, 2003; and

WHEREAS, the legal description of the property is as follows: Proposed Lot 4, Brickyard Industrial Park, a subdivision in the City of Harrisonville, Cass County, Missouri.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1. A special use permit for the purpose of establishing a Crematorium at the Southeast corner of Brookhart Road and South Brickplant Road is granted with the following conditions:

1. **The Use**
This SUP authorizes the operation of a crematory (retortion center) business only.
2. **Ownership**
The crematory business is conditioned to this applicant. If the applicant wishes to transfer ownership to a second party, the applicant must re-submit an application for a special use permit to the City prior to the transfer of ownership or lease.
3. **Expansion of Facilities**
No portion of the building shall be extended, expanded, or enlarged without reapplying for a special use permit.
4. **Lighting**
Any lighting used to illuminate the parking area or the building shall be directed away from adjacent properties in a way to eliminate glare.
5. **Location of Cremation Units**
The cremation unit shall be within a fully enclosed permanent structure.

6. Environmental

The crematorium must be operated as not to produce hazardous, objectionable or offensive conditions by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, solid or liquid wastes, fire or explosion.

7. Missouri Department of Natural Resources

The applicant must comply with all applicable state regulations as required by the Missouri Department of Natural Resources.

8. U.S. Environmental Protection Agency

The applicant must comply with all applicable federal regulations as required by the Environmental Protection Agency.

9. On Site Improvements:

All site improvements, as outlined by an approved site development plan, must be complete before issuance of a certificate of occupancy.

10. Approval of Final Plat

All required public improvements must be constructed in accordance with the approved set of construction plans and approved site development plan. All public improvements must be completed and accepted by the City with the approval of a final plat within 6 months of the Board of Aldermen approval of the special use permit.

11. Time Limit

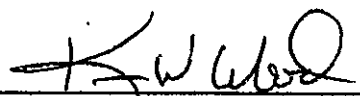
Time Limit = 7 years *(Applicant may reapply for renewal of SUP after expiration)*

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This ordinance shall become effective immediately upon its passage and approval.

Read for the first time by title only on June 16, 2003, and read for the second time by title only and passed by the Board of Aldermen this 7th day of July, 2003.


Joy Rushing, City Clerk


Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

APPROVED by the Mayor this 7th day of July, 2003.

Expires 8/2018

2006

COUNCIL BILL 036

ORDINANCE NO. 2964 (12-06)

**AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, REGARDING
A SPECIAL USE PERMIT FOR THE ESTABLISHMENT OF A CREMATORY
(RETORTION CENTER) & MORTUARY GENERALLY LOCATED ON THE
SOUTHEAST CORNER OF BRICKPLANT AND BROOKHART AS REQUESTED BY
APPLICANTS DANNY CARMICHAEL AND SHAWN PARCELLS**

WHEREAS, after a public hearing has been conducted by the Harrisonville Planning and Zoning Commission as required by Chapter 89 RSMo (1986) and the Harrisonville City Code, with said hearing being held July 27, 2006, the Commission has submitted its recommendation of approval contingent upon meeting the conditions as outlined in this Special Use Permit to the Board of Aldermen of the City of Harrisonville, Missouri; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing on August 7, 2006; and

WHEREAS, the legal description of the property is as follows:

BRICKYARD INDUSTRIAL PARK, LOT 4

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF
ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:**

Section 1. A special use permit for the establishment of a crematory (Retortion Center) & mortuary located generally on the southeast corner of Brickplant and Brookhart as requested by applicants Danny Carmichael and Shawn Parcels contingent upon the following conditions:

The Use

This SUP authorizes the operation of a crematory (retortion center) and facilities for mortuary services.

Ownership

The crematory/mortuary business is conditioned to these applicants. If the applicant(s) wish to transfer ownership to another party, the applicant(s) must re-submit an application for a special use permit to the City prior to the transfer of ownership or lease.

Expansion of Facilities

The building may be expanded up to an additional 1,000 square feet. However, if the building is to be expanded beyond an additional 1,000 square feet, then the special use permit must be amended.

Lighting

Any lighting used to illuminate the parking area or the building shall be directed away from adjacent properties in a way to eliminate glare.

Location of Cremation Units

The cremation unit shall be within a fully enclosed permanent structure.

Environmental

The facilities must be operated as not to produce hazardous, objectionable or offensive conditions by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, solid or liquid wastes, fire or explosion.

Missouri Department of Natural Resources

The applicants must comply with all applicable state regulations as required by the Missouri Department of Natural Resources.

U.S. Environmental Protection Agency

The applicants must comply with all applicable federal regulations as required by the Environmental Protection Agency.

Time Limit

Time Limit = 12 years (*Applicant may reapply for renewal of SUP after expiration*)

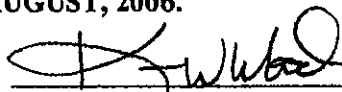
Section 2. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This ordinance shall become effective immediately upon its passage and approval.

Vote taken as follows:

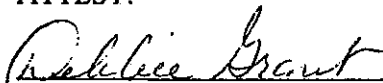
Ayes: Aldermen Roberts, Walters, Check, Burdick, Minich and Howell
 Nays: None
 Absent: Aldermen Flanner and Linthicum
 Abstain: None

READ ONE TIME BY TITLE ONLY ON AUGUST 7, 2006. READ FOR A SECOND TIME BY TITLE ONLY ON AUGUST 7, 2006 AND WAS DULY APPROVED BY THE BOARD OF ALDERMEN THIS 7TH DAY OF AUGUST, 2006.



Kevin W. Wood, Mayor and Ex-Officio
 Chairman of the Board of Aldermen

ATTEST:



Debbie Grant, City Clerk

APPROVED by the Mayor this 7th day of August 2006.

2012

COUNCIL BILL 044

ORDINANCE NO. 0000 (00-12)

AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, AMENDING A SPECIAL USE PERMIT FOR THE ESTABLISHMENT OF A CREMATORY (RETORTION CENTER) & MORTUARY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF BRICKPLANT AND BROOKHART AS REQUESTED BY APPLICANT DANNY CARMICHAEL.

WHEREAS, after the Harrisonville Planning and Zoning Commission submitted a recommendation of approval contingent upon meeting the conditions as outlined in this Special Use Permit to the Board of Aldermen of the City of Harrisonville, Missouri; and

WHEREAS, the legal description of the property is as follows:

BRICKYARD INDUSTRIAL PARK, LOT 4

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1. A special use permit for the establishment of a crematory (Retortion Center) & mortuary located generally on the southeast corner of Brickplant and Brookhart as requested by applicant Danny Carmichael be amended contingent upon the following conditions:

The Use

This SUP authorizes the operation of a crematory (retortion center) and facilities for mortuary services.

Ownership

The crematory/mortuary business is conditioned to these applicants. If the applicant(s) wish to transfer ownership to another party, the applicant(s) must re-submit an application for a special use permit to the City prior to the transfer of ownership or lease.

Expansion of Facilities

The building (footprint) may be expanded up to an additional 3,500 square feet. The total allowed building footprint on the site would be 6,000 square feet. However, if the total building footprint is to be expanded beyond 6,000 square feet, then the special use permit must be amended.

Lighting

Any lighting used to illuminate the parking area or the building shall be directed away from adjacent properties in a way to eliminate glare.

Location of Cremation Units

The cremation unit shall be within a fully enclosed permanent structure.

Attachment: STONEGATE 2012 (SUP STONEGATE CREMATORIUM)

Environmental

The facilities must be operated as not to produce hazardous, objectionable or offensive conditions by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, solid or liquid wastes, fire or explosion.

Missouri Department of Natural Resources

The applicants must comply with all applicable state regulations as required by the Missouri Department of Natural Resources.

U.S. Environmental Protection Agency

The applicants must comply with all applicable federal regulations as required by the Environmental Protection Agency.

Time Limit

Time Limit = 12 years (*Applicant may reapply for renewal of SUP after expiration*)

Section 2. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This ordinance shall become effective immediately upon its passage and approval.

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

READ ONE TIME BY TITLE ONLY ON AUGUST 6, 2012. READ FOR A SECOND TIME BY TITLE ONLY ON AUGUST 6, 2012 AND WAS DULY APPROVED BY THE BOARD OF ALDERMEN THIS 6TH DAY OF AUGUST, 2012.

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 6th day of August 2012.



MEMORANDUM

TO Mayor Wood and Board of Aldermen

FROM Rick DeLuca, Director of Community Development

DATE July 23, 2012

SUBJECT Stonegate Crematorium Special Use Permit - Amendment

Type of Item:

Action Item

Issue:

The Applicant has requested an amendment to the existing special use permit.

Background:

Request: Approval of an amendment to the special use permit for the crematory (Retortion Center) & Mortuary.

Location: Lot 4, Brickyard Industrial Park (1505 Brookhart Drive)
Generally located on the southeast corner of Brickplant and Brookhart.

Applicant: Danny Carmichael

Owner: Danny Carmichael (Stonegate Crematorium LLC)

Existing Zoning: "M-1" Light Industrial District

Adjacent Zoning: North: "M-1" Light Industrial
South: "M-1" Light Industrial
West: "M-1" Light Industrial
East: "M-1" Light Industrial

Attachment: STONEGATE 2012 (SUP STONEGATE CREMATORIUM)

Danny Carmichael was granted a SUP by the Board of Aldermen on July 7, 2003 (*see attached*). In 2006 the applicant requested an amendment to the use permit and the City approved it. Today, the applicant wishes to construct an additional building (in excess of 1,000 square feet). Consequently, the SUP must be amended. Since the establishment of the crematory in July of 2003, no complaints have been filed with the City. Consequently, staff is recommending expanding the time limit on the SUP to 12 years and allow for the expansion of the facility. The remaining stipulations would be consistent with what is outlined in the 2006 ordinance.

The site is currently developed and zoned "M-1" Light Industrial District. The character of the area is generally industrial (one residential home is located to the west). The future land use map within the comprehensive plan designates this area as industrial. A crematory (Retortion Center) was established on the subject property in 2003. A general site plan is included for your review. The existing building is approximately 2,500 square feet. The expansion would permit the requested additional 2,500 square foot building.

NOTE: Since this is an amendment to the permit, no public hearing is required.

Recommended Stipulations:

Staff recommends that the stipulations remain consistent with the stipulations in the 2006 ordinance (see attached) with the following exceptions.

1. The expansion of the facility would be allowed as requested.
2. The time limit be extended another 12 years.

Recommendations:

STAFF RECOMMENDATION:

Approval contingent upon meeting the above conditions.

PLANNING & ZONING RECOMMENDATION:

Approval contingent upon meeting the above conditions. (July 19, 2012)

FEE: \$50
 REC'D BY: AC
 (STAFF USE ONLY)

APPLICATION
 FOR
 SPECIAL USE PERMIT
 CITY OF HARRISONVILLE

PLEASE PRINT

CASE NO.: SUP- 1202
 PG DATE: 8/14/12
 (STAFF USE ONLY)

REQUESTED SPECIAL USE PERMIT FOR: Stonegate Crematorium, LLC
 GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 1505 Brookhart Dr.
 LEGAL DESCRIPTION: Brickyard Industrial Park, Lot 4
 ACRES/SQ. FT.: 1 Acre
 CURRENT ZONING ON PROPERTY: Special Use CURRENT LAND USE: Special Use

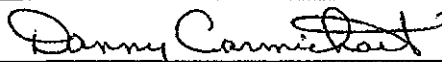
PROPERTY OWNER'S NAME(S): Stonegate Crematorium, LLC PHONE: 816-887-5700
 COMPANY: Stonegate Crematorium, LLC FAX: 816-887-5800
 MAILING ADDRESS: 1505 Brookhart Dr., Harrisonville, MO 64701
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: info@stonegatecrematorium.com

APPLICANT/AGENT'S NAME(S): Danny Carmichael PHONE: 816-289-8134
 COMPANY: Stonegate Crematorium, LLC FAX: 816-318-3796
 MAILING ADDRESS: 100 S. Westglen Dr., Raymore, MO 64083
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: danny@stonegatecrematorium.com

ENGINEER/ARCHITECT'S NAME(S): Troy Bowers PHONE: 816-380-2600
 COMPANY: Bower's Engineering, Inc. FAX: _____
 MAILING ADDRESS: 110 S. Independence St., Harrisonville, MO 64701
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: troy@bowersengineers.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:



RECEIVED

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

JUL 10 2012
 CITY OF HARRISONVILLE

Attachment: STONEGATE 2012 (SUP STONEGATE CREMATORIUM)

Stonegate Crematorium
1505 Brookhart Drive
Harrisonville, MO 64701
Telephone 816.887.5700 - Fax 816.887.5800
Toll-free 866.927.3628

July 10, 2012

Mr. Rick Deluca
300 East Pearl Street
Harrisonville, MO 64701

Stonegate Crematorium desires to build a garage building of the same size and style as our current building on the already owned lot located at 1505 Brookhart Drive, Harrisonville, MO. The garage building will house the company vehicles used within our daily operations. The new building will not bring any additional vehicle traffic to the property.

Stonegate Crematorium was built in 2004 and complies with all local codes, ordinances and laws. Our facility is inspected regularly by the Harrisonville Fire Department, Division of Professional Registration and the Missouri Department of Natural Resources.

I invite any interested officials to drive-by our ultra clean and well cared for facility to see that the addition of a garage would blend well on the site and be cared for in the same astatically pleasing manner as our current building.

Respectfully,



Danny Carmichael

Attachment: STONEGATE 2012 (SUP STONEGATE CREMATORIUM)



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Happy Welch, City Administrator
DATE: March 5, 2018
SUBJECT: Staff Report Crematorium

Type of Item: *Report*

See included staff report

B. Action Item (ID # 2806)
Staff Report Crematorium

Attachments:

Crematory SUP Renewal 2018 (PDF)

M E M O R A N D U M

TO Planning and Zoning Commission

FROM Happy Welch, City Administrator

DATE March 5, 2018

SUBJECT Stonegate Crematorium SUP

Type of Item:

Action Item

Issue:

The applicant has requested a special use permit.

Background:

Request: Approval of a crematory (retortion center).

Location: 1505 Brookhart Dr.

Applicant: Danny Carmichael & Michael Dijak

Owner: Stonegate Crematorium

Existing Zoning: "M-1" Light Industrial District

Adjacent Zoning: North: "M-1" Light Industrial District
South: "M-1" Light Industrial District
West: "M-1" Light Industrial District
East: "M-1" Light Industrial District

The applicant is requesting to continue using an existing crematory building on the 1 acre property as a crematory (retortion center) as previously approved in 2003, 2006 & 2012 due to a change in ownership.

Special Use Permit Conditions:**The Use**

This SUP authorizes the operation of a crematory (retortion center) and facilities for mortuary services.

Compliance with State Statutes

The establishment must comply with all applicable laws of the State of Missouri.

Compliance with City Ordinances

The applicants shall comply with all building codes, fire codes, the zoning ordinance, Chapter 640 regulating tattoo shops and any other applicable City ordinances.

Time Limit

Time Limit = 12 years *(Applicant may reapply for renewal of SUP after expiration)*

Ownership

The proposed use is conditioned to the applicants. If the applicants wish to transfer ownership to a second party, the applicant(s) must re-submit an application for a special use permit to the City prior to the transfer of ownership.

Expansion of Facilities

The building footprint may have a total of 6,000 square feet. If the total building footprint is to be expanded beyond 6,00 square feet then the special use permit must be amended.

Lighting

Any lighting used to illuminate the parking area or the building shall be directed away from adjacent properties in a way to eliminate glare.

Location of Cremation Units

The cremation unit shall be within a fully enclosed permanent structure.

Environmental

The facilities must be operated as not to produce hazardous, objectionable or offensive conditions by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, solid or liquid wastes, fire, or explosion.

Missouri Department of Natural Resources

The applicants must comply with all applicable state regulations as required by the Missouri Department of Natural Resources.

U.S. Environmental Protection Agency

The applicants must comply with all applicable federal regulations as required by the Environmental Protection Agency.

Options:

The City may:

- Approve the special use permit with the conditions as presented.
- Modify the conditions outlined in the special use permit and then approve the permit.
- Deny the request for special use permit.

Recommendations:

Planning and Zoning Commission:

Staff Recommendation:

Approval, contingent upon meeting the above listed conditions.