



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
FEBRUARY 21, 2019
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM**
- 3. Agenda Items**
 - A. Rezoning the Southland Shopping Center from "C-1" Local Business Zoning District to "C-2" Service Business District and Public Hearing**
 - B. Application for Replat of "The Oaks".**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 15th day of February, 2019.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 3, 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
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Brian Hasek	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Absent	
Barrett Welton	Harrisonville		Present	

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

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Oct 23, 2018 6:00 PM

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Jim Proctor
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Welton
ABSENT:	Cheryl Bush

3. Agenda Items

A. Sign Ordinance Revisions

Happy Welch presented Packet Pages 4 - 47. He stated that the ACLU sued the City for free speech violations relating to our sign ordinance after a citizen was told that an election sign in their yard had to be taken down. It was mandated by the Federal Court for the City and the ACLU to mediate changes to the sign ordinances as mandated by the Supreme Court. After mediation, City Staff drafted revisions to other sections to clarify language.

Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation to address non-conforming signs. Dorothy Young seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Hasek, Mayor
SECONDER:	Dorothy Young
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Welton
ABSENT:	Cheryl Bush

B. Terms Expiring/Selection of Officers

Roger Kroh stated that State Statute requires that a Chairman and a Vice-Chairman be elected annually. Chris Chiodini opened the floor for nominations. Dorothy Young nominated Chris Chiodini for Chairman. He was elected unanimously. Brian Hasek nominated Dorothy Young for Vice-Chair. She was elected unanimously.

4. Discussion Items

none

5. Adjourn

With nothing further to come before the Commission, Brian Hasek made a motion to adjourn. Barrett Welton seconded. The meeting was adjourned at 6:43 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: February 15, 2019
SUBJECT: SOUTHLAND SHOPPING CENTER

Type of Item: *Approval*

A. Action Item (ID # 3116)

SOUTHLAND SHOPPING CENTER

Attachments:

SOUTHLAND REZONING (PDF)

southland staff report (DOC)

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

**APPLICATION
 FOR
 REZONING**
CITY OF HARRISONVILLE
 PLEASE PRINT

CASE NO.: RZ- 19-002
 PC DATE: _____
 (STAFF USE ONLY)

REQUESTED ZONING AMENDMENT: C-2
 GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 1799-1811 E Mechanic St.
& 204-208 Oriole, Harrisonville MO
 LEGAL DESCRIPTION: Southland Addition Lot 5

 ACRES/SQ. FT.: 6.1 37955 SF
 CURRENT ZONING ON PROPERTY: C-1 CURRENT LAND USE: Shopping Center

PROPERTY OWNER'S NAME(S): Harrisonville LLC PHONE: 516-356-0463
 COMPANY: 1/6 Chart Org FAX: _____
 MAILING ADDRESS: 42 Broadway Suite 3B Lynbrook NY 11563-2519
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: gedwards@chart.org.com

APPLICANT/AGENT'S NAME(S): Kim Bartalos PHONE: 816-412-8466
 COMPANY: Block Real Estate Services LLC FAX: 816-932-5582
 MAILING ADDRESS: 700 W. 47th St. Ste 200 Kansas City MO 64112
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: _____

ENGINEER/ARCHITECT'S NAME(S): _____ PHONE: _____
 COMPANY: _____ FAX: _____
 MAILING ADDRESS: _____
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: _____

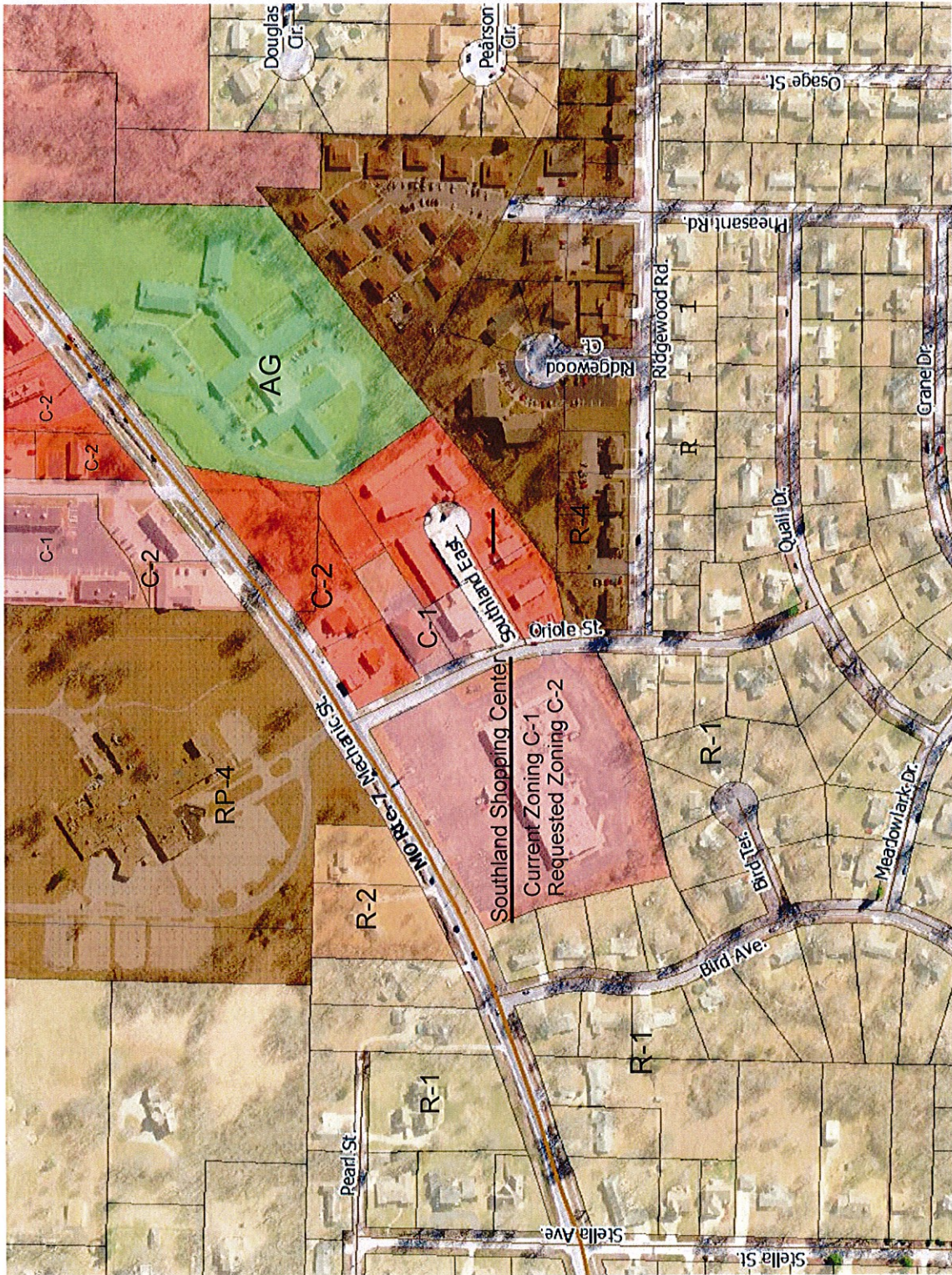
NOTE: *It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Planning and Zoning Commission meeting will not be scheduled until the application 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

Attachment: SOUTHLAND REZONING (SOUTHLAND SHOPPING CENTER)

VICINITY MAP



STAFF REPORT*Southland Shopping Center Rezoning***Case No.:** RZ-19-002**PZ Meeting:** Feb. 21, 2019**BOA Meeting:** March 4, 2019**GENERAL INFORMATION**

Request: Approval of rezoning from "C-1" Local Business Zoning District to "C-2" Service Business Zoning District

Location: 1799-1811 East Mechanic St. and 204 – 208 Oriole

Applicant/Owner Representative: Kim Bartalos, Vice President of Real Estate Services
Block Real Estate Services

Owner: Harrisonville LLC

Existing Zoning: "C-1" Local Business Zoning District

Proposed Zoning: "C-2" Services Business Zoning District

Acres: 6 acres

Adjacent Zoning: North: "R-2" Two Family Residential and
"RP-4" Planned Apartment Residential
South "R-1" Single Family Residential
West: "R-1" Single Family Residential
East: "C-1" Local Business, "C-2" Service Business and
"R-4" Apartment Residential

See attached Vicinity / Zoning map

COMMENTS:

The City is in receipt of an application from Kim Bartalos, agent for Harrisonville LLC, owners of the 6-acre Southland Shopping Center at 1799-1811 East Mechanic St. and 204 – 208 Oriole St., to rezone the property from C-1 Local Business Zoning District to the C-2 Services Business Zoning District to allow a wider range of tenants in the existing center. Examples of C-2 uses that would have an interest in locating in the center are meeting halls, pet grooming, restaurants that serve alcohol, and automotive equipment sales. Uses allowed in C-2 not compatible with the area, i.e. truck, boat and farm machinery sales, would very likely not wish to locate on the Southland property anyway due to the traffic and visibility that is much less than on MO. 291.

REVIEW OF APPLICATION:

1. **The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property.**

The character of the surrounding neighborhood is a mixture of single-family, duplexes, apartments, C-1 uses and C-2 uses. We believe that the C-2 uses drawn to the center will be compatible with the neighborhood.

2. The physical character of the area in which the property is located.

The east-west corridor across the front of the Southland shopping center does not have the high traffic numbers as do many other major commercial corridors. C-2 uses that would potentially use the shopping center would be compatible with the neighborhood.

3. Consistency with the goals and objectives of the Comprehensive Plan and other plans, codes and ordinances of the City.

The proposed rezoning will help keep Southland more occupied than it has been in the past and reduce the potential that the area will appear to be deteriorating due to the vacancies in the center.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts.

This application is unique in that the neighborhood center already exists. Only uses that are compatible with existing center will choose to locate there.

5. The trend of development near the property, including changes that have taken place in the area since the subject property was placed in its current zoning districts.

Existing residential and non-residential development in the area is compatible. It is expected that C-2 uses will choose to locate there that are successful in such mixed-use areas.

6. The extent to which the zoning amendment may detrimentally affect nearby property.

The existing shopping center will define the type of development that will locate in the center and C-2 uses such as outdoor boat and truck sales are not expected to wish to locate at the Southland Center.

7. Whether public facilities and services will be adequate to serve development allowed by the requested zoning map amendment.

The types of uses that will go into Southland shopping center will not have higher sewer, water, parking and traffic requirements than the uses that now exist.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.

The subject property is currently suitable for the uses to which it has been used. It is also suitable to the C-2 uses that will wish to locate there.

9. The length of time (if any) the property has remained vacant as zoned.

The Southland Center has been plagued by vacancies in recently years. Rezoning the center to C-2 would help reduce the number of vacancies in the center. Increasing the number of uses that can locate in the center will improve the economic vitality of the area.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interest of the applicant.

Vacancies in a neighborhood shopping center reflects negatively on the entire neighborhood. Reducing the number of vacancies will have a positive impact on the surrounding neighborhood.

11. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denying the application will continue the past track record of vacancies in the Southland center. Approving the application will increase the chances that the center will be fully or near fully occupied and this will improve the economic vitality of the surrounding area.

STAFF RECOMMENDATION: Approval--based upon the findings in the staff report.



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: February 15, 2019
SUBJECT: OAKS REPLAT

Type of Item: *Approval*

B. Action Item (ID # 3117)
OAKS REPLAT

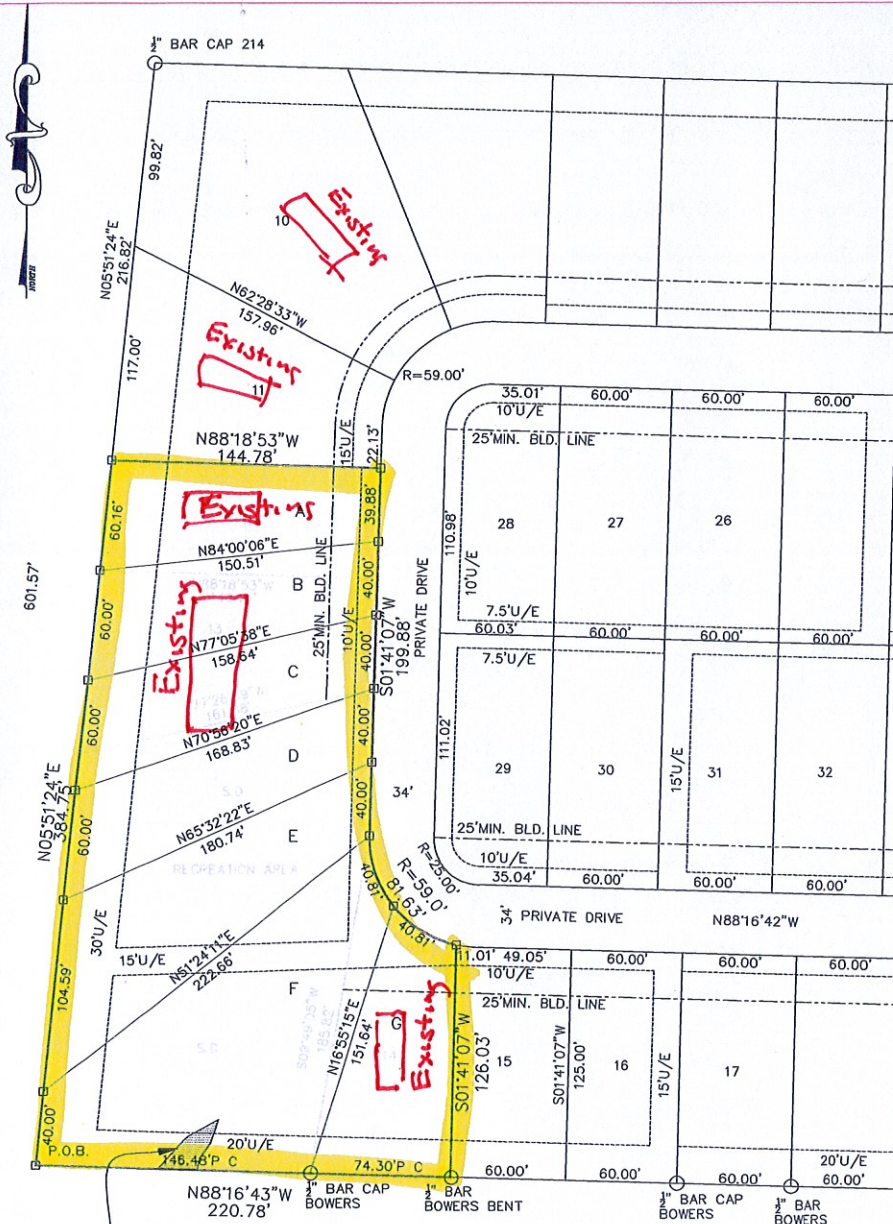
Attachments:

oaks replat (PDF)

oaks staff report (DOC)

FINAL PLAT OF THE OAKS REPLAT

A REPLAT OF LOTS 12, 13, 14 AND THE RECREATION AREA OF THE OAKS
SECOND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI



FEMA FLOOD ZONE AE AS SHOWN ON MAP NUMBER
29037C0188F MAP REVISED JANUARY 2, 2013

LEGEND
M = MEASURED
D = DEED
P = PLAT
O = MONUMENT FOUND
C = CALCULATED

DESCRIPTION

ALL OF LOTS 12, 13, 14 AND THE RECREATION AREA OF THE OAKS SECOND ADDITION A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID THE OAKS SECOND ADDITION, THENCE NORTH 05°51'24\"

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACTS OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "THE OAKS REPLAT".

BASIS OF BEARINGS: NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, NAD83, BASED ON GPS WORK USING MODOT VRS NETWORK.

FLOOD PLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE AE" AREAS OF SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, CASS COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29037C0188F, MAP REVISED DATE: JANUARY 2, 2013.

IN TESTIMONY WHEREOF, THE OAKS, INC. HAS CAUSED THIS INSTRUMENT TO BE EXECUTED

THIS _____ DAY OF _____, 2018

THE OAKS, INC.

BY: JOHN COFFEY, PRESIDENT

STATE OF MISSOURI }
COUNTY OF CASS } SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID CAME, ED BOHL, PRESIDENT, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF ED BOHL ENTERPRISES, INC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY ED BOHL, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE, ACT AND DEED OF SAID CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY PLAN COMMISSION OF HARRISONVILLE, MISSOURI

APPROVED: _____
CHRIS CHIODINI, CHAIRMAN

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL.

OF HARRISONVILLE, MISSOURI, THIS _____ DAY OF _____, 2018.

MAYOR
BRIAN HASEK

CITY CLERK
RANDALL K. JONES

I HEREBY CERTIFY THAT THE PLAT OF 19 AND OAK IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____ JOHN R. MCKEAN L.S. NO. 2419

Samuel J Styron
CONSULTING ENGINEERS, INC.

310 SOUTH INDEPENDENCE
HARRISONVILLE, MISSOURI

PHONE: 816-380-5308

NOVEMBER 2018
PROJECT NO. 2018009





Attachment: oaks replat (OAKS REPLAT)

Samuel J. Styron
CONSULTING ENGINEERS, INC.

January 8, 2019

City of Harrisonville
Mr. Ted Martin, P.E., City Engineer
P.O. Box 367
Harrisonville, Missouri 64701

Re: Re-submittal of proposed replat and
Storm Drainage Analysis for The Oaks Replat
Project No. 2018009

I am addressing the discussion items expressed in the development meeting recorded by Roger Kroh and emailed to me on November 30, 2018.

The developer fully intends to put manufactured houses on each of the five re-platted lots.

Lot 12 (Lot A): The south lot line will be relocated and house will remain.
Lot 13 (Lots B and C): The existing house will be reoriented to fit on the new Lot B.
Recreation Area (Lots C, D, E and F): Houses will be set on each of these lots.
Lot 14 (Lot G): The west lot line will be relocated and the house will remain.

There is property adjacent to the south side of The Oaks subdivision between the south boundary and the existing lake. This area will be replatted as Recreation Area. The revised plat drawing shows the area to be 1.11 acres. This will comply with the 10% requirement.

The utilities are added to the plat.

Note regarding manufactured homes not being located over utility easements is added to the plat.

The manufactured homes to be placed on these lots will be situated to have the first floor at a minimum of one foot above the base flood elevation.

In accordance with the direction given to me by Mr. Coffey. It is his belief that his existing lake in the mobile home park provides adequate storm water control for any development that is being planned on his property and a detailed storm water drainage analysis and management plan is unnecessary and an expense with which he should not be burdened. His lake has been providing stormwater control for not only Coffey's property but also a large portion of town for many years.

I provide the following information with regard to the existing lake and drainage area: The lake has approximately 5.83 acres at the permanent pool level and 6.61 acres at the dam crest. The lake provides an estimated 18.66 ac-ft of storage volume for the 165 acres that drains into it. Using the Rational Method, the calculated runoff rate for the drainage area is 399.7 cfs for the 100 year rainfall event and 214.6 cfs for the 10 year event. The lake discharges into a tributary to Muddy Creek, a natural drainage which is within the base

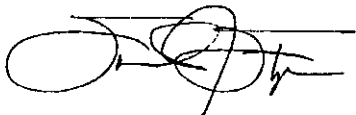
flood zone as defined on the FIRM. It is evident that there is storm water storage capacity that attenuates the flow from the drainage area. The immediately downstream receiving channel and surrounding area are in the flood plain and essentially undeveloped, therefore, further storm water control seems unwarranted.

Please review this information and let me know if you need anything else.

Thanks,

Samuel J Styron

CONSULTING ENGINEERS, INC.



Samuel J. Styron, P.E.
President



1/8/2019

Attachment: oaks replat (OAKS REPLAT)

STAFF REPORT
The Oaks Final Plat Replat

Case No.: FP 19-001

PZ Meeting: Feb. 21, 2019

BOA Meeting: March 4, 2019

GENERAL INFORMATION

Request: Approval of Final Plat of The Oaks Replat, a Replat of Lots 12, 13, 14 and the Recreation Area of the Oaks, Second Addition

Location: 808-852 Pin Oak Street

Owner: Oaks Mobile Home Park, John Coffey

Engineer: Samuel J. Styron, PE, Consulting Engineers, Inc.

Existing Zoning: "A" Agriculture Zoning District

COMMENTS:

The owner of The Oaks, a manufactured home park at 808-852 Pin Oak Street wishes to reconfigure his 34 lots for manufactured homes into 37 lots. This will be accomplished by replatting 4 existing lots in the southwest corner of the park into 7 lots. The designated Recreation Area will be relocated from one of the 4 existing lots to a new tract on the south edge of the manufactured home park. The Recreation Area will increase from .77 acres to 1.11 acres in size.

STAFF RECOMMENDATION:

Approval--subject to the applicant meeting, in the opinion of the City Engineer, the City's simplified stormwater master plan requirements and all city requirements for flood plain elevation certificates and flood plain development permits as manufactured homes are located on individual pad sites.

Attachment: oaks staff report (OAKS REPLAT)