



**AGENDA  
CITY OF HARRISONVILLE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
MAY 16, 2019  
6:00 PM**

- 1. Call to Order**
  - A. Roll Call**
- 2. Approval of Minutes**
  - A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019**
  - B. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019**
  - C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019**
- 3. Agenda Items**
  - A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4**
  - B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) *Applicant requested a continuance.***
  - C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. Public Hearing.**
  - D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana Public Hearing**
- 4. Discussion Items**
- 5. Adjourn**

**Posted this 10<sup>th</sup> day of May, 2019**

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**Randall K. Jones, City Clerk**



**TO:** Planning & Zoning Commission  
**FROM:** Jamie Martin, Assistant  
**DATE:** May 3, 2019  
**SUBJECT:** Minutes of Jan 3, 2019 6:00 PM

**Type of Item:** *Approval*

**A. Action Item (ID # 3202)**

Minutes of

Attachments:

bza 1-3-19 (PDF)



**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.*

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Dorothy Young                                   |
| <b>SECONDER:</b> | Jim Proctor                                     |
| <b>AYES:</b>     | Chiodini, Milner, Hasek, Proctor, Young, Welton |
| <b>ABSENT:</b>   | 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. Happy Welch stated that legal non-conforming signs will be allowed to remain after the new sign ordinance goes into effect. Temporary signs in the right-of-way will be removed.*

*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.*

*\*Amended on February 21, 2019.*

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brian Hasek, Mayor                                |
| <b>SECONDER:</b> | Dorothy Young                                     |
| <b>AYES:</b>     | Chiodini, Milner, Hasek, Proctor, Young, Welton   |
| <b>ABSENT:</b>   | 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.

Respectfully Submitted,

\_\_\_\_\_  
Jamie Martin, Recording Secretary



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**CITY HALL**  
**FEBRUARY 21, 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 |         |
| Virgil Butler  | Harrisonville |            | Absent  |         |
| Dorothy Young  | Harrisonville | Vice-Chair | Present |         |
| Cheryl Bush    | Harrisonville |            | Present |         |
| Barrett Welton | Harrisonville |            | Present |         |

*Also in attendance were Roger Kroh, Community Development Planner; Brad Bockelman, Board Liaison; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM**

*Dorothy Young made a motion to amend the minutes of the January 3, 2019 meeting by referencing the discussion on how the city will handle non-conforming signs. Brian Hasek seconded the motion.*

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Dorothy Young, Vice-Chair                             |
| <b>SECONDER:</b> | Brian Hasek, Mayor                                    |
| <b>AYES:</b>     | Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton |
| <b>ABSENT:</b>   | Virgil Butler                                         |

**3. Agenda Items**

Minutes Acceptance: Minutes of Feb 21, 2019 6:00 PM (Approval of Minutes)

**A. Rezoning the Southland Shopping Center from "C-1" Local Business Zoning District to "C-2" Service Business District and Public Hearing**

*Roger Kroh presented Packet Pages 4-9, application for proposed Rezoning of the Southland Shopping Center from "C-1" to "C-2". The proposed change would expand the shopping center to a broader range of uses, such as meeting rooms, restaurants that serve alcohol, alcohol sales, pet groomers, pet stores and automotive equipment sales. This would help marketing the shopping center, leading to fewer vacancies and maintaining the neighborhood. Mr. Kroh said that there are some C-2 uses that are not compatible with the neighborhood. But, he believes the chances of these uses locating at Southland are very small because the shopping center already exists and these businesses, such as boat and farm machinery sales, prefer sites with more traffic and visibility.*

*The Public Hearing was opened.*

*Kim Bartalos, agent for Harrisonville LLC, stated that this change would fix current issues with the Shopping Center. The change from "C1" to "C2" would allow her to lease spaces to a wider range of businesses including; restaurants that sell alcohol, pet groomers, pet stores and others. She said the rezoning to C-2 will also fix the situation in which Dollar General has been selling beer and wine for nearly 15 years. This is not a C-1 use. Kim Bartalos added that an existing tenant is storing Scandanavian furniture and she is not sure if this is a C-1 or C-2 use. Chris Chiodini asked staff to research whether the furniture business will be conforming or non-conforming if the C-2 zoning is approved.*

*Brian Hasek moved that the rezoning of the Southland Shopping Center from C-1 (Local Business Zoning District) to C-2 (Service Business District) Zoning be forwarded to the Board of Aldermen with a favorable recommendation subject to the existing uses in the center being permitted in the C-2 Zoning District. Dorothy Young seconded the motion.*

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]</b>     |
| <b>MOVER:</b>    | Brian Hasek, Mayor                                    |
| <b>SECONDER:</b> | Dorothy Young, Vice-Chair                             |
| <b>AYES:</b>     | Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton |
| <b>ABSENT:</b>   | Virgil Butler                                         |

**B. Application for Replat of "The Oaks".**

*Roger Kroh presented Packet Pages 10-15, request of John Coffey, owner of The Oaks Manufactured Home Park, that the City approve The Oaks Replat, a Replat of Lots 12, 13, 14 and the recreation area of The Oaks, Second Addition. The replat increases the lots from 34 to 37 and moves the .77 acre recreation area to a 1.1 acre area on the south property line of The Oaks. The City Engineer has approved the stormwater master plan.*

*Brian Hasek made a motion to recommend that the Board of Aldermen approve the replat subject to the applicant obtaining certificates and flood plain development permits when required by Code. Dorothy Young seconded the motion. The motion passed unanimously.*

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]</b>     |
| <b>MOVER:</b>    | Brian Hasek, Mayor                                    |
| <b>SECONDER:</b> | Dorothy Young, Vice-Chair                             |
| <b>AYES:</b>     | Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton |
| <b>ABSENT:</b>   | Virgil Butler                                         |

**4. Discussion Items**

NA

**5. Adjourn**

\_\_\_\_\_  
Chris Chiodini,  
Chairperson of the Planning & Zoning Commission

ATTEST:

\_\_\_\_\_  
Jamie Martin, Secretary

Minutes Acceptance: Minutes of Feb 21, 2019 6:00 PM (Approval of Minutes)



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**CITY HALL**  
**MARCH 21, 2019**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:04 PM by Chair Chris Chiodini

| Attendee Name  | Organization  | Title | Status  | Arrived |
|----------------|---------------|-------|---------|---------|
| Chris Chiodini | Harrisonville | Chair | Present |         |
| Scott Milner   | Harrisonville |       | Present |         |
| Brian Hasek    | Harrisonville | Mayor | Absent  |         |
| Jim Proctor    | Harrisonville |       | Present |         |
| Virgil Butler  | Harrisonville |       | Present |         |
| Dorothy Young  | Harrisonville |       | Present |         |
| Cheryl Bush    | Harrisonville |       | Present |         |
| Barrett Welton | Harrisonville |       | Present |         |

*Also in attendance were Roger Kroh, Community Development Planner; Brad Bockelman, Board Liaison (left at 7:25 PM and returned at 7:31 PM); Kevin and Suzanne Barnett, Applicant; Kenny and Nancy Stanley, Residents; Steve Flanery, Resident; Deborah Rector, Resident; Heather Hett, Resident; Jerry McKinley, Resident; Ray and Kathleen Shick, Residents; Matthew and Roxanne Coffelt, Residents; Ashley Bollinger, Resident; Brad Bennings, Resident; Bill Filer, Resident; John Foster, Resident; Will and Kay Ausme, Resident; John and Glenda Pruitt, Residents; Larry Bradford, Resident; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**A. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM**

*Dorothy Young said that she had asked at the February 21, 2019, meeting that the January meeting minutes be amended to reflect the staffs comments that legal non-conforming signs will be allowed to remain after the new sign ordinance goes into effect, but that temporary signs in the right-of-way will be removed. Roger Kroh said he will look into the matter and put the January and February minutes on the April Agenda for approval.*

**3. Agenda Items**

Minutes Acceptance: Minutes of Mar 21, 2019 6:00 PM (Approval of Minutes)

**A. Application for Healing House**

*Roger Kroh presented Packet Pages 5-17, application for a Special Use Permit to operate Healing House, a group boarding home for women and children. Staff recommendation is to approve motion recommending that the Board of Aldermen approve this application.*

*Dorothy Young asked if there were plans for security? Roger Kroh stated that the applicant had not proposed that yet. Dorothy Young then asked if they thought the front door would be enough? Roger Kroh stated that he had spoken to the Police Department about any problems at Hope Haven (which is similar) and they stated that they had not had any problems over there.*

*Kevin Barnett, the applicant, stated that he and his wife, Suzanne, have been residents of the city for 21 years. Their goal is to make a difference in the community. Suzanne had suffered from seizures for the past 24 years stemming from abuse. They want to help others with the same issues and challenges.*

*Virgil Butler asked where the residents will come from? Mr. Barnett stated that he didn't know, they may come from Hope Haven for another level of help.*

*Cheryl Bush asked where the funding for Healing House would come from? Mr. Barnett stated that it would be board operated and privately funded, as they will be a 501C3 corporation.*

*Dorothy Young asked if the 501C was current. Mr. Barnett stated they were not. Suzanne is completing her Masters Degree and doing an internship to complete the process.*

*Barrett Welton asked when they expect to be open and the duration of the stays for the women that will be residing there. Mr. Barnett stated that they hoped to be running Spring of 2021. The average stay for the women will be approximately 6 to 9 months.*

*Dorothy Young asked what the definition of a minor would be because it was stated that they would help women with minor children. Mr. Barnett said that their hope is to just focus on women, but he hoped children would be in the 6-12 age range.*

*Jim Proctor asked if the parking would be off the street in the rear? He also asked that the ownership of the alley be double checked since they are intending to use it to drive to the rear. Mr. Barnett stated that there is a 3 car garage and parking spots in the back.*

*Chris Chiodini asked where the women they would be helping would be from? Cass County? Mr. Barnett said that Cass County would be ideal. Mr. Chiodini stated that if the board were to approve this they would need to know the ages for the women and children that would be staying there.*

*Cheryl Bush asked about the condition of the home. Mr. Barnett stated that it was a sound home.*

*Chris Chiodini invited people in the audience to speak.*

*Brad Bennings, 501 E Pearl St., shared his concerns about security and parking on Pearl Street.*

*Bill Filer, 601 E Pearl St., shared his concerns about parking on Pearl Street, security and fencing around property.*

*Will Ausme, 505 E Pearl St., shared his concerns about property values declining.*

*Kenny Stanley, 609 E Chestnut, shared his concerns about the suggested alley becoming a parking lot, and property values.*

*Larry Bradford, 709 E Pearl St., shared his concerns about having a Group Home on Pearl Street.*

Ashley Bollinger, 905 E Pearl, stated that she believed the "Allen" house was not the place for this kind of use. She also stated that she had not heard great feedback from the community for this project.

Heather Hett, owner of 604 E Pearl St., stated that she has talked with the Barnett's about sharing their mutual driveway and their concerns about parking. She asked if the Special Use Permit stays with the property or the applicant? Chris Chiodini state it stayed with the property. Ms. Hett stated that she could work with the Barnett's but wasn't sure if she could work with other people.

Matthew Coffelt, 701 E. Pearl St., shared his concerns about who is making the decision on the selection of the residents.

John Pruitt, 602 E Chestnut, shared his concerns with parking and security.

Mr. Barnett addressed some of these concerns. He stated that had no plans to put up a fence. The Board would provide the selection of the residents and have final say. They have discussed having motion lighting and video surveillance for security.

Barrett Welton asked if there would be a counselor or employee 24 hours a day 365 days a year? Suzanne Barnett stated that there would be a "House Mother" that would live there and this would be her full time job, she would however be off for vacations. Ms. Barnett also stated that she would have an office there.

Chris Chiodini asked if Staff had a recommendation for the parking? Mr. Kroh stated that stipulation #5 in the Staff Recommendations covers off-street parking. Mr. Chiodini recommended that Stipulation #5 be revised to include shall/must.

Roger Kroh stated he will also confirm if the alley is public.

Dorothy Young made a motion to recommend denial of the Special Use Permit Application to the Board of Aldermen. Cheryl Bush seconded the motion.

Chris Chiodini asked for a Roll Call Vote. Ayes vote is a vote in support of the motion to deny the request.

Virgil Butler voted Aye.

Barrett Welton voted Aye.

Cheryl Bush voted Aye.

Scott Milner voted Aye.

Dorothy Young voted Aye.

Jim Proctor voted Nay.

Chris Chiodini voted Nay.

The Commission voted 5 to 2 to recommend denial to the Board of Aldermen.

## **B. Rezoning of Meadow View Subdivision**

Roger Kroh presented Packet Pages 19-25, the technical Zoning correction of 51 lots from R-4 to R-1. This was a staff initiated request. Dorothy Young made a motion to recommend for Board approval as presented. Barrett Welton seconded the motion. The motion passed unanimously.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]</b>      |
| <b>MOVER:</b>    | Jim Proctor, Dorothy Young                             |
| <b>SECONDER:</b> | Barrett Welton                                         |
| <b>AYES:</b>     | Chiodini, Milner, Proctor, Butler, Young, Bush, Welton |
| <b>ABSENT:</b>   | Brian Hasek                                            |

**C. Proposed M-1 Zoning Change**

*Roger Kroh presented Packet Pages 27-28 request to add Body Shops as a permitted use in M-1 Limited Industrial Zoning Districts. He stated that Body Shops are a permitted use in the C-2 and M-2 Zoning districts, but not in M-1. The City currently has several body shops in M-1 zoned areas so this change would bring them into compliance.*

*Cheryl Bush made a motion to recommend approval to the Board. Jim Proctor seconded. The motion passed unanimously.*

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]</b>      |
| <b>MOVER:</b>    | Cheryl Bush, Board Member                              |
| <b>SECONDER:</b> | Jim Proctor                                            |
| <b>AYES:</b>     | Chiodini, Milner, Proctor, Butler, Young, Bush, Welton |
| <b>ABSENT:</b>   | Brian Hasek                                            |

**4. Discussion Items**

None

**5. Adjourn**

With nothing further to come before the Committee, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:39 PM.

\_\_\_\_\_  
Chris Chiodini,  
Chairperson of the Planning & Zoning Commission

ATTEST:

\_\_\_\_\_  
Jamie Martin, Secretary

Minutes Acceptance: Minutes of Mar 21, 2019 6:00 PM (Approval of Minutes)



**TO: Planning & Zoning Commission**

**FROM: Roger Kroh, Planner**

**DATE: May 6, 2019**

**SUBJECT: A. Application FP 19 – 006, Final Plat of Harrisonville Gateway Second Plat, a Replat of Lots 1-4 Ha**

**Type of Item:** *Approval*

**A. Action Item (ID # 3203)**

A. Application FP 19 – 006, Final Plat, Harrisonville Gateway Second Plat, a Replat of Lots 1-4

Attachments:

Elevations (DOCX)

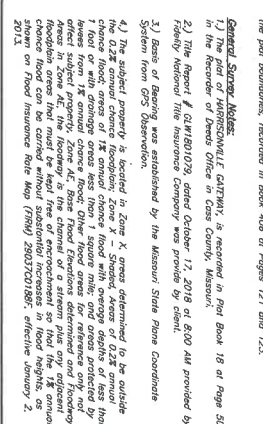
Gateway (Aldi) Replat (PDF)

Site Plan (DOCX)

Ordinance-HvilleGateway2nd Replat(Aldi) (DOC)

Staff Report (DOC)





**RECORDED OF DEEDS**  
Entered on Transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
Deputy County Recorder of Deeds

**REZONING.** The Commission is requesting that the property presently zoned R-1 be rezoned to the following:

**REZONING TO:** **"UNIVERSOWHOLE COWLEY SECOND FLAT"**

**ASSESSORS.** As requested or agreed, it is hereby granted to the City of Minneapolis, Minnesota, to know, receive, and retain the right to assess, collect, and receive the taxes and charges thereon payable by the owner of the above described property, and during the term of said district on this and the following lots:

**DEVELOPING UNIT.** During this and/or previous term or terms subject to change on the accompanying plat, the following lots shall be part of the same lot and shall be known as Lot and the street has designated "Building Lot" of "B-1".

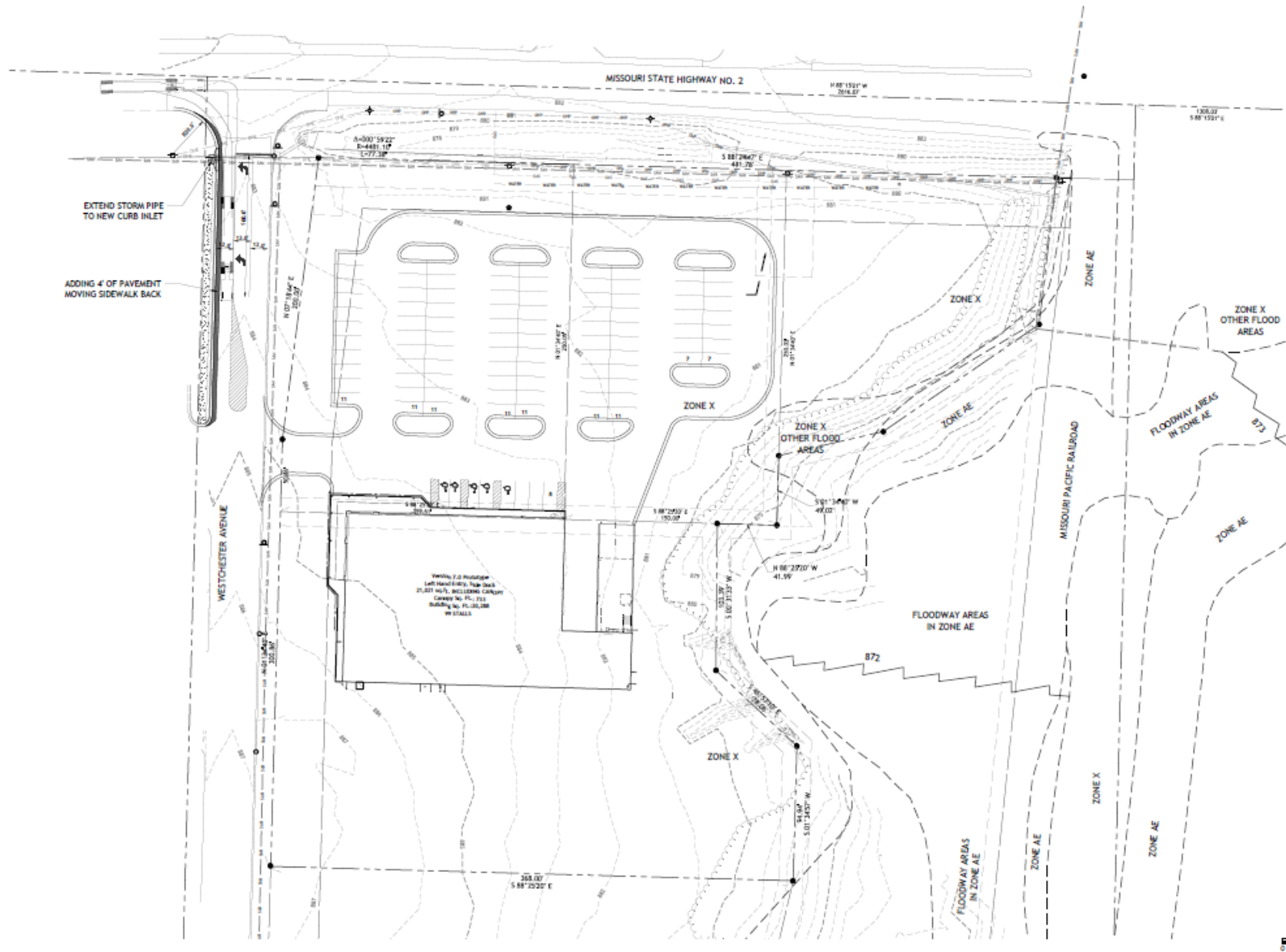
**PLANNING AND ZONING COMMISSION.**

The Planning and Zoning Commission has been authorized to and has approved the following Planning and Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

*\_\_\_\_\_  
Planning and Zoning Commission Chairman*

**BOARD OF ALDERMEN APPROVAL.**

The Board of Minneapolis Cowley Second Flat, including separately and jointly, the following lots, is hereby approved and the following lots shall be known as Lot and the street has designated "Building Lot" of "B-1".



SM Engineering  
**SME**  
919 W. Stewart Road  
Columbia, Missouri 65203  
smeh@smengr.com  
785.341.8747

Design and/or construction of any project requires work and property of the engineer and/or architect. The engineer and/or architect is not responsible for the project. Use of these drawings is limited to the project for which they were prepared. Any other use is prohibited. The engineer and/or architect is not responsible for the project. Use of these drawings is limited to the project for which they were prepared. Any other use is prohibited.

Revisions

**ALDI**  
INCORPORATED  
HARRISONVILLE, MO

sheet  
**C1.0**  
Civil  
CONCEPT E  
17 APRIL 2015

**AN ORDINANCE TO ACCEPT THE FINAL PLAT OF HARRISONVILLE GATEWAY SECOND PLAT, A REPLAT OF LOTS 1 THROUGH 4 HARRISONVILLE GATEWAY AT THE SOUTHWEST QUADRANT OF WESTCHESTER AVENUE AND MISSOURI HIGHWAY 2 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**

WHEREAS, Application FP 19-006 has been received from Aldi, Inc. to replat Lots 1 through 4 in the Harrisonville Gateway Subdivision into Lots 1 and 2 consisting of 4.582 acres; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on May 16, 2019 and a recommendation made that the Board of Aldermen to approve the final plat by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays;

WHEREAS, the City will retain easement rights in the proposed subdivision;

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 410 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation find that approval of the Final Plat is in the best interest of the City of Harrisonville and its residents:

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

**Section 1.** That Board of Aldermen of Harrisonville, Missouri, hereby approves the Final Plat of Harrisonville Gateway Second Plat, a Replat of Lots 1-4 Harrisonville Gateway Subdivision at the Southwest Quadrant of Westchester Avenue and Missouri Highway 2 in the C-2 Service Business Zoning District which is attached as Exhibit I.

**Section 2.** That the final plat comprises the following described real estate in Harrisonville, Cass County, Missouri, to wit:

A tract of land being all of Lots 1, 2, 3 and 4, HARRISONVILLE GATEWAY, a subdivision in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 06°42'30" West, along the East line of said Lot 3, 103.94 feet to the Southeast corner of said Lot 3; thence South 55°29'56" West, along the South line of said Lot 3, 133.19 feet; thence South 76°58'51" West, continuing along said South line, 75.48 feet to a point on the East line of said Lot 2; thence South 01°34'40" West, along said East line, 49.02 feet to the Southeast corner of said Lot 2; thence North 88°25'20" West, along the South line of said Lot 2, 41.99 feet to the Northeast corner of said Lot 4; thence along the East line of said Lot 4, the following three courses; thence South 00°31'33" West, 103.39 feet; thence South 46°57'10" East, 78.06 feet; thence South 01°34'57" West, 94.94 feet to the Southeast corner of said Lot 4;

thence North 88°25'20" West, along the South line of said Lot 4, 368.00 feet to the Southwest corner of said Lot 4; thence North 01°34'40" East, along the West line of said Lot 4 and Lot 1, 300.86 feet; thence North 07°18'44" East, continuing along the West line of said Lot 1, 200.00 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, on a curve to the right, having an initial tangent bearing South 89°04'13" East, a radius of 4481.10 feet and an arc length of 77.38 feet; thence South 88°24'47" East, continuing along the North line of said Lots 1, 2 and 3, 442.23 feet to the Point of Beginning. Contains 199,610 square feet or 4.582 acres more or less.

**Section 3.** Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 4.** Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5.** Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE \_\_\_\_ DAY OF JUNE 2019 AND  
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE \_\_\_\_ DAY OF JUNE 2019  
AND PASSED BY THE BOARD OF ALDERMEN THIS \_\_\_\_ DAY OF JUNE 2019.**

\_\_\_\_\_  
Judy Bowman, Mayor and Ex-Officio  
Chairman of the Board of Aldermen

**ATTEST:**

\_\_\_\_\_  
Randall K. Jones, City Clerk

WITNESS my hand and seal this \_\_\_\_\_ day of June 2019

ATTEST:

APPROVED AS TO FORM:

Attachment I: Final Plat Harrisonville Gateway Second Plat a Replat of Lots 1-4



**Meeting Dates:** PZ May 16, 2019, 6 PM  
BOA June 3, 2019, 7 PM

### General Information:

**Applicant/Location:** Aldi Inc., Ryan Stemmons, Contact  
Westchester Avenue and MO Highway 2 (Mechanic Street), Southeast Quadrant  
Parcel Nos. 13-31-51-400-000-030.002 - .005

**Requested Action:** Application FP 19-006 to replat Lots 1 through 4 in the Harrisonville Gateway Subdivision into Lots 1 and 2 in the C-2 Service Business Zoning District (4.582 acres)

**Surrounding Area:** North: C-2 Service Business Zoning District  
East: Missouri and Northern Arkansas Railroad  
CP-2 Planned Service Business District  
West: Casey's, C-2 Service Business Zoning District  
South: Undeveloped Lots in the Harrisonville Gateway Subdivision, C-2

### Overview

In 2004, the 29-acre 7-lot Harrisonville Gateway Subdivision was approved at the southeast quadrant of Westchester Avenue and Missouri State Highway No. 2 (Mechanic St.). Aldi, Inc. now has the north 4.6 acres under contract to construct a 20,288 square foot grocery store. This application is for approval of a replat of four lots into two lots for the Aldi Grocery Store. Attached are building elevations and a site plan. Although preliminary, they show how the store will appear on the site.

### Vicinity Plan



### Zoning



### Comments

1. Final Plat. Attached is a reduced copy of the Final Plat. Full-size copies will be available at the meeting. The plat meets the requirements of the subdivision ordinance of the City.
2. Traffic. The traffic study shows that during the majority of the day the additional traffic generated by Aldi should not have a noticeable impact at Westchester and Mechanic over and above the present traffic at that location. However, when customers are stopping at the grocery store on their way home from work in the evening, a time traffic engineers call the PM Peak Hours, the impact will be as follows. The traffic engineers have used worst-case assumptions in these forecasts.

Right – turns during the PM Peak Hours from Westchester Ave. onto Mechanic St. – Today, the average delay for right turns during this time period is 15 seconds. The should not change after Aldi.

Left – turns during the PM Peak Hours from Westchester Ave. onto Mechanic St. in – The current average delay for left right turns during PM Peak Hours currently is 25.5 seconds. As a number of people visit the grocery store on their way home from work, the delay during PM Peak hours for left turns is projected to increase to 70 seconds using worst case assumptions.

The increase delay assumes a second left turn lane is added to Westchester. The City and Aldi are currently preparing cost estimates a discussing a shared cost project with MODOT. The project will It will require Board of Aldermen approval.

Staff sees adding the left turn lane on Westchester Avenue as a “band aid” to a much larger congestion problem that pre-exists Aldi. A major intersection improvement is needed to correct the problem. Mechanic St. is also Missouri State Highway 2 and is maintained and managed by MODOT. However, because the congestion problems are a major concern to the City, the Harrisonville City Engineer recently prepared preliminary cost estimates of doing a major intersection improvement project at Westchester Ave and Mechanic St. and submitted it to MODOT should funding become available in the future. Funding may be many years down the road, but the City is doing what it can to keep an improvement at Westchester and Mechanic on MODOT’s radar screen.

**RECOMMENDATION:**

Recommend that the Board of Aldermen approve the Harrisonville Gateway Second Final Plat



## STAFF REPORT

**TO: Planning & Zoning Commission**

**FROM: Roger Kroh, Planner**

**DATE: May 6, 2019**

**SUBJECT: B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.)**

**Type of Item:** *Approval*

**B. Action Item (ID # 3204)**

B. Renner Place, 1600 Mechanic Street, 6.98 acres at 1600 Mechanic Street. (Brian Renner, Applicant.) Applicant requested a continuance.



**TO: Planning & Zoning Commission**  
**FROM: Roger Kroh, Planner**  
**DATE: May 6, 2019**  
**SUBJECT: C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. Public Hear**

**Type of Item:** *Approval*

**C. Action Item (ID # 3205)**

C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. Public Hearing.

Attachments:

Staff Report Joshua House (DOC)  
J House Handbook Joshua House (DOCX)  
Prelim Bldg Plans Joshua House (PDF)  
Aerial Joshua House (PDF)  
Prelim Bldg Plans Joshua House (PDF)

**Case No.:** RZ-19-011

**PZ Meeting:** May 16, 2019

**BOA Meeting:** June 3, 2019

## GENERAL INFORMATION

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Request:       | A Special Use Permit to operate Joshua House, a group boarding home for adult men |
| Location:      | 2000 Anaconda Road                                                                |
| Applicant      | Donal J. Parham, Two Rules Ministry                                               |
| Property Owner | Donal J. Parham                                                                   |
| Acres          | 5 acres                                                                           |
| Zoning         | M-1 Light Industrial District                                                     |

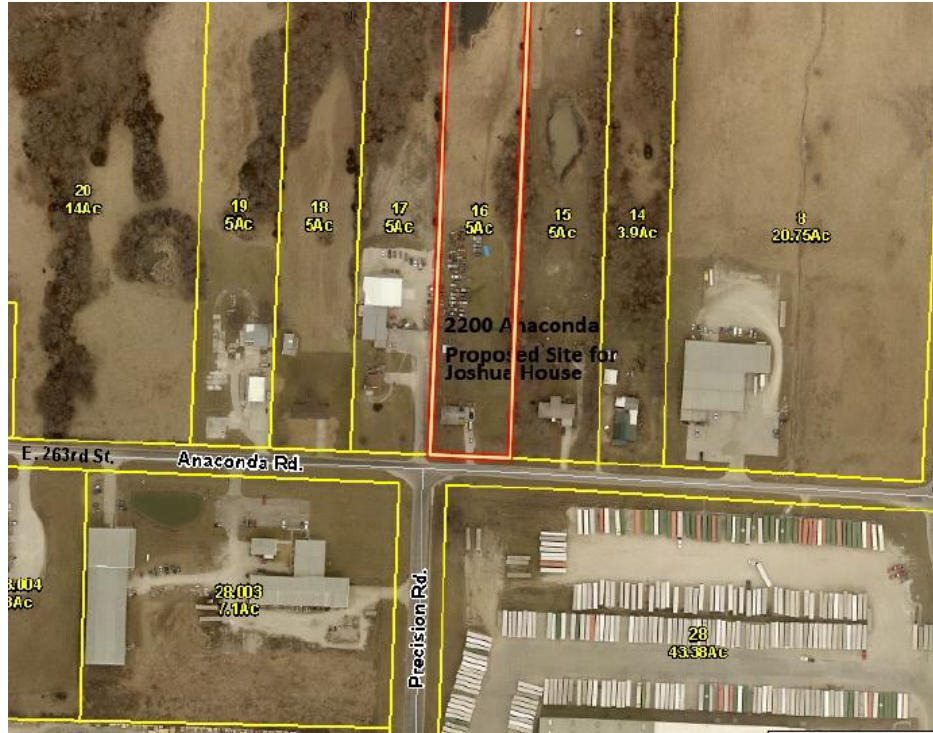
The City is in receipt of an application for a Special Use Permit (SUP) to construct and operate Joshua House, a faith-based transitional living environment for men, at 2000 Anaconda Road. Preliminary plans call for a 2-story metal building approximately 11,000 sq. ft. in size that will be home for up to 22 clients and 2 caseworkers. The preliminary plans of the building are attached.

Joshua House was started by the applicant, Donal J. Parham, who is also the owner of JPs Collision, an auto repair and body shop at 2500 Anaconda. Joshua House provides a structured environment, job acquisition opportunities, food, clothing, medical services, transportation and spiritual guidance to men trying to get back on their feet. Participants are working or seeking employment. The applicant wishes to stay near places of employment. Companies that currently or have in the past employed Joshua House participants are Church and Dwight, Universal Forest Corporation, Loves, Staying at Home, Harrisonville Electric, and JPs Auto Collision.

Attached are the following:

- Vicinity Map 8 ½ x 11
- Site Plan (To be distributed prior to meeting)
- Preliminary Building Plans
- Joshua House Handbook and Rules

# Vicinity



## REVIEW OF APPLICATION:

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

The location of the proposed group home is in the M-1 light industrial zoning district. Immediately west of 2000 Anaconda is JPs Collision. East of 2000 Anaconda are two residences and two industrial buildings. Across the street from the Joshua House location are three industrial uses - Church and Dwight, Staying Home Corporation, and Universal Forest Products.

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

The physical character of the area is predominantly industrial although there are a several residences the same side of Anaconda at the Joshua House site.

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

The Comprehensive Plan calls for the area around the Joshua House site to remain industrial. As businesses in the industrial park are always looking for employees, and Joshua House is looking for jobs for its participants, we believe the proposed use is a win-win for the businesses and Joshua House.

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

As this is a 5-acre site abutting an industrial use on the west and across the street from major industrial uses, we see the property as being suitable for the group home.

### 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.

The area is becoming more industrial. The residences that exist are legal non-conforming uses.

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

The only detrimental affect that the Joshua House may have is on the single-family homes that are occupied by families. However, if Joshua House is well managed and meets the conditions of it's special use permit, we believe the concerns of residents about Joshua House will become less over time.

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

All public utilities exist for 2000 Anaconda. Joshua House will be connecting to the public sewer.

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

Staff believes that the property is suitable as a group home as both the house and lot are one of the largest on the street and therefore will be able to accommodate the occupants and vehicles in a manner that appears compatible with the balance of the neighborhood.

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

The property has not been vacant. A rental house owned by Mr. Parham has been occupied. However, the house will be used by Joshua House if the SUP is approved.

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

We see no financial benefit to the applicant if the SUP is approved. However, we see several important public benefits. Joshua House helps get men employed and back on their feet. It also helps nearby businesses with a source of employees.

**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, because of denial of the application.**

We do not see that denial of the application would create a hardship on the landowner. We also do not believe that there would be a gain to the public health, safety and welfare of the city by denying the application.

**STAFF RECOMMENDATION:** Approve motion recommending that the Board of Aldermen approve a special use permit for Joshua House, a group boarding home for men with the following conditions.

1. The Use – This SUP authorizes the operation of a group home for men.
2. Occupancy –The maximum number of persons in the group boarding home shall not exceed twenty-two (22) individuals and two (2) caseworkers.

3. Exterior Appearance – The exterior appearance of the group boarding house shall be in reasonable conformance with the exterior of other residences in the area. There shall be no outdoor storage.
4. Off-street Parking – Off-street parking shall be provided in a number to accommodate the parking needs of participants plus. In addition, one (1) space for each employee shall be provided. Off-street drives and parking shall meet the City’s hard-surface requirements.
5. City, County and State Standards – The group home shall be operating in conformance with all applicable city, county and state ordinances, regulations and statutes.
6. Time Limit – 10 years. Applicant may reapply for renewal of SUP.

## Two Rules Ministries Presents:



A Christ-Centered Transitional Living Environment

“VICTORIOUS LIVING IN GOD’S PROMISES”

## **Resident Handbook Receipt Acknowledgement**

I, \_\_\_\_\_, do hereby acknowledge receipt of the Joshua House handbook. I have read and understand the terms and policies contained in this handbook, along with any revisions made to it. I understand and agree that nothing in the handbook creates, or is intended to create, a promise or representation of continued residency, and that residency at the Joshua House is at will, which may be terminated at the will of either Two Rules Ministries' directors or me. Furthermore, I acknowledge that this handbook is neither a contract for lease nor a legal document. I understand and agree that residency at the Joshua House may be terminated with or without cause and with or without notice at any time by Two Rules Ministries or me.

Signature \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Date \_\_\_\_\_

## **MISSION STATEMENT**

Our mission at the Joshua House is to help you seek and discover your God given purpose, and to equip you with the tools and resources necessary to see that purpose fulfilled. (Eph. 4: 11-16)

We believe each and every individual was purposely designed and created by Almighty God for a particular purpose and that every man's work here has a lasting effect in eternity. (Eph. 2:10)

Regardless of your background, past mistakes, and any hurts, habits, or hang ups you may be burdened with, we want you to know that God's Grace is sufficient for ALL people and that His deepest desire is to have an intimate relationship with YOU. (Jer. 24:7)

No matter where you are at in your life journey, Jesus says, "Come to me, all of you who are weary and carry heavy burdens, and I will give you rest." (Matt. 11:28)

Receive God's GIFT of Grace. (Rom. 6:23) God loves you and wants to give you abundant life. He loves you so much that He sent His Son to die in your place, so that you may have everlasting life! (John 3:16, Jer. 29:11)

Repent from your former way of living and trust God to show you a better way to live. (Matt. 3:2, 2 Chronicles 7:14, 1 John 1:9) We've all spent far too much time at the bottom of the bag, endlessly searching for fulfillment. It's past time to lay hold of the truth and goodness of God's Love. (1 Peter 4: 1-11)

Render your heart to God. (Prov. 23:26) He is waiting with open arms and perfect love to sweep you off your feet and truly satisfy your heart. Run to the Good Father and experience the joy and peace that only He can provide. (Luke 15: 11-32)

Re-learn the meaning and purpose of life. God will impart wisdom and knowledge to those who humbly seek and ask. (Romans 12:2, James 5:6)

Remember God as you go about each day. Seek His guidance and listen to His instruction. He will lead you along the right path. (Matt. 6:33, Jer. 29:13, Prov. 3: 5-6)

Reach out to others and share the Good News! It's our duty and privilege to share with the world how great and immeasurable is the love of our God! (Matt. 28: 19-20, Psalm 96: 3-7)

Your reward awaits you in heaven. Jesus is preparing a home especially for you in heaven and He waits eagerly for you to be with Him in eternity. Therefore, make the most of every opportunity to do good and to share God's love with others. (Gal. 6:9, James 1:12, John 14:2-3)

All of this is made possible by God's Love and Grace alone. We can do nothing apart from Christ, and that's a wonderful thing! We simply come and sit at the feet of our Savior and allow Him to do what only He can do.

When asked what the most important commandment was, Jesus gave us this refreshing answer, "Love the Lord your God with all your heart and with all your soul and with all your mind. 38 This is the first and greatest commandment. 39 And the second is like it: Love your neighbor as yourself. 40 All the Law and the Prophets hang on these two commandments." (Matt. 22:36-40)

## **CHAIN OF COMMAND**

In 1 Corinthians 12, the apostle Paul explains how we, the church, are all part of one body, with Jesus Christ being the head. Just as every part of the human body serves a purpose, so each member of the church serves a purpose, and each member is significant and crucial to the overall function and health of the entire body. Each person has a responsibility to everyone else in order to maintain accountability for all. United in Christ, we are strong and able to stand firm against the schemes of the enemy and to see each one's unique purpose fulfilled, all for the glory of God!

Here you will find a brief list and description of some particular positions within the Joshua House. These positions are a privileged responsibility granted by prayer and discernment of the Two Rules Ministries directors, and are subject to change at any time with or without cause.

**Directors-** Jeff Parham (CEO), Wanda Parham (CFO), Taylor Hastings (COO)

The directors of Two Rules Ministries Inc. are assigned with providing overall leadership and direction for the ministry and its participants.

**House Manager-** Kevin Frost

The house manager is typically a live-in resident chosen by the directors to supervise daily operations of the Joshua House and to ensure a presence of structure and authority among the residents. The house manager reports directly to the chief operating officer on a daily basis, providing updates on individuals as well as any needs, issues, or concerns.

\* The directors and house managers may choose to delegate certain responsibilities to residents (i.e. chore monitor, curfew tracker, devotion leader, etc.). These positions could be a form of commendation, signifying faithfulness and trustworthiness of an individual; or it could be assigned to an individual who may need to grow in some particular area. All delegated positions are subject to staff discretion.

## WHAT TO EXPECT

Welcome to the family! As a member of the Joshua House, you now belong to an elite family of perfectly dysfunctional individuals. Each one of us brings a unique set of past regrets along with all our hurts, habits, and hang-ups. United in Christ, however, we find peace and rest from those burdens as we seek to help each other get up the hill and press on toward the prize at the end of our race. So fear not, you're in good company!

As you begin your journey to a new life of freedom, we want you to be fully aware of the challenges you will face; and also to be assured that you don't have to face them alone. We've put together a list that briefly explains what you can expect, and what will be expected of you, while staying at the Joshua House. Please feel free to express any concerns or ask any questions you may have.

**ACCOUNTABILITY-** That's right. Those days of running around wreaking havoc and chaos with no concern of consequences, or somebody to step in and tell you to slow your role...are over! You now have the privilege of being surrounded by other former knuckleheads who have taken on the responsibility of being their brother's keeper and holding each other accountable for their actions. And that's exactly what is expected of you! We don't have "snitches" or "rats" at the Joshua House. We have men. Strong, bold, courageous men who are sick and tired of being crushed by the world and their own bad choices, and therefore are willing to do whatever it takes to see God's purpose fulfilled in their own lives, and also in the lives of the man standing next to them.

**PROACTIVE STEPS-** We don't really get much accomplished sitting on our hands. As a member of the Joshua House, it is imperative that you be making forward progress toward achieving positive goals. This is where the Individual Care Plan (ICP) comes in. You will meet one on one with a staff member on a regular basis to determine what areas of your life may need some work. Once we've identified these issues we'll establish a plan and set some healthy goals for you to be working on. This could be anything from furthering your education to restoring healthy relationships. Regardless of what it is God wants you to work on, know that your Joshua House family is here to support you and keep you moving in the right direction.

**COMMUNITY-** One of the most common reasons for relapse is isolation. Sometimes people get alone in a little box either because they just don't like people, are shy and don't like interacting with people, or their pride swells up and they think they can make it on their own. Recovery happens in community. God set up the church with order and organization for a reason. We need each other! That's why you are required to attend certain meetings each week. As far as Joshua House meetings you can expect the following: morning devotions, Saturday morning meeting, and some Thursday evening meetings. We also have some great meetings at the house on Sunday evenings; and occasionally we will go on a group outing as a house. This could be anything from a homeless outreach project to bowling or paintball. The point is to stay actively involved with like-minded people who are sober and working to better themselves.

- Saturday morning meetings are from 9:30-11:30am and rotate between small group studies, community service, guest speakers, peer-led class, and group outings.
- Thursday evening meetings will be a variety of classes led by staff, guests, or residents. These classes consist of various practical life topics such as budgeting, cooking, tax filing, etc.



**GROOMING/ATTIRE-** Not only are you a member of the Joshua House, but more importantly, you are now a member of God's family. As a son of the Most High God, you are called to be a shining light to the world, internally and externally. How we look on the outside has a direct impact on how people will receive the light that is within us. Basic hygiene is essential and very simple. A few things to remember are as follows: shower daily, use deodorant, brush your teeth, trim your nails, keep a clean haircut and facial hair, wash your clothing and bedding regularly, stand up straight, chin up, chest out, give a firm handshake, and maintain eye contact. These good habits will help to build confidence in who you are as a son of God and make your presentation more appealing to the people you interact with.

**RESPECT/Common Courtesy/Conduct-** We live in a world today that is increasingly stricken by immorality and lawlessness. It seems we are living in a modern day Sodom & Gomorrah. If you're anything like the rest of us, you've done your fair share of contributing to that. Thank God we are free from that life! So much of the hatred and strife that goes on could be extinguished with just a little love and respect. The Bible defines Love as patient, kind, humble, not rude, not selfish, not quick-tempered, and forgiving. Sadly, that sounds like the opposite of the world we live in! However, as children of God and followers of Jesus we are called to stand out from the world. We are called to be holy, which simply means to be set apart for a special purpose. This is a very simple commandment, that we love and forgive others just as God has loved and forgiven us. At the Joshua House this is our number one rule. Each person is to be treated with love and respect. That pretty much covers everything else in the book.

The following is a list of good habits and guidelines you will learn while at the Joshua House:

Always say please and thank you, cover your mouth when you cough, wash your hands often, say excuse me, don't interrupt when people are talking, maintain eye contact when in conversation, put your phone down, wipe the seat and flush the toilet, turn off the lights/tv, chew with your mouth closed and don't talk with it full, lend a helping hand or a listening ear, don't touch what doesn't belong to you, respect peoples space, watch your words, don't be rude, be patient, be humble, be kind, apologize when you hurt someone, be thankful, express gratitude, offer a word of encouragement, clean up after yourself, be quick to listen, slow to speak, and slow to become angry, no cell phones in church, consider others, hold the door, don't hog the tv/game, go the extra mile, don't use all the hot water, ask permission, tell somebody Jesus loves them!

We could go on with such a list for a long time, but the point of all this is very simple; each day we want to wake up and determine to be better men than we were yesterday. This change certainly doesn't happen overnight; it is the fruit of practice and conscious effort. As a family, it's our duty to hold each other accountable and maintain that forward progress. We haven't quite reached this goal completely, but we continue to press on to take hold of that for which Jesus Christ has taken hold of us. We do this together, as a family unit, brothers united in the love of Christ, and we are glad you've joined us!

So I say again, welcome to the family, and prepare to be transformed into the man you were created to be!

## **JOSHUA HOUSE RULES**

1. The use of drugs or alcohol will not be tolerated and will result in expulsion from the house. This includes any over the counter medication or prescriptions not approved by the house manager.
2. Physical confrontation or the threat of physical confrontation will not be tolerated and will result in expulsion from the house.
3. Please limit profanity. This is a Christ-centered program and we strive to reflect that with our speech and conduct.
4. Residents with a continuously poor attitude toward staff, rules, or other residents will be asked to leave.
5. All residents are required to attend at least 4 recovery meetings per week while living at the Joshua House. After 6 months this may change to 3 per week.
6. Meetings are mandatory. Failure to attend, or being late without pre notification, can result in a fine, restrictions, or expulsion from the house.
7. All residents are to keep their living area clean at all times, including beds being made upon awaking. Dirty laundry must be kept in proper receptacles and clean laundry must be neatly put away. No clutter or mess is to remain in plain sight such as on top of dressers, beds, shelves, etc.
8. All residents will be assigned a house chore. Chores are assigned weekly and your chore is your responsibility for the entire week. Chores are to be done daily and completed by 8:00 pm. Failure to complete your assigned chore may result in fines or extra duty.
9. All residents will have a recovery sponsor within 2 weeks. You must report the name and phone number of your sponsor to the house manager as soon as you have one.
10. Curfew is 10:00 pm unless permission is otherwise granted. Lights out is from 11 pm until 4 am on weekdays and 1 am to 4 am on weekends except for special occasions or permission otherwise.
11. After 30 days of successful residency you may be eligible for an overnight pass. All requests must be made at least 24 hours in advance, in writing, and approved by the house manager with a signature. Remember this is a privilege, not a right, and you must be in good standings to gain approval.
12. All residents will be fully dressed at all times while in common areas of the house. This includes closed shirts and foot coverings. No bare chest or bare feet.
13. While in the Joshua House you are required to be employed. If you are unemployed you are to be looking for gainful employment during normal business hours. If you are fired or quit your job for any reason you need to tell the house manager immediately.
14. As a resident you are subject to a breathalyzer or urinalysis testing at any time. Refusal of testing may result in expulsion from the house.
15. No eating in the living room except for special occasions. Absolutely no meals in the sleeping areas.
16. The kitchen closes at 11:00 on weekdays and 12:30 on weekends. Clean up after yourself. Put away all cooking utensils, cookware, and dishes. Each resident is responsible for washing their own dishes, immediately after use.

17. Visiting hours are from 6:00- 8:00 pm on weekdays and 12:00-8:00 pm on weekends.
18. All visitors need to be approved by staff prior to visiting the Joshua House. No visitors are allowed in the sleeping areas. Please refrain from public displays of affection while visiting at the house. This includes no cuddling/laying together, excessive kissing/ touching, etc. Please be respectful and courteous of residents and their visitors.
19. Residents are not allowed in anyone else's area without permission.
20. Keep records of what you earn. You may be required to prove income. No residents can be self-employed. Employment must be with a company that withholds taxes. No under the table work.
21. Do not keep items of value at the house. The Joshua House is not responsible for any items lost or stolen. No private televisions are allowed.
22. The television is not to be on during normal work hours. The TV is to be off by lights out except for special occasions or permission otherwise.
23. There is no smoking in the house. Smoking must be done outside and ashes and butts must be cleaned up at all times. People who smoke are responsible for cleaning up butts and butt cans.
24. Glasses, cups etc. may be used on the deck or porch but you must clean up when leaving the area.
25. Morning devotion is mandatory for all residents Monday – Friday at 5:30 am. Missing devotion may result in fines, restrictions, or extra duty.
26. New residents are not to engage in any romantic relationships or sexual activity for at least the first 60 days. Obscene or pornographic material (including magazines and videos) are not allowed. Staff reserves the right to determine what is obscene or not.
27. Resident's belongings and person are subject to search by staff at any time. Residents must be present during the search. Refusing to submit to a search is grounds for dismissal from the house.
28. All residents are required to attend the mandatory Saturday morning meeting from 9:30-11:30 am unless they have permission otherwise.
29. All residents are required to attend a church service at least once per week. Please bring the weekly bulletin from the church you attend and turn it in with your meeting sheets to the house manager Saturday morning by 9:00 am.
30. Membership dues and any fines due are to be turned in to the CFO from 9:00-9:30 am Saturday morning.
31. All rules are subject to staff discretion.
32. This is fee based housing. Membership dues and fines are due each Saturday. Failure to pay these dues or fines may result in expulsion from the house.
33. Above all else, residents are to be respectful and courteous to each other. Everyone is to be treated with respect and love.

## HOUSE CHORES

**KITCHEN:** Clean/disinfect the following: Cabinets, counters, walls, sink, back splash, stove (incl. oven & exhaust fan), microwave (inside&out), table & chairs, dishwasher, sweep & mop floors, windows, empty trash & clean can when necessary, organize cabinets.

**LIVING ROOM/HALLWAYS:** Dust/disinfect all furniture & fireplace, clean windows, vacuum carpet, pull couch cushions and clean, move furniture to clean behind and under, dust ceiling fan, clean/disinfect base boards, doors, handles, remotes, phone.

**BATHROOMS:** Clean/disinfect sink, cabinets, faucet, mirror, toilet, tub & shower walls, base boards & walls, doors & handles, light switches, exhaust fan, sweep & mop floors, empty trash and clean can when necessary.

**LAUNDRY ROOM:** Clean/disinfect washer & dryer (inside&out), clean walls & baseboards, sweep & mop floor, clean dryer lint trap, clean windows, wash & fold all house laundry (kitchen towels, rags, unused bedding, donated clothes, etc.)

**BASEMENT:** Clean/disinfect kitchen counter, sink, microwave (inside&out), cabinets, clean walls & baseboards, sweep & mop floor, vacuum carpet and stairs, dust and clean all furniture.

**PORCHES/OUTSIDE/GARAGE:** Sweep porches, pick up trash on porches/yard/driveway, empty butt cans, trash to curb by Monday night. Sweep and organize garage.

**ROOMS:** It is the responsibility of each resident to maintain and clean his living area. All beds are to be made upon waking up every day. Dirty laundry must be kept in a laundry basket and clean laundry must be folded/hung neatly. Keep floor, bunk, and dressers clear of trash and clutter.

**NOTE:** Maintaining a clean and sanitary home is essential for the health and well-being of all residents. It is the responsibility of ALL residents to hold each other accountable and work together to keep our home clean and safe!

## **DISCIPLINARY FINES**

The following is a list of fines to be charged as disciplinary action for certain violations. All fines are to be paid on the nearest Saturday, along with weekly membership dues, to the house manager. Failure to pay fines may result in dismissal from the house. Receiving 3 or more fines within a 1 month period may result in dismissal from the house. Disciplinary actions are subject to staff discretion.

### **INCOMPLETE CHORES**

1<sup>st</sup> violation- \$10

2<sup>nd</sup> violation- \$20

3<sup>rd</sup> violation- \$30 or may result in dismissal from house

### **UNMADE BED/ CLUTTER OF PERSONAL BELONGINGS**

1<sup>st</sup> violation- \$5

2<sup>nd</sup> violation- \$10

3<sup>rd</sup> violation- \$20 or may result in dismissal from house

### **FAILURE TO ATTEND REQUIRED MEETINGS PER WEEK**

1<sup>st</sup> violation- \$15

2<sup>nd</sup> violation- \$25

3<sup>rd</sup> violation- \$30 or may result in dismissal from house

### **CURFEW VIOLATION**

1<sup>st</sup> violation- \$10

2<sup>nd</sup> violation- \$20

3<sup>rd</sup> violation- \$30 or may result in dismissal from house

**Joshua House staff may implement a group fine if residents fail to hold each other accountable and maintain clean and sanitary living quarters. It is each person's responsibility to clean up after themselves, handle their business, and comply with the rules; however, it is the responsibility of every man to be his brother's keeper.**

## WEEKLY MEETING ATTENDANCE

As a resident of the Joshua House, you are required to attend a designated amount of meetings each week, per the rules or other specific stipulations. In order to get credit for these meetings you must have a leader/sponsor sign this sheet for each one. Please turn this meeting sheet in to the house manager by 9:00 am each Saturday. Failure to have signatures for the designated amount of meetings may result in fines, extra duty, or expulsion from the house.

*This is to certify that \_\_\_\_\_ was in attendance at the following meeting(s):*

**MEETING/GROUP**

**DATE**

**SIGNATURE**

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## OVERNIGHT PASS REQUEST

Overnight passes are a privilege, not a right, granted to individuals who have been at the Joshua House for at least 30 days and are in good standing with staff. Overnight requests must be submitted at least 24 hours in advance and approved with a signature by Joshua House staff. Staying out overnight without permission may result in expulsion from the program.

**NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**REQUESTING OVERNIGHT FOR** \_\_\_\_/\_\_\_\_/\_\_\_\_ **to** \_\_\_\_/\_\_\_\_/\_\_\_\_

**TIME LEAVING:** \_\_\_\_\_ **TIME RETURNING:** \_\_\_\_\_

**NAME AND RELATIONSHIP OF PERSON WHO YOU WILL BE STAYING**

**WITH:** \_\_\_\_\_

**ADDRESS YOU WILL BE STAYING AT:** \_\_\_\_\_

**PURPOSE FOR OVERNIGHT:** \_\_\_\_\_

**PHONE NUMBER YOU CAN BE REACHED AT:** \_\_\_\_\_

\_\_\_\_\_ **OFFICE USE ONLY** \_\_\_\_\_

- ☐ APPROVED
- ☐ DENIED

**Comments:** \_\_\_\_\_

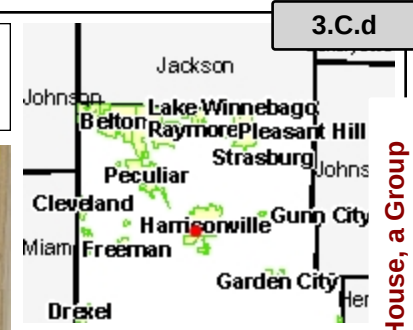
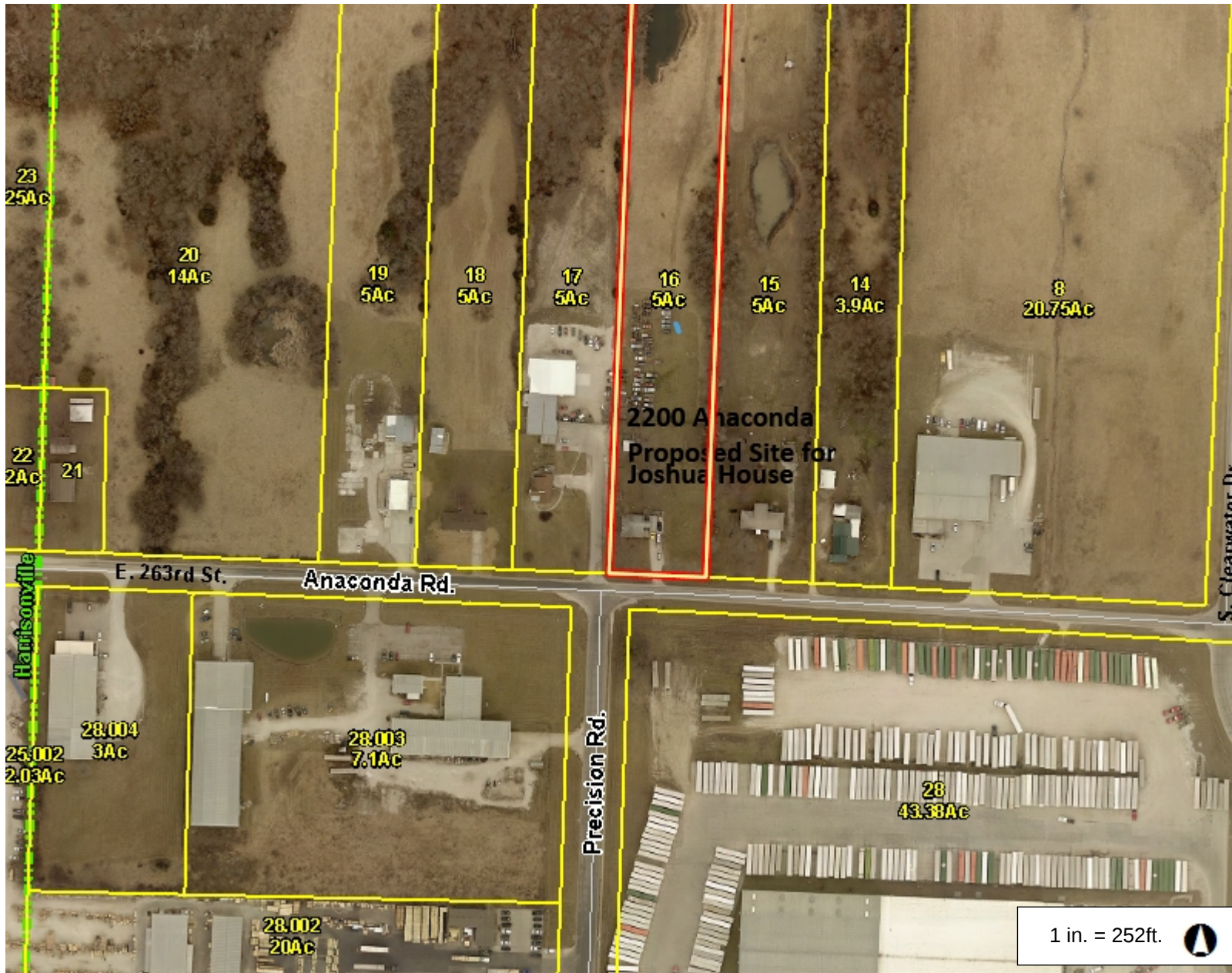
\_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## NOTES

[illegible]

# Cass County Assessor, Roger Raffety



## Legend

- Road
  - <all other values>
  - Interstate
  - State Route
- Parcel
  - Parcel Number/Acres
- Corporate Limit Line
- County Boundary

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment: Aerial Joshua House (C. Application SU 19 – 011, SUP to Operate Joshua House, a Group



## STAFF REPORT

**TO: Planning & Zoning Commission**  
**FROM: Roger Kroh, Planner**  
**DATE: May 6, 2019**  
**SUBJECT: D. CA 19 – 007, An Ord. Amending Ch 405, in the Zoning Regulations, to implement Medical Marijuana**

**Type of Item:** *Approval***Introduction:**

On November 6, 2018 the voters of the State of Missouri approved Constitutional Amendment 2 which legalizes medical marijuana. In Harrisonville, the amendment passed overwhelmingly with a vote of 2,343 in favor and 908 opposed.

This ordinance amends the Harrisonville Zoning Ordinance by establishing the zoning districts where medical marijuana business may locate and setting the standards that will apply to medical marijuana businesses. Amendments to other sections of Harrisonville's municipal code necessary to implement and administer medical marijuana will be coming to the Board of Aldermen between now and August 3, 2019, the day the State begins accepting applications for medical marijuana licenses.

**Comments:**

The proposed ordinance closely models other ordinances already adopted by Missouri municipalities. Staff was careful to ensure that the ordinance complies with the four parameters that the constitutional amendment placed on cities in regulating medical marijuana. They are as follows:

1. Cities may enact ordinances governing the time, place and manner of operation of medical marijuana businesses that are not in conflict with the State.
2. Cities may set civil penalties for violating ordinances on time, place, and manner of operation.
3. Cities shall not prohibit medical marijuana businesses and entities holding transportation certificates.
4. Cities shall not enact ordinances that make operation of medical marijuana businesses unduly burdensome.

Below are comments on some of the definitions and requirements in the ordinance and the rationale behind them.

1. The Missouri Department of Health and Senior Services is proposing to define a church as “a permanent building regularly used as a place of religious worship.”

A hospital with a chapel and an event space rented by a church on Sundays would not be considered to be a church by this ordinance because neither the hospital or event space are “primarily used” as a church.

2. A medical marijuana dispensary facility is a permitted use in the following zoning districts:
  - a) “C-1 Local Business District”
  - b) “C-2 Service Business District”
3. A medical marijuana cultivation facility” is a permitted use in the following zoning districts:
  - a) “A Agriculture District”
  - b) “M-1 Light Industrial District”
  - c) “M-2 General Industrial District”
4. A medical marijuana infused products manufacturing facility is a permitted use in the following zoning districts:
  - a) “M-1 Light Industrial District”
  - b) “M-2 General Industrial District”
5. A medical marijuana testing facility” is a permitted use in the same zoning districts that currently allow laboratories.
  - a) “C-0 Non-Retail Business District”
  - b) “C-1 Local Business District”
  - c) “C-2 Service Business District”
  - d) “M-1 Light Industrial District”
  - e) “M-2 General Industrial District”
6. The buffer requirement is 1000 ft between medical marijuana businesses and then-existing elementary and secondary schools, churches, and licensed child day-care facilities. This is the same as in Constitutional Amendment No. 2.
 

Using the City’s GIS mapping capabilities, staff drew a 1000 ft. buffer around every school, church and licensed child day-care facility. There are still many locations outside the buffer areas for medical marijuana businesses to locate.
7. While we expect most cities to adopt the 1000 ft. buffer, cities do have the right to reduce or eliminate the buffer. North Kansas City adopted a 300 ft buffer. Kirksville has no buffer requirements for dispensaries and a 300 ft. buffer for cultivation and manufacturing. St. Louis is considering an

ordinance with no buffer requirements because they found that the 1000 buffer eliminated too many industrial buildings that are for sale and good locations for medical marijuana businesses.

8. Amendment No. 2 allows cities to define how the 1000 ft. buffer is to be measured. Due to the fact that Harrisonville will likely have churches, licensed child day-care facilities and medical marijuana business as tenants in neighborhood shopping centers, the ordinance states that the 1000 ft. shall be measured between exterior building walls.

*Note: This ordinance has been forwarded to the City Attorney for review and comment. Any changes will be brought to the P&Z Commission and BOA meetings.*

**Alternatives:**

1. Recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding medical marijuana.
2. Amend ordinance and recommend approval
3. Recommend that the Board of Aldermen deny ordinance.

**Recommendation:**

Approval

**D. Action Item (ID # 3206)**

D. Application CA 19 – 007, An Ord Amending Ch 405, in the Zoning Regulations, regarding Medical Marijuana

Attachments:

Ordinance 050919 (DOCX)

May 9, 2019 Draft

**AN ORDINANCE AMENDING CHAPTER 405, ZONING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI IMPLEMENTING ARTICLE XVI OF THE CONSTITUTION OF THE STATE OF MISSOURI REGARDING MEDICAL MARIJUANA.**

**WHEREAS**, the City of Harrisonville, Missouri (the "City") is a body corporate, a fourth class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, Chapter 405 of the Code of Ordinances of the City of Harrisonville, Missouri (the "City Code"), otherwise known as the Harrisonville Zoning Ordinance (the "Zoning Ordinance"), was adopted for the purpose of promoting the public health, safety, comfort, morals, convenience, and general welfare of the City; and

**WHEREAS**, on November 6, 2018, Missouri voters approved Constitutional Amendment No. 2 which amended the Missouri Constitution to establish a Right to Access Medical Marijuana and allow for the limited legal production, distribution, sale, and purchase of marijuana for medical use; and

**WHEREAS**, the voters of the City of Harrisonville overwhelmingly supported Constitutional Amendment No. 2 with a vote of 2,343 in favor and 908 against; and

**WHEREAS**, the City now desires to amend the Zoning Ordinance to establish regulations regarding medical marijuana in accordance with the Missouri Constitution; and

**WHEREAS**, the City desires to protect the health and safety of the public by establishing reasonable regulations on Medical Marijuana related businesses regarding noise, air quality, neighborhood safety, security, and other health and safety concerns; and

**WHEREAS**, in accordance with procedures established in the Zoning Ordinance and Chapter 89 of the Missouri Revised State Statutes, proceedings were initiated to amend the Zoning Ordinance as hereinafter set forth; and

**WHEREAS**, a legal notice was published in *The Cass County Democrat* on April 26, 2019, a newspaper having a general circulation in the City of Harrisonville, Missouri, that public hearings would take place on May 16, 2019 at 6:00 p.m. at the Planning and Zoning Commission (the "Planning Commission") meeting, and on June 3, 2019 at 7:00 p.m. at the Board of Aldermen meeting, at which meetings the hereinafter amendments would be considered; and

**WHEREAS**, on May 16, 2019, at 6:00 p.m., the Planning Commission did conduct said public hearing, and after evaluating the proposed amendments to the Harrisonville Zoning Ordinance, did recommend to the Board of Aldermen that the hereinafter described amendments to The Harrisonville Zoning Ordinance should be approved.

**WHEREAS**, on June 3, 2019, at 6:00 p.m., the Board of Aldermen did conduct said public hearing, and did evaluate the proposed amendments to the Harrisonville Zoning Ordinance.

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

**Section 1.** Section 405.030, "Definitions and Rules of Construction," of the Zoning Ordinance is hereby amended by adding the following definitions as subparts, which subparts shall hereafter read as follows:

"Church" means a permanent building regularly used as a place of religious worship.

"Medical Marijuana Cultivation Facility" means a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or a Medical Marijuana Infused Products Manufacturing Facility.

"Medical Marijuana Dispensary Facility" means a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana to a Qualifying Patient, a Primary caregiver, another licensed Dispensary Facility, a licensed Testing Facility, or a licensed Manufacturing Facility.

"Medical Marijuana Infused Products Manufacturing Facility" means a facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.

"Medical Marijuana Testing Facility" means a facility certified by the State of Missouri to acquire, test, certify, and transport marijuana.

"Medical Marijuana Use" means a "Medical Marijuana Cultivation Facility", a "Medical Marijuana Dispensary Facility", a "Medical Marijuana Infused Products Manufacturing Facility", and a "Medical Marijuana Testing Facility" as defined in Section 405.030.

Other than as specifically set forth hereinabove, all other definitions and subparts of Section 405.030 of the City Code shall be unaffected by this amendment and shall remain in full force and effect.

**Section 2.** The following Sections of the Zoning Ordinance are hereby amended by adding "Medical Marijuana Dispensary Facility" to the list of Permitted Uses in the following Sections:

Section 405.245, "Permitted Uses," in Article XII "C-1 Local Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.315, "Permitted Uses," in Article XV "C-2 Service Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.245 and Section 405.315 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

**Section 3.** The following Sections of the Zoning Ordinance are hereby amended by adding "Medical Marijuana Cultivation Facility" to the list of Permitted Uses in the following Sections:

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Section 405.110, "Permitted Uses," in Article IV "A Agriculture District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.485, "Permitted Uses," in Article XVII "M-1 Light Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.505, "Permitted Uses," in Article XVIII "M-2 General Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.110, 405.485, and 405.505 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

**Section 4.** The following Sections of the Zoning Ordinance are hereby amended by adding "Medical Marijuana Infused Products Manufacturing Facility to the list of Permitted Uses in the following Sections:

Section 405.485, "Permitted Uses," in Article XVII "M-1 Light Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.505, "Permitted Uses," in Article XVIII "M-2 General Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.485 and Section 405.505 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

**Section 5.** The following Sections of the Zoning Ordinance are hereby amended by adding "Medical Marijuana Testing Facility" to the list of Permitted Uses in the following Sections:

Section 405.215, "Permitted Uses," in Article XI "C-0 Non-Retail Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.245, "Permitted Uses," in Article XII "C-1 Local Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.315, "Permitted Uses," in Article XV "C-2 Service Business District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.485, "Permitted Uses," in Article XVII "M-1 Light Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Section 405.505, "Permitted Uses," in Article XVIII "M-2 General Industrial District" subject to Section 405.575, "Standards for Medical Marijuana Uses."

Other than as specifically set forth hereinabove, all other Permitted Uses and subparts of Section 405.215, Section 405.245, Section 405.315, Section 405.485 and Section 405.505 of the Zoning Ordinance shall be unaffected by this amendment and shall remain in full force and effect.

**Section 6.** Article XX Supplementary Regulations in the Zoning Ordinance is hereby amended by the addition of new Section 405.575, "Standards for Medical Marijuana Uses", which subsection shall hereafter read as follows:

Section 405.575 Standards for Medical Marijuana Uses

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No building shall be constructed, altered, or used for a Medical Marijuana Use without complying with the following regulations.

- A. **Buffer Requirement.** No Medical Marijuana Use shall be located within 1,000 feet of an existing elementary or secondary school, church or licensed child day-care facility, except when the aforementioned uses establish themselves within the prohibited distance, the Medical Marijuana facilities may remain. For the purpose of Section 405.575, an elementary or secondary school, church or licensed child day-care facility shall be as defined by the Missouri Department of Health and Senior Services in 19CSR 30-95.010 Definitions. Measurements shall be made in a straight line, without regard to intervening structures, from the nearest point on the exterior building wall of the school, licensed child day-care facility, or church, to the nearest exterior building wall of the building containing the Medical Marijuana business or the property line of an outdoor “Medical Marijuana Cultivation Facility”.
- B. **Outdoor Operations or Storage Prohibited. Exception.** Except for outdoor Medical Marijuana Cultivation Facilities, the operations and all storage of materials, products, or equipment for all other Medical Marijuana businesses shall be within a fully enclosed building.
- C. **Onsite Usage Prohibited.** No marijuana may be smoked, ingested, or otherwise consumed on the premises of a Medical Marijuana Use.
- D. **Hours of Operation.** All Medical Marijuana Use shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 p.m. and 8:00 a.m.
- E. **Display of Licenses Required.** The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
- F. **Residential Dwelling Units Prohibited.** No Medical Marijuana business shall be located in a building that contains a residence.
- G. **Ventilation Required.** All medical marijuana uses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business and place of home cultivation. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility or place of home cultivation is located.
- H. **Site Plan Review Required.** A site plan shall be submitted for review and approval by the Community Development Department. The site plan shall show distances between the Medical Marijuana business and the nearest school, church, or licensed child day-care facility as set forth in Section 405.575 (A).
- I. **Construction Permits Required.** All new work, remodeling, alterations, additions and any mechanical, electrical or plumbing work requires a building permit to be applied for as required under Chapter 500 of the municipal code.

**Section 7. Severability.** The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or

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phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 8.** Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri, Cass County, and the City of Harrisonville and administrative regulations regarding Medical Marijuana established by the Missouri Department of Health and Senior Services.

**Section 9.** Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

**VOTE TAKEN AS FOLLOWS:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE \_\_\_\_ DAY OF JUNE 2019 AND WAS  
READ FOR A SECOND TIME BY TITLE ONLY ON THE \_\_\_\_ DAY OF JUNE 2019 AND  
PASSED BY THE BOARD OF ALDERMEN THIS \_\_\_\_ DAY OF JUNE 2019.**

\_\_\_\_\_  
Judy Bowman, Mayor and Ex-Officio  
Chairman of the Board of Aldermen

ATTEST:

\_\_\_\_\_  
Randall K. Jones, City Clerk  
WITNESS my hand and seal this \_\_\_\_\_ day of June 2019

ATTEST:

APPROVED AS TO FORM:

Attachment: Ordinance 050919 (D. CA 19 – 007, An Ord. Amending Ch 405, in the Zoning Regulations, to implement Medical Marijuana)