



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JULY 18, 2019
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - May 16, 2019 6:00 PM**
- 3. Agenda Items**
 - A. PUBLIC HEARING - SIGN ORDINANCE - SPECIAL SIGNS**
 - B. Increase Maximum Size of Special Signs from 6 to 32 Sq. Ft.**
 - C. PUBLIC HEARING FOR SUP 19-012 - TRANSFER STATION**
 - D. Special Use Permit for a Solid Waste Transfer Station at 2901 Brickplant Rd**
 - E. PUBLIC HEARING - RENNER REZONING -CONTINUED TO AUGUST 15, 2019**
 - F. Brian Renner Rezoning, Prelim. Plat, Final Plat - 1600 W. Mechanic**
- 4. Discussion Items**
- 5. Adjourn**

Posted this 12th day of July, 2019

Randall K. Jones, City Clerk



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

1. Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Matt Turner, Aldermen Liaison; Happy Welch, City Administrator; Taylor Hastings, COO Joshua House; Donal (Jeff) Parham, Applicant Joshua Hosue; Ryan Stemmons, Director of Real Estate for Aldi; Sam Malinowsky, Engineer; Judge William Collins, 17th Circuit Court; Judge Mike Rumley, 17th Circuit Court; Mike Vogt, Business Owner; Larry Kalwei, Business Owner; John Foster, Resident; Dennis Minich, South Cass Tribune; and Jamie Martin, Recording Secretary

2. Approval of Minutes

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

Dorothy Young said that she would like the January 3, 2019 minutes to read as follows: "Brian Hasek made a motion to recommend the changes to the sign ordinance as presented to the Board of Aldermen with a recommendation that current businesses will not be required to comply with this ordinance at the time it becomes effective but will need to do so when they change ownership or when their signs are otherwise updated."

Jim Proctor made a motion to approve as amended. Scott Milner seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	APPROVED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

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

Dorothy Young said that she would like the February 21, 2019 minutes to read as follows: "Dorothy Young made a motion to amend the minutes of the January 3, 2019, meeting by including specific language regarding this Board's recommendation on how the city will handle non-conforming signs."

Scott Milner made a motion to approve as amended. Jim Proctor seconded the motion. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

C. Planning & Zoning Commission - Regular Meeting - Mar 21, 2019 6:00 PM

Virgil made a motion to approve as amended. Scott Milner seconded. Matt Turner and Judy Bowman abstained from voting.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Milner, Proctor, Butler, Young, Welton
ABSTAIN:	Judy Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

3. Agenda Items

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

Roger Kroh presented Packet Pages 12 -23, Harrisonville Gateway Final Plat, a replat of Lots 1-4. Mr. Kroh said that Aldi would like to place a store on the larger lot. He said that the replat merges four lots into 2 lots and meets the City's requirements for a final plat. Mr. Kroh said that the City Staff and Aldi are developing costs for widening Westchester so that an additional lane can be added. This will reduce delays for right-hand turns from Westchester to Mechanic from 25.5 seconds to 15 seconds during the peak PM hour for Aldi traffic. However, the delay for left turns during the peak PM hour will increase from 25.5 seconds to 70 seconds based on worst case assumptions used in the traffic study. But, the rest of the hours Aldi is open, the Aldi traffic will not have a noticeable impact. Staff sees this as a short-term band-aid on the larger congestion problem that pre-exists Aldi. Mr. Kroh said the long-term solution is for MODOT to do a major intersection improvement. The City Engineer has prepared a concept plan and preliminary budget for a major intersection improvement and presented it to the Mid-America Regional Council for the future when funding might be available. Ryan Stemmons, Director of Real Estate for Aldi, stated that they would use the larger lot for the store, and potentially sell the smaller lot to another user.

Judy Bowman made a motion to recommend the Gateway Final Plat as presented. Virgil Butler seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
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MOVER: Judy Bowman, Mayor
SECONDER: Virgil Butler
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

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

Applicant requested a continuance.

Barrett Welton made a motion to continue at the June 13, 2019, meeting. Jim Proctor seconded. The Commission voted unanimously to continue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barrett Welton
SECONDER: Jim Proctor
AYES: Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT: Chris Chiodini, Cheryl Bush

C. 3205 : C. Application SU 19 – 011, SUP to Operate Joshua House, a Group Boarding Home for Men. (Public Hearing)

Roger Kroh presented Packet Pages 25-49. This is a Special Use Application to operate Joshua House, a group boarding home for adult men, at 2000 Anaconda Road. This property is in an M-1 Light Industrial Zoning District. There is currently a rental house, owned by applicant Donal (Jeff) Parham, that would be used for the Joshua House upon SUP approval. The location for the Joshua House has many benefits including the employment by surrounding businesses and those just outside of the City proper. Staff recommends a 10 year Special Use Permit with the ability to renew at a later date.

Donal Parham stated that he currently has 6-8 men going through this program and the SUP would increase this to 22 young men. Joshua House is run by Two Rules Ministry. It is a 501(C)(3) nonprofit corporation. It is owned privately and self-sustained. He said the location is perfect because there is employment close by that the residents can walk or bike to as most of them do not have transportation. He introduced Taylor Hastings who is Joshua House's Chief Operations Officer.

Jim Proctor asked if this location would have full turn around access for emergency vehicles. Mr. Parham said yes, there is potential for an extension of Precision Drive that would accommodate this. Barrett Welton asked if Joshua House would be for both men and women. Mr. Parham said he did not have plans to include women at this time. Dorothy Young asked what the minimum age for the residents would be. Mr. Parham said that 17 would be the youngest, but most would be over 18 because the residents have to be old enough to legally make decisions for themselves. Dorothy Young asked how many residents this building will house because the staff report stated 22. Mr. Parham said there will be 22 and the 2 case workers that will live on site. Virgil Butler asked where the clients would come from. Mr. Parham stated that the clients would come from the Cass County area. The men that go through the program want to go through the program. They are not sent to Joshua House as a half way house situation. Judy Bowman asked what the general length of time for a typical resident would be. Mr. Parham said the residents usually have fulfilled their obligations to the program within 12 to 18 months. Larry Kalwei told the Commission he fully supports Mr. Parham. Mike Vogt, owner of Staying Home Corporation, said that he is directly across the street from the location. He stated that the business' there all help and support each other. He supports Mr. Parham and the Joshua House 100%. Judge William Collins, 17th Circuit Court, shared his support for this program. Judge Mike Rumley, Division 4 Treatment Court, shared his support and the need for this program in the area.

Virgil Butler made a motion to approve the Special Use Permit for 10 years as presented. Jim Proctor seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Jim Proctor
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

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

Roger Kroh presented Packet Pages 50-58, a proposed Ordinance amending Chapter 405 in the Zoning Regulation to implement Medical Marijuana which was legalized by Constitutional Amendment No. 2 in November, 2018. The change would cover Medical Marijuana dispensaries, Medical Marijuana cultivation facilities, Medical Marijuana manufacturing facilities, and Medical Marijuana testing facilities. Virgil Butler asked why pharmacies couldn't act as dispensaries. Leanne Dickerson, Gillen Pharmacy, explained that the Medical Marijuana Constitutional Amendment does not allow pharmacies to dispense medical marijuana. It starts with a prescription, then has to be approved by the Department of Health, then the patient is given a medical card to be able to enter. Dorothy Young asked, with the obvious exception of cultivation, where would the primary available locations for these dispensaries be. Roger Kroh stated along Hwy 291 and Commercial Street.

Jim Proctor made a motion to recommend that the Board of Aldermen approve the ordinance amending the Zoning Ordinance to implement Constitutional Amendment No. 2 regarding Medical Marijuana. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Jim Proctor
SECONDER:	Barrett Welton
AYES:	Milner, Proctor, Butler, Young, Welton, Bowman
ABSENT:	Chris Chiodini, Cheryl Bush

4. Discussion Items

The regular scheduled meeting for June 20, 2019, has been rescheduled for June 13, 2019.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 7:08 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Minutes Acceptance: Minutes of May 16, 2019 6:00 PM (Approval of Minutes)

Regular Meeting**Thursday, May 16, 2019****6:00 PM**

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of May 16, 2019 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: July 15, 2019
SUBJECT: PUBLIC HEARING - SIGN ORDINANCE

Type of Item: *Discussion*

- A. Discussion Item (ID # 3281)**
PUBLIC HEARING - SIGN ORDINANCE



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: July 12, 2019
SUBJECT: Increase Maximum Size of Special Signs from 6 to 32 Sq. Ft.

Type of Item: *Approval*

Issue:

Increase maximum Size of Special Signs from six (6) square feet to thirty-two (32) square feet.

Background:

Before the sign ordinance was updated in early 2019, banners could be up to 32 square feet in size. However, when the City adopted the new sign ordinance it reduced the maximum size of banners from 32 sf to 6 sf. In retrospect the Board of Aldermen (BOA) believes that Special Signs should be allowed to be as large as 32 square feet.

The BOA is now asking the Planning and Zoning Commission to consider the attached ordinance that returns the maximum allowed size of banners to 32 sf. The amendment states the following. The new language is in bold.

Section One. **Section 435.125. Special Signs** is hereby amended in bold to read as follows:

- A. Portable Stand-Alone Signs. One (1) Portable stand-alone sign may be permitted in lieu of a banner or fabric message display with a permit. The provisions of Section 435.130(B), "Sign Maintenance" shall apply.
- B. Banners and Fabric Message Displays. One (1) banner or fabric message display may be permitted in lieu of Portable Stand-Alone Sign with a permit. The provisions of Section 435.130(B), "Sign Maintenance" shall apply.
- C. **Maximum Gross Area or Aggregate Sign Face Area of Special Signs. The maximum gross area or Aggregate area of all Sign Face Areas displayed upon any Premises shall be limited to thirty-two (32) square feet.**

Recommendation:

Approve motion recommending that the Board of Aldermen amend Section 435.125, Special Signs, to establish the maximum size as 32 square feet.

B. Action Item (ID # 3278)

Increase Maximum Size of Special Signs from 6 to 32 Sq. Ft.

Attachments:

Ordinance (DOCX)

CITY OF HARRISONVILLE, MISSOURI
ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 435.125 OF THE CITY CODE ESTABLISHING
THE SIZE RESTRICTIONS OF SPECIAL SIGNS

WHEREAS, the Board of Aldermen for the City of Harrisonville desire to amend Chapter 435 by establishing a size restriction of special signs under Section 435.125.

WHEREAS, a duly noticed and published public hearing was held regarding the proposed amendment, and the amendment passed upon a vote of ____ to ____.

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

Section One. **Section 435.125. Special Signs** is hereby amended in bold to read as follows:

- A. Portable Stand-Alone Signs. One (1) Portable stand-alone sign may be permitted in lieu of a banner or fabric message display with a permit. The provisions of Section 435.130(B), "Sign Maintenance" shall apply.
- B. Banners And Fabric Message Displays. One (1) banner or fabric message display may be permitted in lieu of Portable Stand-Alone Sign with a permit. The provisions of Section 435.130(B), "Sign Maintenance" shall apply.
- C. **Maximum Gross Area Or Aggregate Sign Face Area Of Special Signs. The maximum gross area or Aggregate area of all Sign Face Areas displayed upon any Premises shall be limited to thirty-two (32) square feet.**

Section Two. This Amendment shall be reflected in Chapter 435 APPENDIX A — NON-RESIDENTIAL SIGN TABLE BY STRUCTURAL TYPES regarding Special Signs.

Section Three: The portions of this Ordinance shall be severable. In the event that any portion 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 and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Governing Body would have enacted the valid portions without the invalid 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 Four: This Ordinance shall be in full force and effect both from and after its passage and approval by the Mayor.

This Bill was passed and approved this ____ day of June, 2019, by the Board of Aldermen of the City of Harrisonville, Missouri.

Judy Bowman
Mayor, City of Harrisonville

Attachment: Ordinance (Increase Maximum Size of Special Signs from 6 to 32 Sq. Ft.)

ATTEST:

Randall K. Jones, City Clerk

APPROVED by the Mayor this _____ day of June, 2019.



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: July 15, 2019
SUBJECT: PUBLIC HEARING FOR SUP 19-012 - TRANSFER STATION

Type of Item: *Discussion*

- C. Discussion Item (ID # 3282)**
PUBLIC HEARING FOR SUP 19-012



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: July 12, 2019
SUBJECT: Special Use Permit for a Solid Waste Transfer Station at 2901 Brickplant Rd

Type of Item: *Approval*

GENERAL INFORMATION

Case No.: SUP19-012

Request: A Special Use Permit (SUP) to operate a solid waste transfer station

Location: 2901 S. Brickplant Road

Applicant: Gale T. Holsman, Jr., President, American Waste Systems, Inc.

Property Owners: Billy C. and Nancy L. Shelton Trust

Acres: 4.8 acres

Zoning: M-1 Light Industrial District

General

American Waste Systems, Inc. is acquiring the 4.8 acres and 15,170 sq. ft. building at 2901 Brickplant Road that is owned by the Billy C. and Nancy L. Shelton Trust. Until recently it was leased to Acton Mobile, a provider of mobile and modular offices and buildings. American Waste Systems wishes to use the facility for its commercial and residential trash hauling operation which now includes two trash removal companies who have worked in [Cass County](#) for a number of years as Willey's and On Time Disposal. No SUP is required to operate the trash-hauling portion of the operation.

American Waste Systems also wishes to resume operation of a transfer station inside the building that operated from approximately 1994 to 2006 under the name of Allied Waste (now Republic). A transfer station allows multiple trash trucks to deposit the waste they collect each day into a larger truck that takes the loads to the landfill. The transfer station requires a special use permit. The applicant for this SUP operated the transfer station when it was in operation before 2006. It discontinued operation around when the Waste Corporation of America (WCA) transfer station and recycling center was built just outside of Harrisonville on MO State Route 291.

American Waste Systems wishes to resume operation of the transfer station primarily to serve its customers who will account for the majority of waste that will go through the Brickplant facility. The remaining waste will come from private individuals bringing trash and debris from their homes and businesses and other private haulers. American Waste Systems has agreed to a request of the City that the Brickplant facility be open four (4) hours on Saturdays for the convenience of private individuals who only have weekends to dispose of their waste.

Vicinity







Note: Modular offices from prior tenant have been removed.



Note: Modular offices from prior tenant have been removed.

State Regulations and Operations

If American Waste Systems receives a SUP to operate a transfer station from the City, the company intends to apply for the necessary permits from the Missouri Department of Natural Resources (DNR), the State division charged with inspecting, licensing, and regulating transfer stations and landfills. One of the conditions of approval of the SUP is that the transfer station not begin operation until it obtains all required DNR permits. The staff at DNR have invited the City to participate in their meetings with American Waste Systems while they are obtaining state permits. They indicate the process takes approximately six (6) months. American Waste will have the option of starting the trash truck collection portion of their business during this 6-month period as it is only the transfer station that requires a SUP. However, during the interim they will not be able to use the transfer station.

One of the State requirements is that American Waste prepare an operation manual for approval by DNR. In brief, the company is planning for the following.

- 1) Estimate 12-15 deliveries by trash trucks owned by American Waste Systems that will generate 60% of the waste processed each day at the transfer station. Approximately 6 of the trucks will park overnight at the Brickplant facility.
- 2) Other haulers and private individuals will bring the remaining 40% of the waste to the transfer station each day.

- 3) Estimate 10 employees including owner, secretary, drivers, loader and ground crew.
- 4) Hours will be 8 AM to 4 PM Monday through Friday, leaving 1 hour at end of day for cleaning.
- 5) Open 8 AM to noon on Saturdays.
- 6) All trash trucks and private vehicles waiting to enter the building will be able to line up on-site, so no lines extend onto Brickplant Road.
- 7) All trash trucks and private vehicles will pull into the building before unloading trash.
- 8) Although not required since this is an existing building, American Waste Systems intends to install landscaping to improve the appearance of the facility. They will not be paving the parking areas as they would be required to do if a new building was being constructed.
- 9) The building is on City sewer. However, all fluids used in the scrubbing of the floors at the transfer station will be removed by truck and deposited at the landfill.

Performance Standards in the M-1 Zoning District

Section 405.490 sets forth the Performance Standards in the M-1 Zoning District. Those applicable to the transfer station are listed below and incorporated as conditions in the staff recommendation.

- A. All operations shall be conducted within a fully enclosed building.
- B. No use shall be permitted or so operated as to produce or emit:
 1. Dust, fly ash, radiation, gases, heat, glare or other effects which are obviously injurious to humans at the property line.
 2. Vibration or concussion perceptible without instruments at the property line.
 3. The noise level shall not exceed seventy-five (75) dB(A) at any point along the property line.
 4. Industrial processes and wastes shall be of such a quantity and nature as to not overburden the public sewage disposal facilities or to cause odor and unsanitary effects beyond the property line.

Review of Application using Zoning Ordinance Criteria for SUPs:

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

The location of the solid waste transfer facility is in a both industrial and rural in character, albeit all in the M-1 Light Industrial District. The uses of the adjacent properties surrounding the subject site are as follows:

- North: The site is bordered to the north by the Durham School Services bus barn facility.
- East: The site is bounded to the east by undeveloped land.
- South: The site is bounded to the south by a services facility for roll-off dumpsters.
- West: The site is bounded to the west by Brickplant road followed by undeveloped land and railroad tracks. Southwest of the subject site is the Advanced Drainage Systems facility.

We believe the proposed use is consistent with the surrounding neighborhood, existing uses and the M-1 zoning district classification.

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

The physical character of the area is predominantly industrial and rural. The topography of the subject site is gently to moderately sloping toward Brickplant Road. The proposed facility is proposed to remain generally the same as it exists at this time and as it did when operating as a transfer facility before 2006.

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

The proposed use is consistent with the following industrial land use policies in the Comprehensive Plan.

- A. Industrial areas shall have reasonable and convenient access to I-49 and Commercial St via Brickplant Road
- B. The proposed use is in an area of industrial development with similar or compatible uses.
- C. The proposed use is in an area where adequate streets, electricity, water and sewer are available.

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

We believe the subject property is suitable for the proposed solid waste transfer facility subject for the following reasons:

- A. The property was used for over 10 years as a transfer station, the same use as is now proposed.
- B. All transfer of solid waste will occur inside the building.
- C. The subject site is served by adequate roads and all necessary utilities.

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 surrounding the subject site is zoned M-1, Light Industrial, and gradually filling in with industrial users.

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

We see the transfer station as not being detrimental to nearby property, particularly since the site operated as a transfer station from 1994 to 2006 and other industrial uses occupy the area top this day.

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

Public facilities and services in the area are adequate enough to serve the proposed use.

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

We see the subject property as suitable for the proposed use due to its M-1 zoning and available public infrastructure

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

Approximately six (6) months.

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

The proposed transfer station will provide an alternative to the sole transfer station that now exists on MO SR 291. It will also be accepting waste from individual property owners both during the week and on Saturdays for four (4) hours. We see this as helping the community remove unwanted trash and debris.

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 believe there is a gain to the public health, safety and welfare by having a transfer facility that is open to private property owners during the week and for at least four hours on Saturdays.

STAFF RECOMMENDATION: Approve a special use permit for Mr. Gale T. Holsman, Jr. and American Waste Systems, Inc. to operate a solid waste transfer station subject to the following conditions.

1. The Use - This special use permit authorizes the operation of a solid waste transfer station.
2. Location - The solid waste transfer station is approved on 4.8 acres at 2901 S. Brickplant Road (Parcel No. 13-31-05-000-000-035.002).
3. Exterior Appearance -All operations, including hand unloading, shall be conducted within a fully enclosed building with the exception of the parking of trash trucks and vehicular traffic utilizing and supporting the transfer station. The exterior grounds shall be kept clear of trash.
4. Environmental -- The transfer station shall not be operated so as to produce or emit dust, fly ash, radiation, gases, heat, glare or other effects which are obviously injurious to humans at the property line.
5. Odors - The transfer station shall not be operated so as to produce odors which a noticeable at the property line. Any trucks or trailers with trash or refuse exposed left outside after hours will be covered.

6. Tipping Floor - For fire prevention reasons and to reduce odors, the tipping floor shall be cleaned at the end of each day and any fluids involved in the process shall be disposed of in a landfill.
7. Vibration -- The transfer station shall not be operated so as to produce vibration or concussion perceptible without instruments at the property line.
8. Noise Level -- The transfer station shall not be operated so as to produce a noise level that exceeds seventy-five (75) dB(A) at any point along the property line.
9. Public Sewage Disposal Facilities -- Industrial processes and wastes shall be of such a quantity and nature so as to not overburden the public sewage disposal facilities or to cause odor and unsanitary effects beyond the property line.
10. Off-street Parking and Queuing - Off-street parking shall be provided in a number to accommodate the parking needs of participants plus one (1) space for each employee. Any queuing of vehicles waiting to use the transfer station shall occur on-site and not on Brickplant Road or 267th St.
11. City, County and State Standards - The transfer station shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.
12. Permits Required from Missouri Department of Natural Resources (DNR) - The transfer station shall not begin operation until the owner has obtained from DNR a Permit to Operate a Transfer Station, an Air Determination Permit, and a National Pollutant Discharge Elimination System Permit (NPDES).
13. Open to the Public - The public shall be allowed to bring solid waste to the transfer station during regular business hours during the work week and for a minimum of four (4) hours on Saturdays.
14. Time Limit - 10 years. Applicant may reapply for renewal of SUP.

D. Action Item (ID # 3279)

Special Use Permit for a Solid Waste Transfer Station at 2901 Brickplant Rd



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: July 15, 2019
SUBJECT: PUBLIC HEARING - RENNER REZONING - CONTINUED TO AUGUST 15, 2019

Type of Item: *Discussion*

E. Discussion Item (ID # 3283)

PUBLIC HEARING - RENNER PLAT -CONTINUED TO AUGUST 15, 2019



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: July 12, 2019
SUBJECT: Brian Renner Rezoning, Prelim. Plat, Final Plat - 1600 W. Mechanic

Type of Item: *Approval*

The applicant is very close to completing plans and an access agreement. Staff recommends continuing consideration of these three applications to the August 15, 2019 P&Z Commission Meeting.

F. Action Item (ID # 3280)

Brian Renner Rezoning, Prelim. Plat, Final Plat - 1600 W. Mechanic