



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 16, 2020
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Nov 14, 2019 6:00 PM**
- 3. Agenda Items**
 - A. Public Hearing**
 - B. SUP - Contractor Yard, 3001 Cantrell**
- 4. Discussion Items**
- 5. Adjourn**

Posted this 9th day of January, 2020

Randall K. Jones, City Clerk



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

1. Call to Order

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

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

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

2. Approval of Minutes

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

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

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

3. Agenda Items

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

Roger Kroh presented the application for Special Use Permit 19-0017 to operate an indoor aquaculture farm to raise fish with an attendant's living quarters and an indoor hydroponic farm for vegetables and herbs. The 12 acre location is between I-49 and Brookhart Drive and 267th and 275th Streets. This area is zoned M-1 Light Industrial which does not allow residential. There are several phases planned for this site including expanding the fish operation and constructing multiple aquaponic greenhouses for farming of green vegetables; herbs and eventually industrial hemp. Mr. Kroh visited a similar facility and stated that Lafayette County had no complaints from neighbors about smells. Permission to grow industrial hemp is not being considered at this time as the State has not yet approved it.

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

The Chairman opened the public hearing.

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

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

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

4. Discussion Items

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

5. Adjourn

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

Regular Meeting

Thursday, November 14, 2019

6:00 PM

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Nov 14, 2019 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: January 9, 2020
SUBJECT: Public Hearing

Type of Item: *Discussion*

- A. Discussion Item (ID # 3435)**
Public Hearing



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 9, 2020
SUBJECT: SUP - Contractor Yard, 3001 Cantrell

Type of Item: *Special Use Permit*

GENERAL INFORMATION

Case No.: SUP 19-018

Request: Special Use Permit (SUP) to operate a contractor yard for the storage or cranes and other equipment

Location: 3001 E. Cantrell RD
Parcel No. 13-31-06-000-000-001.002

Applicant Allen Anderson, Anderson Real Properties, LLC
PO Box 99, Claremore 74018

Representative -- Andrew Taylor, Kessinger Hunter Commercial Real Estate

Property Owners Allen Anderson, Anderson Real Properties, LLC

Acres 4.4 acres

Building 11,732 sq. ft. and 4 canopies on 70,000 sq. ft. paved back lot
Built as a lumber yard

Zoning C-2 Service Business District

PROJECT

Allen Anderson with Anderson Real Properties, LLC, for a special use permit to operate a contractors' yard, including construction equipment and/or materials storage, at 3001 East Cantrell RD, the former McCray Lumber Yard. Plans are for an engineering firm use the facility to store the following equipment that they use in their work. Attached is a letter from the applicant's representative giving more specifics about what will be stored on site and how the facility will be used. But, in brief it states:

- Cranes - presently they have 6.
- Hardwood crane mats
- 40-ft. shipping containers for tools and equipment

The main building will be used as an office and for meetings. The storage building s will be used to store rigging, tooling, assemblage of rigging, minor repairs and maintenance. Presently there are 3 employees, and this could increase to 6. On an average day, traffic will consist of employee and several visitors and delivery vans. On rare occasions there will be a crane and up to 8 tractor trailers unloaded over a 10-hour period. The City Street Superintendent, Rodney Jacobs, has said that Cantrell Road can handle the load from a tractor trailer hauling a crane.

Included in the special use permit are the shipping containers because the commercial zoning districts are only allowed by right 1 shipping container less than 200 sq. ft. in size providing, they are in the rear yard and hidden from view from the public street. In this case there will be more than one container. We have asked the applicant for the estimated number. They will also be larger than 200 sq. ft. However, being that the back yard is screened from view from the street by the main building, storage shed and neighboring buildings, we believe the containers will be out of sight from Cantrell and I-49.

The south one-half of the site will be covered with 6-inches of gravel. It appears this area was gravel in the past. The applicant will have to submit a stormwater management plan for approval by the City Engineer and obtain a city and state land disturbance permit.

Vicinity



Main Building



From Southbound Lane of I-49



From Northbound Lane of I-49



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.

Contractor yards are SUPs in the City's zoning ordinance. The site is in a highway commercial area in the C-2 General Services Zoning District. The uses of the adjacent properties surrounding the subject site are as follows:

- North: The site is bordered to the north by I-49 and Cass Regional Medical Center.
- East: The site is bounded to the east by a rental business, Max Ford and Mill Walk Mall (C-2 zoning).
- South: The site is bounded to the south by a wooded area zoned C-2.
- West: The site is bounded to the west by a silt fencing company (in the City, zoned C-2) and agricultural land (in the County).

We believe the proposed use is consistent with the surrounding neighborhood, existing uses and the C-2 zoning district classification.

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

The physical character of the area is highway commercial. predominantly industrial and rural. The use is consistent with the original use as a lumber yard.

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 commercial land use designation for the Cantrell corridor.

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 contractor yard as it is similar to the original use as a lumber yard and compatible with abutting silt fence company and rental business.

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 C-2, General Commercial, and has uses similar to the proposed use.

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

We see the contractor yard as not being detrimental to nearby properties.

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 C-2 zoning and available public infrastructure

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

Approximately 6-8 months. The prior tenant was a pipe company.

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

We believe this use is a good fit for the former lumber yard. The traffic will be minimal at the building and canopies will shield the cranes and storage containers from view.

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 see no gain to the public health, safety and welfare of the community by denying this application.

STAFF RECOMMENDATION: Approve ordinance approving special use permit for Allen Anderson, Anderson Real Properties LLC, property owner for a contractor yard for storage of cranes, crane maps and storage containers subject to the following conditions:

1. The Use - This special use permit authorizes the operation of a contractor yard for cranes, crane maps and storage containers
2. Location - The solid waste transfer station is approved on 4.4 acres at 3001 Cantrell Road.
3. City, County and State Standards - The transfer station shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.

4. Storage Containers - Storage containers shall not be stacked on one another.
5. Cranes - Cranes shall not be stored with booms elevated except when in use.
6. Time Limit - 10 years. Applicant may reapply for renewal of SUP.

B. Action Item (ID # 3434)

SUP - Contractor Yard, 3001 Cantrell

Attachments:

Applicant Letter (PDF)



Roger Kroh, AICP
 Community Development Planner
 City of Harrisonville
 PO Box 367
 300 East Pearl St.
 Harrisonville, MO 67401

Roger,

I am sending you this letter on behalf of Anderson Real Properties, an entity Kessinger/Hunter is representing in the listing of 3001 Cantrell Road, Harrisonville, MO. We have prospect who is interested in leasing the property, but will require a special use permit to operate at the property.

The property will be used for storage lot for cranes and related materials – crane pads, boom sections, crane supplies, etc.

The inventory that will be stored are as follows

1. Linkbelt TCC 1400
1. Grove 765E-2
1. Grove 770E
1. National NBT40
1. National 33 ton
1. Altec 38-127

Unknown number of 20' x 4' x 1' hardwood crane mats

Unknown number of 40' long shipping containers.

The main building will be used as mixed use area between office/admin, meeting area, conference/training area, some moderate indoor shelving. The storage buildings would be utilized to store rigging, tooling, assemble and disassemble rigging (bolt together) along with minor repairs and maintenance of smaller equipment inside of barn type building on the backside of the main building.

For employees at the property as of now 3, but foreseeing there being a potential for 6 within the lease period to include a couple of yard/labor employees.

2600 Grand Boulevard, Suite 700 | Kansas City, Missouri 64108

Phone 816.842.2690 | Fax 816.421.5659

www.kessingerhunter.com

Attachment: Applicant Letter (SUP - Contractor Yard, 3001 Cantrell)

The vehicle traffic will vary. The average day is a couple of vehicles and a delivery van or two arriving and leaving. On rare occasion there may be a crane, and up to 8 tractor trailers to be unloaded throughout a 10 hour period. This location's traffic will be driven by the occupants project mobilization and demobilization so it will have peaks and valleys of activity.

Thank you,



Andy Taylor
Industrial Brokerage

Attachment: Applicant Letter (SUP - Contractor Yard, 3001 Cantrell)



im
car pads





Attachment: Applicant Letter (SUP - Contractor Yard, 3001 Cantrell)