



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
FEBRUARY 20, 2020
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Jan 16, 2020 6:00 PM**
- 3. Agenda Items**
 - A. ACCI Specialty Products SUP for Storage Containers**
- 4. Discussion Items**
- 5. Adjourn**

Posted this 13th day of February, 2020

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 16, 2020
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	
Judy Bowman	Harrisonville	Mayor	Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Absent	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Andy Taylor, Applicants Representative; Matt Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

After Roll Call, Chris Chiodini spoke of Chuck Jones, who passed away in December. He had been an Alderman, Mayor, and on the Planning and Zoning Commission for a number of years. The Chairman then welcomed Wilbert Crawford to the Commission, filling Jim Proctor's seat after his resignation.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Nov 14, 2019 6:00 PM

With no additions or corrections, the minutes from the November 14, 2020, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Dorothy Young
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Crawford
ABSENT:	Barrett Welton

Minutes Acceptance: Minutes of Jan 16, 2020 6:00 PM (Approval of Minutes)

3. Agenda Items

A. Public Hearing

The Public Hearing for Special Use Permit 19-018 to operate a contractor yard at 3001 E Cantrell Road was opened by the Chairman. Roger Kroh stated that the applicant, Anderson Real Properties LLC, has an engineering firm from Kansas City that would like to use the property to store cranes, hardwood crane mats and shipping containers for storage. Their plan is to use the main building for office space and meetings. The firm plans on having 3-6 employees and currently have 6 cranes. Mr. Kroh stated that it is a low traffic area and on the days that cranes are being moved, there would be a 10 hour period when trailers would be taking the cranes out in parts. That would be 8 trips in and 8 trips out. Gerken Rentals and Welch Silt Fence and Erosion Control would block the view from the interstate. The south half of the site would be gravel as it was gravel in the past. Mr. Kroh read the Staff Report and stated that he had asked Rodney Jacobs, Street Superintendent, if the roads could handle the movement of the cranes and he stated that it would be no problem.

Staff recommends approval with the 6 stipulations stated in the Staff Report, making changes to #2 and #3, removing the words solid waste transfer station and replacing with contractor yard.

Dorothy Young asked how many storage containers would be used on the property? Andy Taylor, representative for Anderson, said there would be a maximum of 20.

Dorothy asked if the engineering firm that wanted to use the address was moving or if it would be an expansion. Mr. Taylor said it would be an expansion.

Mayor Bowman asked if the days that they move cranes would impede traffic? Mr. Taylor said he wasn't sure. Mr. Kroh said that is something he would find out before the Board of Alderman meeting.

Mayor Bowman asked how long the lease would be since the SUP had a 10 year renewal. Mr. Taylor said the lease would be for 5 years.

Chris Chiodini asked about the weights of the cranes. Mr. Kroh stated that he wasn't sure of the exact weight, but that Rodney Jacobs said the weight would be fine on the roads.

Chris Chiodini asked how we would account for roadway damage. Mr. Kroh stated that there might be repairs that have to be done where the turning movement of the trucks occur.

Public Hearing was closed.

B. SUP - Contractor Yard, 3001 Cantrell

Wilbert Crawford made a motion to recommend approval to the Board of Alderman with the changes made to the conditions in the Staff Report. Dorothy Young seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Dorothy Young
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Crawford
ABSENT:	Barrett Welton

4. Discussion Items

Mr. Kroh stated that the next meeting would be on February 20th, and would have plats for Barramundi/ Bounty Subdivision, and a SUP for ACCI on the agenda.

5. Adjourn

With nothing further to come before The Commission, Scott Milner made a motion to adjourn. Dorothy Young seconded. The Commission voted unanimously. The meeting was adjourned at 6:25 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Jan 16, 2020 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: February 13, 2020
SUBJECT: ACCI Specialty Products SUP for Storage Containers

Type of Item: *Approval*

A. Action Item (ID # 3455)

ACCI Specialty Products SUP for Storage Containers

Attachments:

ACCI Staff Report (PDF)

GENERAL INFORMATION**PUBLIC HEARING**

Case No.: SU 20 – 001

Request: Special Use Permit (SUP) for ACCI Specialty Products to have 2 Conex storage containers behind the southeast corner of their building for five (5) years.

Location: 1701 W Vine St., Harrisonville Industrial Park

Applicant Vincent Mancini, ACCI Specialty Materials

Property Owner Abe Goldstien, A&C Catalysts

Acres 4.4 acres

Zoning M-1 Limited Industrial District

PROJECT

The City has received an application for a special use permit submitted by Vincent Mancini and ACCI Specialty Materials in the M-1 Light Industrial Zoning District at 1701 W Vine St. to have 2 Conex storage containers behind the southeast corner of their building for the storage of customer equipment and associated ACCI equipment and tools. There will be no storage of chemicals, in-process materials, or waste storage of any kind. (Attached is the application and letter from applicant)

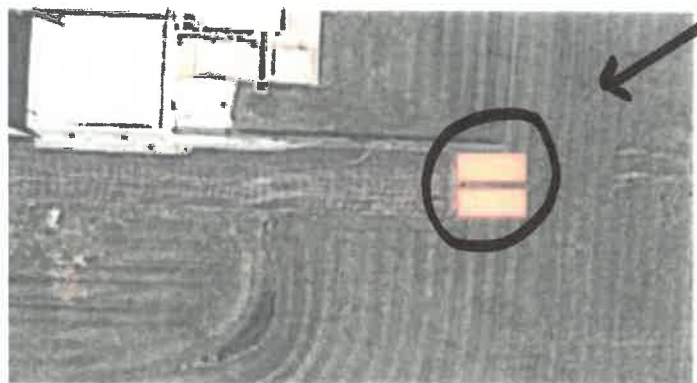
Vicinity Map

ACCI
owns
both
lots

Attachment: ACCI Staff Report (ACCI Specialty Products SUP for Storage Containers)



Storage
Containers



REVIEW OF APPLICATION USING ZONING ORDINANCE CRITERIA

In 2019, the City considered an update to its requirements for accessory structures, which would include storage containers. One of the provisions proposed was that accessory structures would be permitted in rear yards in industrial and agriculture zoning districts provided that setbacks were met. While no objection was heard about this provision, the ordinance was not approved by the BOA because of concerns about another provision in the ordinance regarding accessory structures in the side yards of homes.

Until such time as we can ask the BOA to reconsider language regulating accessory structures in industrial and agriculture zoning districts, staff recommends that we use a special use permit to for this request. The two containers are at ACCI now and we encourage you to drive by and look at them prior to the P&Z meeting. Staff allowed them during the application process with the understanding that they would need to be moved if the SUP was not approved. Below is our analysis of the request.

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

North: M-1 zoning and uses.

East: M-1 zoning and uses.

South: M-1 zoning and uses.

West: M-1 zoning and use.

We believe the two proposed containers are consistent with the surrounding neighborhood, existing uses and M-1 zoning district.

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

The physical character of the area is predominantly industrial. The proposed use is consistent with the uses in the business park.

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 industrial land use designation in the Comprehensive Plan for the area.

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 storage containers given the industrial uses at businesses on Vine St.

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. All tracts in the business park are occupied with industrial uses and the two proposed storage containers are consistent with these uses.

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

We see the 2 storage containers 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 adequately serve the industrial uses along Vine St.

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

We see the use of the property behind the ACCI building as being suitable for the placement of the two storage containers.

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

All the lots on Vine St. are occupied by industrial uses.

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

We believe that it is in the public interest to allow employers in business parks to meet their business needs providing they do not negatively impact the public. We do not believe the storage containers negatively impact the public.

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

Recommend that that the Board of Aldermen approve an ordinance approving a special use permit for ACCI Specialty Products at 1701 W. Vine Street to maintain 2 storage containers behind the southwest corner of their building subject to the following conditions:

1. There will be no storage of chemicals, in-process materials, or waste storage of any kind.
2. The storage containers shall not be located in the drives required for fire truck access.
3. Time Limit – 5 years. Applicant may reapply for renewal of SUP.



FEE: \$150
 REC'D BY: _____
 (STAFF USE ONLY)

**APPLICATION
 REZONING AND
 SPECIAL USE PERMIT**

CASE NO.: _____
 PC DATE: _____
 (STAFF USE ONLY)

PLEASE PRINT

REQUEST CHECK ONE: ☐ ZONING AMENDMENT ☒ SPECIAL USE PERMIT (SUP)

GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 1701 W. Vine St, Harrisonville
Plus Code: MJ5P + MV

LEGAL DESCRIPTION: 38.6592886, -94.3632591

ACRES/SQ. FT.: _____

CURRENT ZONING ON PROPERTY: Industrial CURRENT LAND USE: Industrial

APPLICANT'S NAME(S): Vincent Mancini PHONE: 816.588.9239
 COMPANY: ACCI Specialty Materials FAX: _____
 MAILING ADDRESS: 1701 W. Vine St, Harrisonville, MO 64701
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: v.mancini@ac-catalysts.com

PROPERTY OWNER NAME(S): Abe Goldstein PHONE: 917-701-4400
 COMPANY: A&C Catalysts FAX: 636-649-1820
 MAILING ADDRESS: 1600 W. Blauke St. Linden NJ 07036
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: agoldstein@ac-catalysts.com

ENGINEER/ARCHITECT'S NAME(S): Vincent Mancini PHONE: 816.588.9239
 COMPANY: V-Pro ENTERPRISES FAX: N/E
 MAILING ADDRESS: 1412 SW Logos Dr. Lees Summit MO 64081
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: Vmancini@gmail.com

SIGNATURE OF OWNER OR APPLICANT: _____

NOTE: IF APPLICANT IS NOT THE PROPERTY OWNER, A WRITTEN STATEMENT FROM THE PROPERTY OWNER AUTHORIZING THE APPLICATION IS REQUIRED.



1701 W. Vine Street
Harrisonville, MO 64701

Tel: (908) 474-9383
Fax: (908) 474-9388

13 January 2020

City of Harrisonville
300 E Pearl St
Harrisonville, MO 64701

RE: Special Use Permit Request for Conex Style Storage Containers

Dear Sirs and Madams;

ACCI Specialty Materials, located at 1701 W. Vine St., is filing application for permit for the special use of Conex Storage Containers for the storage of customer equipment, associated ACCI equipment and tools. ACCI is expecting on/off production demands from this customer over the next 10 years and cannot afford the floor space inside the manufacturing plant floor for their storage while not in use.

ACCI prefers to utilize these types of containers instead of having multiple tarpped components which may add to refuse problems off our properties, offending our neighbors. We do not intend, nor plan, to use these storage units for chemical, in-process materials, or waste storage of any kind. The proposed location for these units is shown in the attached Google Maps overview of the front half of our property located at 1701 W. Vine St.

ACCI has filed the Application for Rezoning and Special Use Permit with the City Office, and paid the appropriate fee for processing. We look forward to hearing from you in a favorable manner.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Vincent Mancini', with a long, sweeping horizontal line extending to the right.

Vincent Mancini, Plant Manager

ACCI Specialty Materials

/vm

Attachment: ACCI Staff Report (ACCI Specialty Products SUP for Storage Containers)