AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
FEBRUARY 18, 2021
6:00 PM

Join Zoom Meeting

https://us02web.zoom.us/j/84216527343

Meeting ID: 842 1652 7343

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1. **Call to Order**
   A. **Roll Call**
2. **Approval of Minutes**
   A. **Planning & Zoning Commission - Regular Meeting - Jan 21, 2021 6:00 PM**
3. **Agenda Items**
   A. **The Ranch Replat**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 12th day of February, 2021.

____

Daniel Barnett , City Clerk

Publish

MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
JANUARY 21, 2021
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	
Judy Bowman	Harrisonville	Mayor	Present	
Judy Reece	Harrisonville	Board Liaison	Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Excused	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance: Bernadette Goodwin, General Manager for Sapp Bros.; Corey Deiter, Vice President of Operations for Sapp Bros.; Daniel Stewart, Surveyor; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Nov 19, 2020 6:00 PM

With no additions or corrections, the minutes from the November 19, 2020 meeting were unanimously accepted.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Virgil Butler
AYES:	Chiodini, Milner, Bowman, Butler, Young, Welton, Crawford, Pulliam
EXCUSED:	Cheryl Bush

3. Agenda Items

A. SELECTION OF 2021 CHAIR, VICE CHAIR AND SECRETARY

Wilbert Crawford nominated Chris Chiodini for Chairman. Mayor Bowman seconded.

Virgil Butler nominated Dorothy Young. There was not a second.

Wilbert Crawford made a motion to close nominations. The vote for Chris Chiodini to remain the Chairman for 2021 was unanimous.

Chris Chiodini nominated Dorothy Young for Vice Chairman. Virgil Butler seconded.

With no other nominations Chris Chiodini moved to close nominations. The vote for Dorothy Young to remain Vice-Chairman for 2021 was unanimous.

There was an acclimation vote for Jamie Martin as Recording Secretary.

B. PUBLIC HEARING - SAPP BROS REZONING SWC I-49 & 275TH

Chairman Chiodini opened the public hearing at 6:08 PM. There were no comments from the public. The public hearing was closed at 6:12 PM.

RESULT:	**PRESENTED**

C. SAPP BROS REZONING TO C-2, SWC I-49 & 275TH

Roger Kroh presented his Staff Report for the rezoning of newly annexed property to C-2-General Commercial. November 2, 2020, the City approved an application from Sapp Bros., Inc for three (3) tracts of land to be annexed into the City. While in unincorporated Cass County the tracts with the Sapp Brothers Service Center and the land they own that is occupied by Pyro City Fireworks had a C-Commercial zoning. The western tract with the Sapp Bros. truck service facility was zoned I - Industrial. The three tracts are 21501 E. 275th Street,27603 S. West Outer Road, and 27604 S. West Outer Road. Staff recommends that the Sapp Bros. property be zoned C-2 General Commercial. This is the same zoning where the Love's Service Center is located at I-49 and South Commercial.

Chris Chiodini asked if this location is currently connected to City Sewer? Corey Dieter, Vice President of Operations, stated that it is currently not. Roger Kroh stated that Public Works has a design currently underway to provide sewer service to that area. Mr. Dieter stated that was the primary reason to request annexation.

Dorothy Young asked if other utilities were serviced by the City. Mr. Dieter stated that he was unsure.

Dorothy Young asked if there were any questions from neighbors about the zoning change. Mr. Kroh stated that there were none.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman as described in the Staff Report. Barrett Welton seconded. The motion passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wilbert Crawford
SECONDER:	Barrett Welton
AYES:	Chiodini, Milner, Bowman, Butler, Young, Welton, Crawford, Pulliam
EXCUSED:	Cheryl Bush

D. REPLAT OF HARRISONVILLE COKES SUBDIVISION

Roger Kroh said that the three plats on the agenda re-platting a 6.75 acre tract recently sold by the Coke Family Trust comes from six homeowners with back yards that surround the property. The Coke property is located west of Bird Avenue, south of Stella Street and north of Lauren Avenue. The property has no development potential. It is in the flood plain and has no access to a public street.

Each of the three plats have two lots and show a portion of the Coke property being attached to the back yards of each lot. Staff is supportive of the homeowners acquiring the Coke property as they can maintain and manage it better than can absentee property owners. The six lots with street frontage will not be able to be sold separate from the pieces of the Coke tract.

Dorothy Young made a motion to approve the Final Plat of Coke's Subdivision Resurvey, Lots 8 and 9, subject to the applicant making any changes required by the City. Virgil Butler seconded the motion. Unanimous approval

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Virgil Butler
AYES:	Chiodini, Milner, Bowman, Butler, Young, Welton, Crawford, Pulliam
EXCUSED:	Cheryl Bush

E. REPLAT OF HARRISONVILLE BECKERDITE NO. 4 SUBDIVISION

Wilbert Crawford made a motion to approve the Final Plat of Beckerdite's Addition No. 4 Resurvey #2, Lots No. 4 and 11, subject to the applicant making any changes required by the City. Dorothy seconded the motion. Unanimous approval.

RESULT:	**RECOMMENDED [UNANIMOUS]**
MOVER:	Wilbert Crawford
SECONDER:	Dorothy Young, Vice Chair
AYES:	Chiodini, Milner, Bowman, Butler, Young, Welton, Crawford, Pulliam
EXCUSED:	Cheryl Bush

F. REPLAT OF TWIN OAKS EAST SUBDIVISION

Dorothy Young made a motion to approve the Final Plat of Twin Oaks Estate Resurvey, Lots 1 and 2, subject to the applicant making any changes required by the City. Mayor Bowman seconded the motion. Unanimous approval.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Judy Bowman, Mayor
AYES:	Chiodini, Milner, Bowman, Butler, Young, Welton, Crawford, Pulliam
EXCUSED:	Cheryl Bush

G. PUBLIC HEARING - ZONING ORDINANCE AMENDMENTS REGARDING MINI-WAREHOUSES

Chairman Chiodini opened the public hearing at 6:38 PM. There were no comments from the public. The public hearing was closed at 6:39 PM.

H. ZONING ORDINANCE AMENDMENT REGARDING MINI-WAREHOUSES

Roger Kroh said that mini-warehouse facilities are permitted by right in the C-2 zoning district. Recently, staff has received several inquiries from individuals wanting to construct mini-storage facilities at prime commercial locations in the city better suited for businesses that create jobs and generate sales tax. At the recommendation of staff, the Board of Aldermen (BOA) approved a moratorium that halted consideration of new applications for mini-warehouse facilities. But the moratorium did exempt mini-warehouse projects that had already had a pre-application review or received zoning and platting approvals.

Staff explained that the new regulations are designed to allow mini-warehouse projects in locations that are not well-suited for commercial and industrial projects that create jobs, capital investment and sales tax revenue. Mini-warehouse facilities will be permitted in the C-2 and M-1 zoning districts, but only with special use permits. Mini-warehouse projects would be limited to 2 acres and appropriately screened so as not to negatively impact the property value or development opportunities of abutting properties. In the M-1 zoning district, they cannot be located on a large tract of land so as to preclude future development.

Dorothy Young asked if the white vinyl fencing material for screening in some existing mini-warehouse facilities would be allowed for screening purposes. Roger Kroh said it could be if that is the commission's wishes.

Wilbert Crawford asked if plans submitted for a special use permit will include design of the buildings and walls or other buffers. Roger said it will.

Chairman Chiodini asked if staff considered establishing specific heights for walls and buffers. Roger Kroh said that he did not specify the height of walls, fences, and berms because the heights needed to adequately screen a facility will depend on the elevations of the facility and the nearby public right of way.

Dorothy Young made a motion to recommend that the Board of Aldermen approve the code amendments related to mini-warehouse facilities including changes identified by staff and by allowing the use of white vinyl fencing material for screening purposes. Wilbert Crawford seconded. Unanimous approval.

RESULT:	**RECOMMENDED [UNANIMOUS]**
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Milner, Bowman, Butler, Young, Welton, Crawford, Pulliam
EXCUSED:	Cheryl Bush

4. Adjourn

Roger Kroh said that the Board of Aldermen approved funds in the 2021 city budget for conducting a citywide customer satisfaction survey and major update of the comprehensive plan. The last major update of the comprehensive plan was done in 2002 and the last citywide customer satisfaction survey was done in 2014. Roger said that more than 20 planning consulting firms had participated in a recent pre-proposal conference and he is hopeful that the city will receive a number of good proposals. The project will take approximately one year.

With nothing further to come before the Commission, Mayor Bowman made a motion to adjourn. Wilbert Crawford seconded. The meeting was adjourned at 6:53 PM.

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Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

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Jamie Martin, Secretary

City of Harrisonville est. 1836

STAFF REPORT

TO: **Planning & Zoning Commission**
FROM: **Roger Kroh, Planner**
DATE: **February 11, 2021**
SUBJECT: **The Ranch Replat**

Type of Item: *Approval*

GENERAL INFORMATION

Applicant:	**Charles Taylor, Owner, The Ranch**
Property Owners:	**Chuck Taylor, Owner, Lots 1, 2, 4,5** **Stephanee Davidson, Owner, Lot 3**
Surveyor:	**Troy Bowers, Bowers Survey Co.**
Requested Actions:	**From Lots 1-5, Create Larger Lots 1A, 3A, and 5A.**
Meeting Date:	**February 19, 2021**
Location:	**2407 - 2505 Jones Ranch Parkway**
Zoning:	**RP-1 Planned Single Family Residential**

PROPOSAL

Chuck Taylor with The Ranch wishes to covert 5 lots near the entrance into 3 larger lots. Staff supports the request. We have received a number of comments from individuals preferring larger lots. The lot sizes will change as follows:

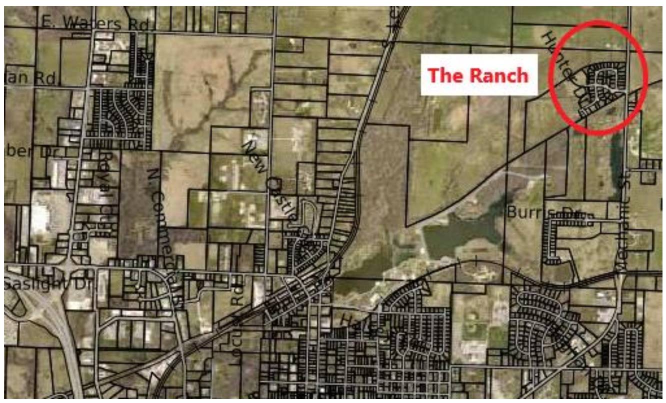
Existing		**Proposed**	
Lot 1	.33 acres	Lot 1A	.43 acres
Lot 2	.26		

Lot 3	.24	Lot 3 A	.79
Lot 4	.26		
Lot 5	.49	Lot 5 A	.55

Lot 3 is sold to Stephanee Davidson, an applicant. She prefers a larger lot.

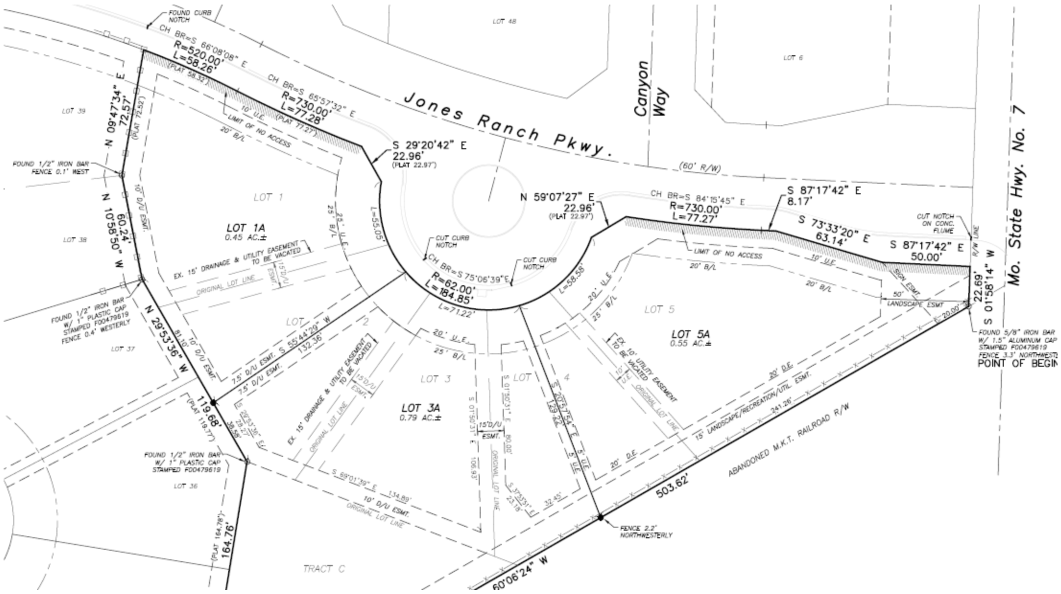
MAPS AND PLATS

Vicinity



Merging 5 Lots into 3 Lots

Proposed Replat of Lots 1-5 into 3 Lots



STAFF RECOMMENDATION

Staff recommends Approval subject to modifications from the City Engineer and City Planner.

STAFF CONTACT: Roger Kroh

A. Action Item (ID # 3798)

The Ranch Replat

Attachments:

Existing Final Plat (PDF)

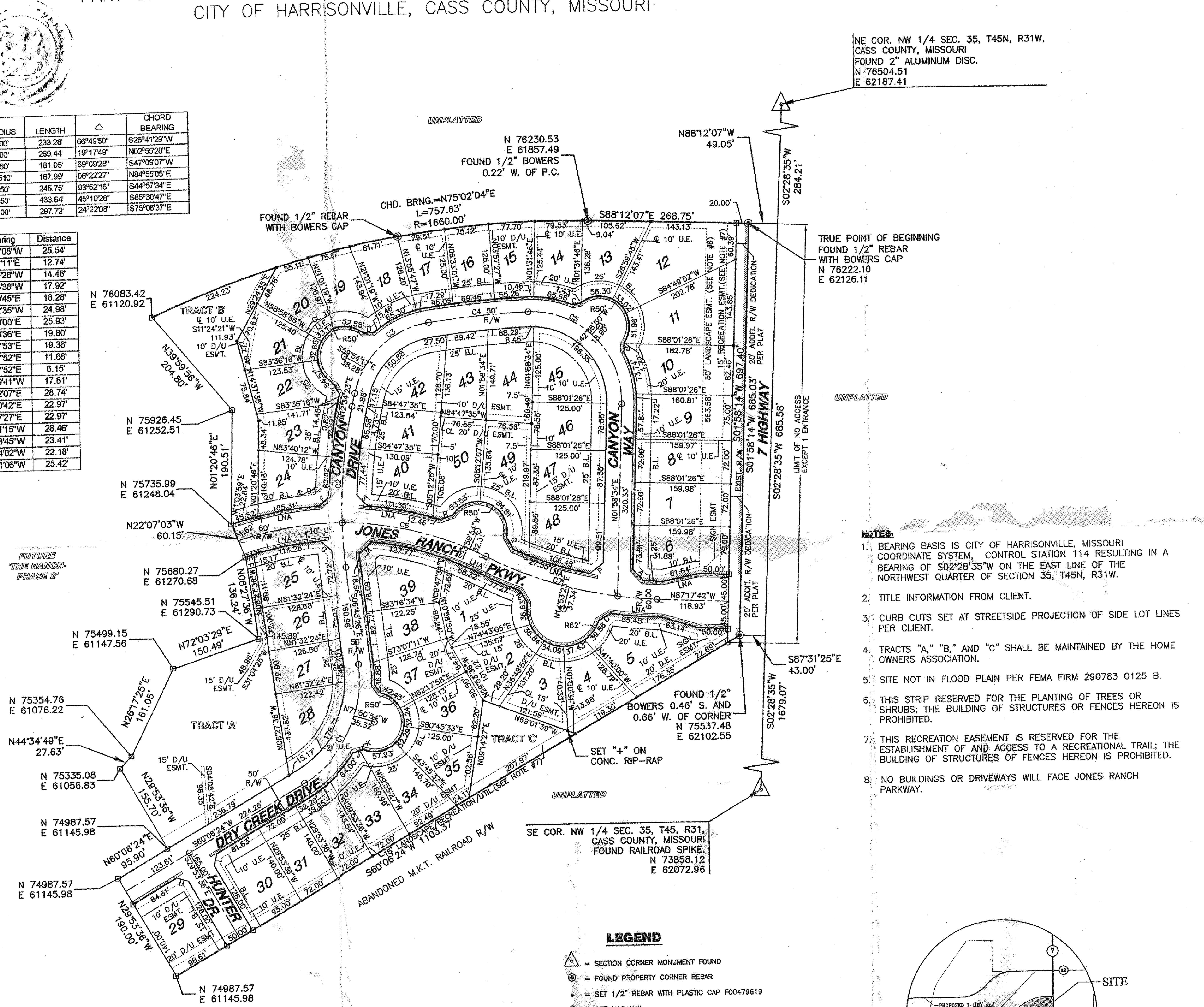
FILE NUMBER 353090
PLAT BK 00020 PG 0012
RECORDED 03/14/2006 03:50:16 PM
RECORDING FEE 69.00
SANDRA A (SANDY) GREGORY, RECORDER OF DEEDS
CASS COUNTY, MISSOURI

THE RANCH - PHASE 1

PART OF THE NW QUARTER OF SECTION 35, TOWNSHIP 45N, RANGE 31W
CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

CURVE #	RADIUS	LENGTH	△	CHORD BEARING
C1	200'	233.28'	66°49'50"	S26°41'29"W
C2	800'	269.44'	19°17'49"	N02°55'28"E
C3	150'	181.05'	69°09'28"	S47°09'07"W
C4	1510'	167.99'	06°22'27"	N84°55'05"E
C5	150'	245.75'	93°52'16"	S44°57'34"E
C6	550'	433.64'	45°10'28"	S85°30'47"E
C7	700'	297.72'	24°22'08"	S75°06'37"E

Segment	Bearing	Distance
A	N43°17'08"W	25.54'
B	N03°17'11"E	12.74'
C	S81°56'28"W	14.46'
D	N89°25'38"W	17.92'
E	S28°10'45"E	18.28'
F	S46°02'35"W	24.98'
G	S50°40'00"E	25.93'
H	S74°53'36"E	19.80'
I	N13°47'53"E	19.36'
J	N73°07'52"E	11.66'
K	N73°07'52"E	6.15'
L	N36°49'41"W	17.81'
M	N46°52'07"E	28.74'
N	N29°20'42"E	22.97'
O	N59°07'27"E	22.97'
P	S53°31'15"W	28.46'
Q	N28°43'45"W	23.41'
R	S72°44'02"W	22.18'
S	N43°01'06"W	25.42'

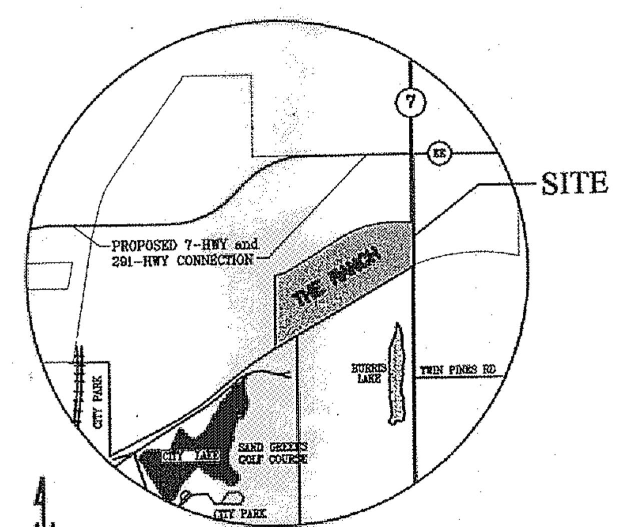


LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- • = SET 1/2" REBAR WITH PLASTIC CAP F00479619
- ○ = SET MAG NAIL
- ⊡ = SET 5/8" REBAR WITH ALUMINUM CAP F00479619
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D/U ESMT = DRAINAGE AND UTILITY EASEMENT
- (M) = MEASURED DIMENSION
- R/W = RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT
- = LIMIT OF NO ACCESS (LNA)
- = SIDEWALK

NOTES:

1. BEARING BASIS IS CITY OF HARRISONVILLE, MISSOURI COORDINATE SYSTEM, CONTROL STATION 114 RESULTING IN A BEARING OF S02°28'35"W ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, T45N, R31W.
2. TITLE INFORMATION FROM CLIENT.
3. CURB CUTS SET AT STREETSIDE PROJECTION OF SIDE LOT LINES PER CLIENT.
4. TRACTS "A," "B," AND "C" SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. SITE NOT IN FLOOD PLAIN PER FEMA FIRM 290783 0125 B.
6. THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS; THE BUILDING OF STRUCTURES OR FENCES HEREON IS PROHIBITED.
7. THIS RECREATION EASEMENT IS RESERVED FOR THE ESTABLISHMENT OF AND ACCESS TO A RECREATIONAL TRAIL; THE BUILDING OF STRUCTURES OF FENCES HEREON IS PROHIBITED.
8. NO BUILDINGS OR DRIVEWAYS WILL FACE JONES RANCH PARKWAY.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45N, RANGE 31W, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, AFORESAID, RUN THENCE SOUTH 2°28'35" WEST ALONG THE EAST LINE THEREOF, 284.21 FEET; THENCE NORTH 88°12'07" WEST, 49.05 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 7 AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

THENCE SOUTH 1°58'14" WEST ALONG THE WEST RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY NO. 7, 685.03 FEET TO A POINT ON THE CENTERLINE OF THE NOW ABANDONED MISSOURI, KANSAS & TEXAS RAILWAY; THENCE SOUTH 60°06'24" WEST ALONG THE CENTERLINE OF SAID RAILROAD, 1103.37 FEET; THENCE NORTH 29°53'36" WEST A DISTANCE OF 190.00 FEET; THENCE NORTH 60°06'24" EAST A DISTANCE OF 95.90 FEET; THENCE NORTH 29°53'36" WEST A DISTANCE OF 155.70 FEET; THENCE NORTH 44°34'49" EAST A DISTANCE OF 27.63 FEET; THENCE NORTH 26°17'25" EAST A DISTANCE OF 161.05 FEET; THENCE NORTH 72°03'29" EAST A DISTANCE OF 150.49 FEET; THENCE NORTH 08°27'36" WEST A DISTANCE OF 136.24 FEET; THENCE NORTH 22°07'03" WEST A DISTANCE OF 60.15 FEET; THENCE NORTH 01°20'46" EAST A DISTANCE OF 190.51 FEET; THENCE NORTH 39°59'56" WEST A DISTANCE OF 204.80 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1660.00 FEET, A CENTRAL ANGLE OF 26°08'59" AND A CHORD BEARING OF NORTH 75°02'04" EAST, AN ARC LENGTH OF 757.63 FEET ; THENCE SOUTH 88°12'07" EAST A DISTANCE OF 268.75 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 20.03 ACRES, MORE OF LESS, SUBJECT TO ANY EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

DEDICATION

The undersigned property owner of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "THE RANCH PHASE 1".

The streets and roads shown on this plat and not heretofore dedicated to public use and are hereby so dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or U.E., D/U ESMT., D.E. is hereby granted to the City of Harrisonville, Missouri and its assignees.

All taxes on the property described herein have been paid.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned property owner has caused this instrument to be executed this 10 day of March, 2006

DANNY L. POWELL Address: 801 Winchester
Harrisonville, MO 64701

PATRICK FLANNER

CHARLES TAYLOR

BARBARA TAYLOR

STATE OF MISSOURI)
COUNTY OF CASS)

BE IT REMEMBERED, that on this 10 day of March, 2006, before me a Notary Public in and for said County and State came [illegible] who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same to be his act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: [signature] My Commission Expires: December 29, 2009

APPROVALS

This is to certify that the accompanying Plat of "THE RANCH PHASE 1" was submitted to and duly approved by the Harrisonville Planning and Zoning Commission this 15th day of December, 2005

By
Planning and Zoning Commission Chairman

Board of Aldermen

This plat of THE RANCH PHASE I including easements and right-of-way acccepted by the Board of Aldermen has been submitted to and approved by the Harrisonville Board of Aldermen by Ordinance No. 2953, duly passed and approved by the mayor of Harrisonville, Missouri, on the 3 day, of January, 2006.

By
Mayor- Kevin Wood

ATTEST:

By
City Clerk- Debbie Grant

By
City Engineer- Ted Martin

By
Director of Community Development- Rick Deluca

CITY OF HARRISONVILLE CORPORATE SEAL CASS COUNTY, MISSOURI

I, James W. Sincox, state that MKEC Engineering Consultants, Inc. has surveyed the property shown hereon in accordance with the requirements of the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Engineers and Land Surveyors.

James W. Sincox LS 2521

MKEC
ENGINEERING CONSULTANTS
11827 W. 112TH STREET, SUITE 200
OVERLAND PARK, KS 66210
913 - 317 - 9390

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Attachment: Existing Final Plat (The Ranch Replat)