AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
APRIL 15, 2021
6:00 PM

1. **Call to Order**
   - A. **Roll Call**
2. **Approval of Minutes**
   - A. **Planning & Zoning Commission - Regular Meeting - Feb 18, 2021 6:00 PM**
3. **Agenda Items**
   - A. **LEXINGTON PLACE FINAL PLAT**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 9th day of April, 2021.

____

Daniel Barnett , City Clerk

Publish

City of Harrisonville est. 1836

DRAFT

MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
FEBRUARY 18, 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	Absent	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Late	6:08 PM
Brian Pulliam	Harrisonville		Present	

Also in attendance were Chuck Taylor, owner of The Ranch; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 21, 2021 6:00 PM

With no additions or corrections, the minutes from the January 21, 2021, meeting were unanimously accepted.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Judy Bowman, Mayor
SECONDER:	Scott Milner
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Judy Reece

3. Agenda Items

A. The Ranch Replat

Roger Kroh presented his Staff Report for the Replat of Lots 1-5 in The Ranch subdivision. Lot 3 is owned by Stephanee Davidson. Mr. Taylor owns the other lots. This replat would create 3 larger lots, 1A, 3A and 5A. Lot 3 has a home currently under construction. The easement for this property is already on her lot. The easements for Lots 1 and 5 will have to be moved to the new property lines. One of the lots has an existing electric line. Mr. Taylor has already spoke with the City Electric Superintendent about having that moved. Mr. Taylor has agreed to pay the cost of moving the electric line.

Mr. Taylor stated the biggest reason to increase these lots is because of the driveway access. With them being angled the way they are, there is not enough frontage on the road. This replat would make an overall better situation. Dorothy Young asked if these lots were serviced by the City and how many lots are in the subdivision. Mr. Taylor said yes, but Water District 9 services water. There are 19 lots going down to 17 with the replat. Chairman Chiodini asked Mr. Kroh if the new easements will need to be vacated? Mr. Kroh stated that the new easements are include in the replat so they will not have to go through that process. The electric line that needs to be moved is between Lot 4 and Lot 5. Mr. Taylor suggested that the approval recommendation include that the electric utility line be moved as part of the action.

Brian Pulliam made a motion to recommend approval to the Board of Alderman with the stipulation that the electric line be moved to the new easement before a building permit is issued and any changes be made required by the City Engineer.. Cheryl Bush seconded the motion. The Commission voted unanimously.

RESULT:	**RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]**
MOVER:	Brian Pulliam
SECONDER:	Cheryl Bush, Board Member
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Judy Reece

4. Discussion Items

Roger Kroh let the Commission know that he has received 10 good proposals for the Comprehensive City Plan. He has interviews to be done and is hoping to have a contract approved by March 15, 2021.

Dorothy Young asked about the progress on the Aldi's project. Roger Kroh stated that the original plan was for them to be done in early May. He is not sure if the weather has held them up.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Wilbert Crawford seconded. The meeting was adjourned at 6:15 PM

____

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Respectfully Submitted,

____

Jamie Martin, Recording Secretary

City of Harrisonville est. 1836

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Roger Kroh, Planner

DATE: April 9, 2021

SUBJECT: LEXINGTON PLACE FINAL PLAT

<u>Type of Item:</u> *Approval*

GENERAL INFORMATION

Applicants: OnPoint Home Design and Contracting, Brent Hastie, Owner, in Partnership with Allen C. Chiodini

Property Owners: Kenneth and Brenda Speer, ETAL.

Surveyor: Michael Huffman, Huffman Land Surveyors, LLC

Requested Actions: Approval of the Final Plat of Lexington Place, Lots 1 Thru 6 Inclusive at the northeast corner of Lexington Street and Chestnut Avenue

Date of Application: March 12, 2021

PROPOSAL

The City has received an application from OnPoint Home Design and Contracting, Brent Hastie, Owner, in Partnership with Allen C. Chiodini to replat 3 existing lots at the northeast corner of Lexington Street and Chestnut Avenue into 6 lots - three that will front on Lexington and three that will front on Chestnut Avenue. The applicant is proposing to construct 6 single-family homes to be sold as owner-occupied residences. The applicant states the homes will not be constructed as rentals.

Depending on lot sizes and needs of the buyers, the homes will be 1,400 to 1,800 sq. ft. and priced in the low $200,000s to $300,000s. All homes will be required to meet setback and design standards in the R-2B zoning district regulations and the Original Harrisonville Design Guidelines regarding such design elements as porches, stoops, sidewalks, and garage setbacks.

The proposed subdivision is in the R-2B Near Downtown Two-Family Neighborhood Zoning District meets the lot width and lot area requirements for the district.

	Required	Proposed
Lot width	50 ft.	50 to 62 ft.
Lot area per family	5,000 sq. ft.	5,025 and 9,610 sq. ft.

At the rear property line of the subdivision is a north/south creek that carries water during storms from abutting properties and a drainage area south of Chestnut. A condition proposed by staff is that the applicant to provide drainage calculations so that staff and applicant can determine the best way to handle this water prior to approval of the plat.

PREVIOUS ACTIONS

On March 15, 2021, the Board of Aldermen approved the vacation of a 15 ft. east/west alley extending the full depth off the lots.

STAFF RECOMMENDATION

Recommendation that the Board of Aldermen approve Final Plat of Lexington Place, Lots 1 thru 6 inclusive subject to the following stipulations.

1. Utilities and drainage easements shall be shown on the plat prior to recording.
2. All existing utilities, valves and hydrants shall be shown on the plat prior to recording.
3. Prior to approval of the plat by the Board of Aldermen, the applicant shall provide drainage calculation to the Director of Public Works and reach agreement on any improvements necessary to manage stormwater in the drainageway abutting the east property line.
4. Final plat shall meet all requirements of the subdivision and zoning requirements of the city prior to recording,
5. New residences are subject to the setback and design requirements of the R-2B Zoning District and Original Harrisonville Design Guidelines.

ATTACHMENT

Final Plat

STAFF CONTACT: Roger Kroh

A. Action Item (ID # 3838)

LEXINGTON PLACE FINAL PLAT

Attachments:

Lexington Place (PDF)

FINAL PLAT OF
LEXINGTON PLACE
LOTS 1 THRU 6 INCLUSIVE
A TRACT OF LAND LOCATED IN SECTION 04, TOWNSHIP 44 NORTH, RANGE 31 WEST HARRISONVILLE, CASS COUNTY, MISSOURI

ORDERED BY
ON POINT CONTRACTING, LLC
ATTN: BRENT HASTIE
19707 E STATE ROUTE A
ARCHIE, MO 64725
MOBILE: (816) 985-3027

TITLE COMMITMENT
THE TITLE COMMITMENT WAS PROVIDED BY:
COFFELT LAND TITLE, INC.
(AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)
401 S LEXINGTON STREET
PO BOX 208
HARRISONVILLE, MO 64701
OFFICE: (816) 380-3441
EMAIL: hvclosings@coffeltlandtitle.com
CLOSER: JANELLE VERGOUVEN
COMMITMENT NO: 21045745
EFFECTIVE DATE: JANUARY 14, 2021

SCHEDULE "B-II" ITEMS

Item #1: Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Standard Exceptions

Item #2: (a) Rights or claims of parties in possession not shown by the public records.

(b) Easements, or claims of easements, not shown by the public records.

(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.

(d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

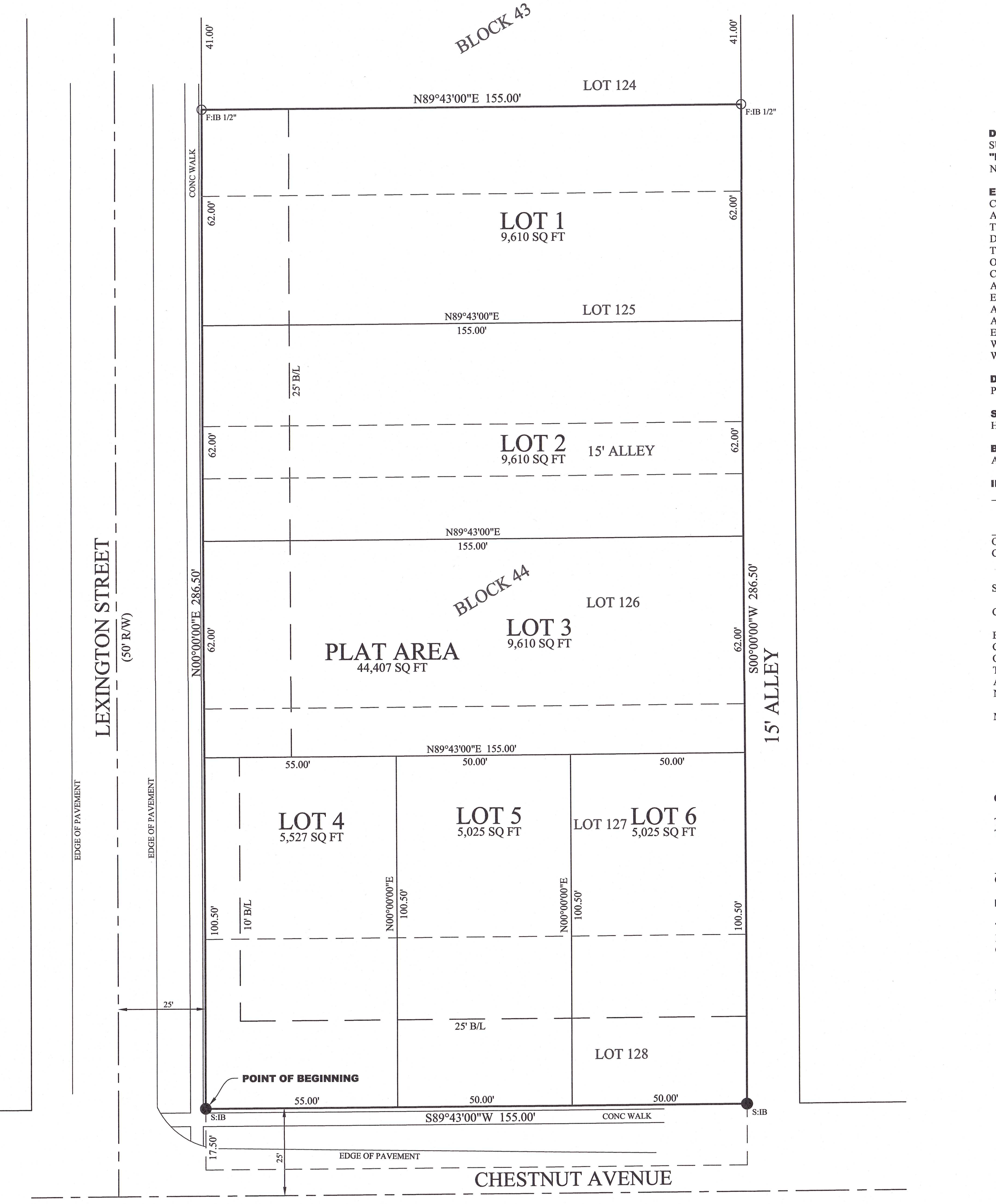
(e) General taxes for the year 2021 and thereafter: None now due and payable.

Special Exceptions

Item #3: The paragraph titled "Arbitration" in the conditions of this policy is hereby deleted.

Item #4: Special Assessments, if any, due or pending to the City of Harrisonville.

LEGEND
F:IB FOUND IRON BAR
F:IP FOUND IRON PIPE
S:IB SET 1/2" IRON BAR W/CAP LS-2268



RECEIVED
MAR 12 2021
CITY OF HARRISONVILLE

BASIS OF BEARING
ASSUMED NORTH FROM SURVEY PERFORMED BY ANDERSON ENGINEERING, RECORDED JULY 08, 2019 AS INSTRUMENT #647469 IN SURVEY BOOK 28 AT PAGE 85.

LAND DESCRIPTION
A tract of land being the South 25 feet of Lot 124, Block 43, all of Lot 125, said Block 43, all of Lots 126, 127 and the North 48.50 feet of Lot 128, Block 44, all in the Original Town of Harrisonville, according to the recorded plat thereof, except the West 10.00 feet acquired for additional Lexington Street right-of-way, more particularly described as follows: Commencing 10.00 feet East of the Southwest corner of said Lot 128; thence North 00° 00' 00" North, along the East right-of-way of said Lexington Street, a distance of 17.50 feet to the True Point of Beginning; thence continuing North 00° 00' 00" North, along said West right-of-way line, a distance of 286.50 feet; thence North 89° 43' 00" East, a distance of 155.00 feet to a point 41.00 feet South of the Northeast Corner of said Lot 124; thence South 00° 00' 00" West, along the East lines of said Blocks 43 and 44, a distance of 286.50 feet to a point 17.50 feet North of the Southeast corner of said Lot 128; thence South 89° 43' 00" West, along the North right-of-way line of Chestnut Avenue, as now established, a distance of 155.00 feet to the point of beginning. Containing 44,407square feet or 1.02 acres, more or less.

DEDICATION: THE UNDERSIGNED PROPRIETOR(S) OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS **"LEXINGTON PLACE"**. IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS **"LEXINGTON PLACE"**.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO HARRISONVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STIRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UE). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES; WITH THE EXCEPTION OF DRAINAGE EASEMENTS (DE) WHERE NO FENCES SHALL BE ERECTED) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF HARRISONVILLE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

DRAINAGE EASEMENT MAINTENANCE: AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

IN TESTIMONY WHEREOF: THE UNDERSIGNED OWNER(S) HAVE SUBSCRIBED THEIR NAMES ON THIS ________ DAY OF ____________, 2021.

OWNER NAME (TITLE)
CORPORATION NAME

OWNER NAME (TITLE)
CORPORATION NAME

STATE OF MISSOURI)
) SS
COUNTY OF CASS)

BE IT REMEMBERED THAT ON THIS ________________ DAY OF __________, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME
OWNER NAME AND TITLE
TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES:____________

PRINTED NAME

CITY PLANNING COMMISSION:

THIS PLAT OF **"LEXINGTON PLACE"** HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVLLE PLANNING COMMISSION THIS _______________ DAY OF _________________, 2021.

CHAIRMAN:

COMMUNITY DEV. DIRECTOR:

BOARD OF ALDERMAN:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF HARRISONVILLE, MISSOURI, BY ORDINANCE NO. _____________ DULY AUTHENTICATED AS PASSED THIS ____________ DAY OF ____________, 2021.

MAYOR:

CITY CLERK:

I, MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

STATE OF MISSOURI
MICHAEL J. HUFFMAN
NUMBER LS-2268
REGISTERED LAND SURVEYOR

Michael J Huffman
MICHAEL J. HUFFMAN
MO. RLS-2268

March 11, 2021
DATE

HUFFMAN LAND SURVEYORS, LLC
PO Box 661
Raymore, MO 64083
Office: (816) 322-4544
Email: huffsurveyor@gmail.com

REVISED:

FILE NAME: File Lexington Place.dwg
FILE LOCATION: Projects\Cass\Harrisonville\Lexington Place
SURVEY CLASS: Urban Property Survey

LEXINGTON PLACE
LEXINGTON ST &
CHESTNUT AVE
HARRISONVILLE, MO 64701

DRAWN BY:	RJS
CHECKED BY:	MJH
DATE:	MARCH 11, 2021
SCALE:	1" = 20'

SHT 1 OF 1 S1