



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

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - May 20, 2021 6:00 PM**
- 3. Agenda Items**
 - A. Burris Drive Estates Final Plat Lots 1-3 Burris Dr and Mechanic St**
 - B. East Elm Estates Rezoning and Replat- WITHDRAWN**
- 4. Discussion Items**
- 5. Adjourn**

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

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 20, 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	
Virgil Butler	Harrisonville		Absent	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Kevin Wood, Applicant; Larry and Donna Pfautsch, Applicants; Bill and Shirley Woods, Residents; Randy Coburn, Resident; Morris Coburn, Resident; Gale Holsman, President and CEO of American Waste Systems and Cass County Transfer Station; Bill Shelton, Property Owner; Kyle Kukuk, Blackstone Environmental Senior Project Manager; Gail Worth, supporter of Cass County Transfer Station; John Gerke, Applicant; Cindy Warner, Attorney for Applicant John Gerke (by zoom); Judy Reece, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Apr 15, 2021 6:00 PM

With no additions or corrections, the minutes for the April 15, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Scott Milner
AYES:	Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Virgil Butler

3. Agenda Items

A. Public Hearing - Rezoning of 2.377 Acres at 2510 Burris Drive from C-O District to R-1 District

The Public Hearing was opened at 6:05 PM.

Roger Kroh presented the Staff Report. This is an application for rezoning Lot 1 in Burris Ridge Subdivision, Plat 1, from C-O Non-retail Business Zoning District to R-1 Single Family Residential Zoning District. Kevin Wood, the current property owner, would like to build a single-family home on this lot. The C-O district allows this; however, Mr. Wood would like the zoning to be consistent with the use. Staff recommends approval.

Kevin Wood thanked the Commission for considering his application. He stated that he signed the original plat in 2005. The developer that handled the original plat has since left.

Dorothy Young asked if access to the property would be off Burris Drive or off of 7 Highway. Mr. Kroh said that access would be off Burris Drive. He also stated that there would be an application coming to the Board of Zoning Adjustment that staff would be supportive of a variance to the driveway access restriction on the plat. Given that this lot is being rezoned from C-O to R-1, staff will support a variance reducing the access restriction from 50 ft. from the Hwy 7 right-of-way to 100 ft. from the Hwy 7 centerline. This is consistent with City design requirements.

There were no questions or comments from the public.

The Public Hearing was closed at 6:11 PM.

B. Rezoning of 2.377 Acres at 2510 Burris Drive

Wilbert Crawford made motion to recommend approval to the Board of Alderman for the reason in the Staff Report. Cheryl Bush seconded the motion. The motion passed unanimously.

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

C. Public Hearing - Rezoning of 2.2 Acres at 2507 Burris Drive

The Public Hearing was opened at 6:12 PM.

Roger Kroh presented the Staff Report. This is an application for rezoning Lot 2 in Burris Ridge Subdivision, Plat 1, from C-1 Local Business Zoning District to R-1 Single Family Residential Zoning District for the purpose of creating single family lots. Larry and Donna Pfausch wish to subdivide the 2.2 acres into 2-4 lots. City staff is supportive of rezoning for the reasons listed in the staff report. If zoning is approved applicants will submit a plat for approval.

There were no questions or comments from the public.

The Public Hearing was closed at 6:16 PM.

D. Rezoning of 2.2 Acres at 2507 Burris Dr.

Mayor Bowman made motion to recommend approval to the Board of Alderman for the reason in the Staff Report. Barrett Welton seconded the motion. The motion passed unanimously.

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

E. Public Hearing - Amended SUP, Cass Co Transfer Station, 2901 Brickplant RD

Roger Kroh presented the Staff Report. He reminded the Commission that they approved the SUP August of 2019. During the review process with DNR for a permit to operate, there were 2 items that the applicant would like to change in the Special Use Permit and one item that the city staff would like to change.

Kroh said the first change is that the leachate from the transfer station be allowed to go through a grease interceptor and into a sewer main instead of to the landfill. The department of Natural Resources does not wish the leachate to be deposited into the landfill. Public Works said that the amount of liquid coming from the transfer station would be a very small amount compared to that coming from other industries in that area. They have proposed a testing process program that are incorporated into the stipulations. Kroh said that if tests failed, the transfer station would be shut down until problems are resolved. Public Works and consultant Burns and McDonnell have decided there are 21 tests they want done.

The applicant also would like to be able to pick up white goods. In the original SUP approved in 2019, the city said no outside storage. Staff has no disagreement with amending the stipulation to allow white goods and bulk items to be stored in a dumpster kept in the dock-loading area on the east side of the building given that it is not visible from the street.

Last, staff would like to amend the stipulation that does not allow outdoor storage other than garbage trucks so that dumpsters can be stored along the east fence of the property farthest from Brickplant Road.

Roger Kroh passed out a revised set of stipulations based on additional discussions. The Director of Public Works is reviewing. They were as follows.

05-20-21 Revised Conditions for Transfer Station

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 2701 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 a bulk storage container in which white goods and other bulk items shall be deposited, and the parking of trash trucks and vehicular traffic utilizing and supporting the transfer station. The storage container for white goods and other bulk items shall be kept in the unused dock-high loading area on the east side of the building. No bulk items shall be kept outside the storage container and the exterior grounds shall be kept clear of trash. Unused trash dumpsters may be kept on the property, but only along the east fence.

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 are 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 treated and deposited in the sanitary sewer in a manner approved by the City Engineer/ Director of Public Works .

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. The applicant shall also meet the following conditions regarding public sewage disposal. These conditions may be modified administratively by the Director of Public Works throughout the term of the SUP to ensure that the waste does not overburden the public sewage disposal facilities or cause odor and unsanitary effects beyond the property line.

A. Effluent discharge to City sanitary main shall be sampled once each week for 6 months of operation and then monthly thereafter and test for chemical oxygen demand, ammonia, nitrogen, total organic carbon, total suspended solids, grease, oil, iron, and any additional items from industrial facilities that the Missouri Department of Natural Resources requires cities to monitor and test for during the term of this SUP. Test results shall be submitted to City Public Works (PW) Department. The interceptor shall be pumped out and contents disposed of in accordance with Missouri Department of Natural Resources (MDNR) regulations, once each month for the duration of the transfer station operations, the pump out report shall be copied to City PW department. Flow quantities shall also be monitored during the 6-month period and results submitted

to City PW department to verify the original estimates of Blackstone Environmental, the Engineer of Record (EOR).

B. The EOR shall obtain an effluent testing sample from an operational transfer station and submit test results to City Public Works for consideration of modification to conditions of operation.

C. Interceptor overflow discharge through tank manholes or back up into loading pit will require facility shutdown and immediate remedial/corrective action.

D. Any condition attributable to the transfer station which places the City's Wastewater Treatment Plant (WWTP) in a position of being out of compliance with its MDNR operating permit shall negate any prior approvals or conditional approvals and the facility shall cease operations immediately upon notice from the City.

E. In accordance with the City Municipal Code, the operation may be subject to discharge extra strength charges.

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.

In the meeting, Roger Kroh indicated that he had just received word from the Director of Public Works that he wishes Condition 9A to be amended to reflect a list of twenty-one (21) compounds that Burns and McDonnell recommend to be tested. Kroh recommended that Condition 9A be amended to read as follows:

9(A). Effluent discharge to City sanitary main shall be sampled once each week for 6 months of operation and then monthly thereafter and test twenty-one (21) compounds specified by the Director of Public Works and any additional items from industrial facilities that the Missouri Department of Natural Resources requires cities to monitor and test for during the term of this SUP. Test results shall be submitted to City Public Works (PW) Department. The interceptor shall be pumped out and contents disposed of in accordance with Missouri Department of Natural Resources (MDNR) regulations, once each month for the duration of the transfer station operations, the pump out report shall be copied to City PW department. Flow quantities shall also be monitored during the 6-month period and results submitted to City PW department to verify the original estimates of Blackstone Environmental, the Engineer of Record (EOR).

The applicant, Gale Holsman, owner of Cass County Transfer Station, said that they will clean the floor of the transfer station every night and they are investing in cleaning machinery that will keep the wash contained. They are also installing a grease interceptor.

Kyle Kukuk, with Blackstone Environmental, consulting engineer for the transfer station, said that they agree to the testing protocol for items listed in the May 20, 2021, draft of conditions, but not the expanded list of twenty-one (21) compounds that Burns and McDonald recommend they test. Mr. Kutak said that other transfer stations are not required by DNR to test for these 21 compounds and DNR has no testing protocols for many of them at this time. He said that testing is costly. Kukuk added that they are installing a grease interceptor whereas the standard practice is for transfer stations to deposit their sewage directly into a sewer main without going through a grease interceptor.

Gale Holsman said they hope to provide the City with a sample of leachate from another transfer station and hopefully that will prove that testing twenty-one (21) compounds is unnecessary.

The Public Hearing was opened at 6:26 PM.

Bill Shelton, the owner of the property, spoke in favor of the application and said that he is opposed to a city imposing testing requirements that have not been adopted by DNR.

Dorothy Young said that she is concerned that the city might be allowing leachate from the transfer station that DNR does not want in the landfill. Roger Kroh said that he is advised by Public Works that the amount of leachate coming from the transfer station will be very much diluted with other sewage going to the plant, but the testing is in place just to be sure there are no problems.

Dorothy Young ask if DNR is recommending or prohibiting the city from sending leachate to the landfill. Kyle Kukuk said they are prohibiting it from going into the landfill, which leaves sending to the sewer plant as the only alternative for disposing it.

Dorothy Young asked if the city is requiring the transfer station to reimburse the city for any damage that sewage from the transfer station might do to the sewer plant and the microbes that treat the sewage. Kroh said that the Public Works Director believes that the proposed conditions adequately protect the City, but he will discuss the question with the director.

Judy Bowman ask about the MDNR inspections. Mr. Kukuk said they are inspected annually by DNR.

Bill Shelton said the transfer station first went into operation in 1988. Then the wash ran directly into the sewer. The proposed system of running the wash through a grease interceptor before putting it into a sewer is a much better system.

The Chairman closed the public hearing at 6:42 PM.

The Public Hearing was opened at 6:26 PM.

F. Amended SUP, Cass Co Transfer Station, 2901 Brickplant RD

Wilbert Crawford asked if 2019 will continue to be the start date of the ten (10) year term of the SUP? Roger Kroh said 2019 will continue to be the start date unless reset by the city.

Wilbert Crawford made a motion to recommend for Board Approval the amended Special Use Permit to start the date of BOA approval with the following stipulations. Brian Pulliam seconded the motion. The motion passed unanimously.

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 2701 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 a bulk storage container in which white goods and other bulk items shall be deposited, and the parking of trash trucks and vehicular traffic utilizing and supporting the transfer station. The storage container for white goods and other bulk items shall be kept in the unused dock-high loading area on the east side of the building. No bulk items shall be kept outside the storage container and the exterior grounds shall be kept clear of trash. Unused trash dumpsters may be kept on the property, but only along the east fence.

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 treated and deposited in the sanitary sewer in a manner approved by the City Engineer/ Director of Public Works .*

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. The applicant shall also meet the following conditions regarding public sewage disposal. These conditions may be modified administratively by the Director of Public Works throughout the term of the SUP to ensure that the waste does not overburden the public sewage disposal facilities or cause odor and unsanitary effects beyond the property line.*

A, *Effluent discharge to City sanitary main shall be sampled once each week for 6 months of operation and then monthly thereafter and test twenty-one (21) compounds specified by the Director of Public Works and any additional items from industrial facilities that the Missouri Department of Natural Resources requires cities to monitor and test for during the term of this SUP. Test results shall be submitted to City Public Works (PW) Department. The interceptor shall be pumped out and contents disposed of in accordance with Missouri Department of Natural Resources (MDNR) regulations, once each month for the duration of the transfer station operations, the pump out report shall be copied to City PW department. Flow quantities shall also be monitored during the 6-month period and results submitted to City PW department to verify the original estimates of Blackstone Environmental, the Engineer of Record (EOR).*

B. *The EOR shall obtain an effluent testing sample from an operational transfer station and submit test results to City Public Works for consideration of modification to conditions of operation.*

C. *Interceptor overflow discharge through tank manholes or back up into loading pit will require facility shutdown and immediate remedial/corrective action.*

D. Any condition attributable to the transfer station which places the City's Wastewater Treatment Plant (WWTP) in a position of being out of compliance with its MDNR operating permit shall negate any prior approvals or conditional approvals and the facility shall cease operations immediately upon notice from the City.

E. In accordance with the City Municipal Code, the operation may be subject to discharge extra strength charges.

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).

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.

Time Limit - 10 years beginning June 7, 2021. Applicant may reapply for renewal of SUP.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Brian Pulliam
AYES:	Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Virgil Butler

G. Public Hearing - SUP & Rezoning, J Gerke Contractor Yard, 2501 E Outer RD

Roger Kroh presented staff report. This is an application for rezoning approximately 1 acre from R-1 to C-2 and a Special Use Permit for a contractor yard at 2501 SE Outer Road. Kroh said the that staff supports the requests providing the applicant and staff reach agreement on proper screening as C-2 does not allow outdoor storage without screening and the zoning regulations require buffering between C-2 uses and R-1 zoned property.

The Chairman opened the Public Hearing at 6:43 PM

Attorney Cynthia Warner and her client, Jonathan Gerke, spoke in support of the application and explained the site plan and said they are willing to meet on it with City staff.

Chairman Chiodina asked about the fill in the rear of the property. Jon Gerke said he had met with the City Engineer before doing it and it is permissible since it is not in the flood plain and less than one acre.

The Chairman closed the Public Hearing at 7:16 PM.

H. SUP & Rezoning, J Gerke Contractor Yard, 2501 E Outer RD

Dorothy Young made a motion to recommend approval to the Board of Alderman of a ten-year special use permit for a contractor yard on 1.6 acres at 2501 E. Outer Road for the reasons contained in the Staff Report, the related conversation had during the meeting, and subject to the conditions listed in the staff report, and the applicant and staff finalizing the landscape plan. Scott Milner seconded the motion.

The Chairman asked staff to pin down the date for screening to be in.

The motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Scott Milner
AYES:	Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Virgil Butler

4. Discussion Items

Mr. Kroh told the Commission that Gould Evans has been working on the Citizen Survey. This is the 1st step for the new Comprehensive Plan.

5. Adjourn

With nothing further to come before the Commission, Scott Milner made a motion to adjourn. Wilbert Crawford seconded. The meeting was adjourned at 7:20 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Minutes Acceptance: Minutes of May 20, 2021 6:00 PM (Approval of Minutes)

Jamie Martin, Secretary

Minutes Acceptance: Minutes of May 20, 2021 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: July 9, 2021
SUBJECT: Burris Drive Estates Final Plat Lots 1-3 Burris Dr and Mechanic St

Type of Item: *Approval*

GENERAL INFORMATION

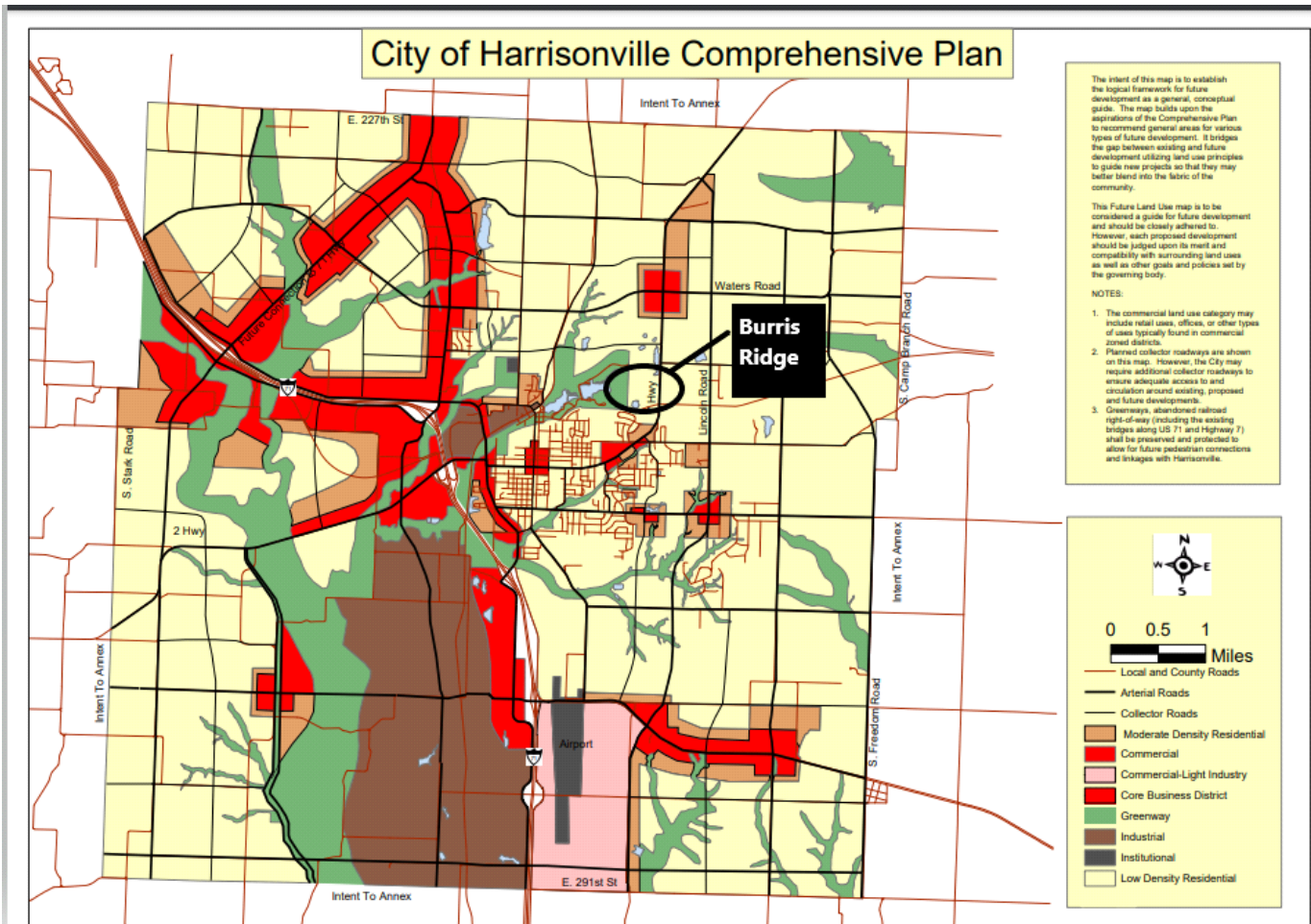
Meetings:	Planning and Zoning Commission	July 19, 2021
	Board of Aldermen	Aug. 2, 2021
Applicant & Property Owner:	Larry and Donna Pfautsch	
Requested Action:	Final Plat of Burris Drive Estates, Lots 1-3	
Location:	2507 Burris Drive, SW Corner Burris Ridge Drive and N. Mechanic St.	

PROPOSAL

The City has received from Larry and Donna Pfautsch a replat of 2.2 acres that was rezoned in June from C-O to R-1. The Pfautsch's are creating 3 lots to be sold for single-family residential homes. The plat is attached and full-size copies will be available at the meeting. Final plats do not require a public hearing.



VICINITY MAP / COMPREHENSIVE PLAN



STAFF COMMENTS

The applicant has chosen to establish a 50-ft. front yard setback which is in excess of the required minimum 30-ft. front yard setback in the R-1 zoning district. Staff has no objections.

The Pfautsch's have asked if the city would consider vacating and removing from the plat a 30 ft x 30 ft. easement for a landscaped entry into the subdivision. The landscaping easement is on the corner of the new lot closest to the entrance. The landscaped entryway has been poorly maintained to date.

As there are many more lots to be developed in Burris Ridge, and more homes that will be resold from time to time, staff believes that an attractive landscape entry feature is important to the subdivision and recommends that the 30 ft. x 30 ft. landscape easement be retained, and Burris Ridge property owners organize a group to properly care for the entry.

The applicant has also asked if new civil plans of utilities will be required in advance of plans for building permits that will be submitted as each lot is developed. The Director of Public Works says that new civil plans will not be required as utilities are already in place in the subdivision.

The City Engineer has been out of the office and will complete his review prior to the Planning Commission meeting. We will update the Planning Commission on his review at the meeting.

RECOMMENDATION

Staff recommendation: Approval of motion recommending that the Board of Aldermen approve the final plat subject to review by the City Engineer.

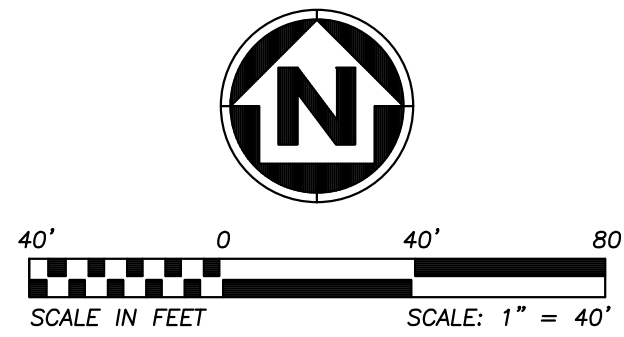
STAFF CONTACT: Roger Kroh, Community Development Planner

A. Action Item (ID # 3954)

Burris Drive Estate Final Plat - Lots 1-3

Attachments:

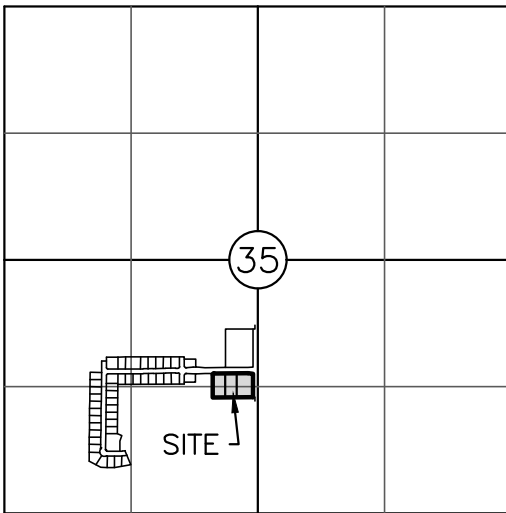
Plat (PDF)



- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED PLS 2616
- ⊙ = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED PLS 2616
- U.E. = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY

Reference Survey

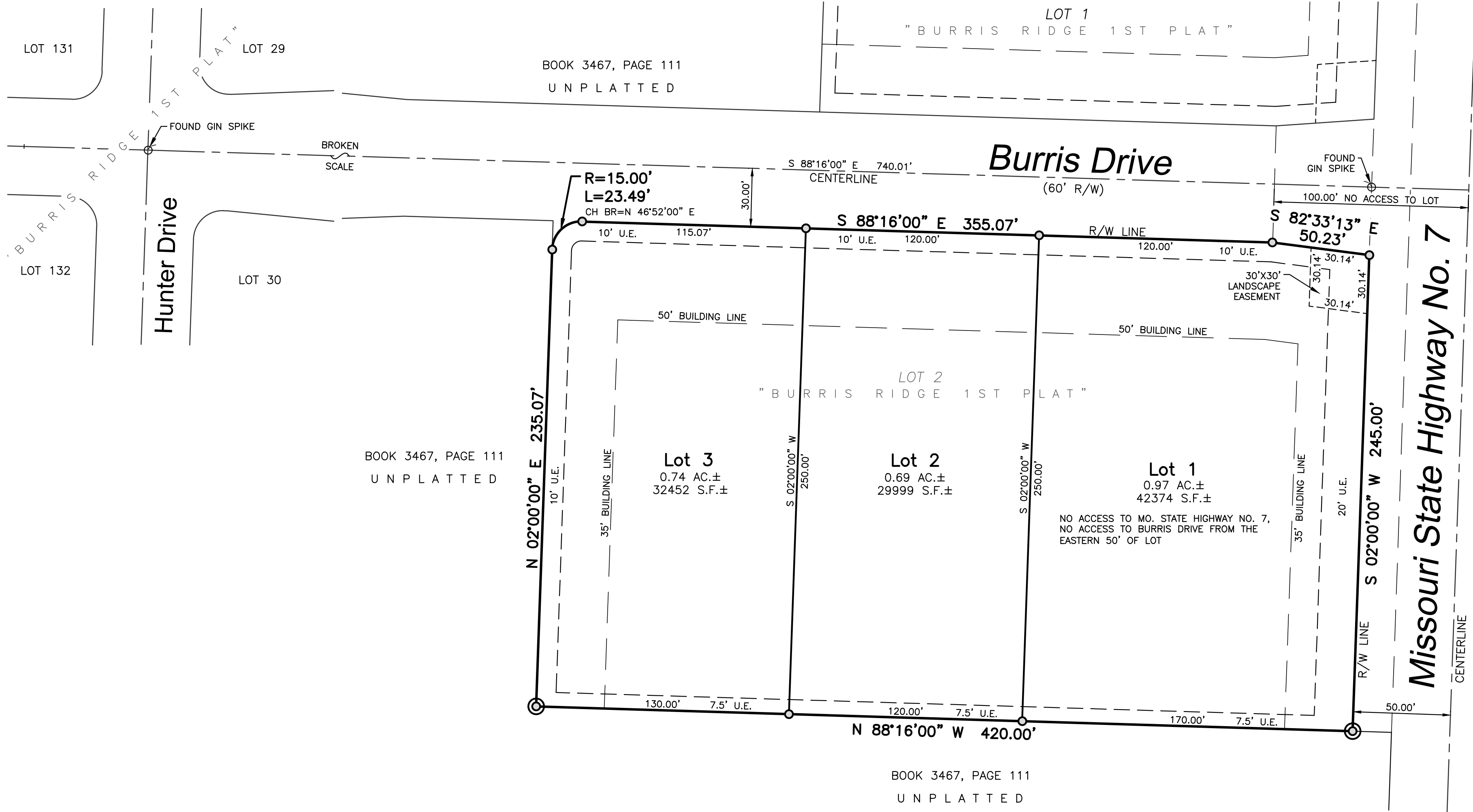
FINAL PLAT OF BURRIS RIDGE 1ST PLAT
BY: RONALD H. HENLEY, PLS 2005019211
DATED: 11/30/16
PLAT BOOK 20, PAGE 63
CASS COUNTY



LOCATION MAP
SECTION 35, TOWNSHIP 45, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Final Plat
of
"Burris Drive Estates, Lots 1 thru 3"

Being a Replat of
Lot 2, "Burris Ridge 1st Plat"
Harrisonville, Cass County, Missouri



Description: BOOK 4660, PAGE 86
LOT 2, BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Dedication:
THE UNDERSIGNED PROPRIETORS 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 "BURRIS DRIVE ESTATES, LOTS 1 THRU 3" IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "BURRIS DRIVE ESTATES, LOTS 1 THRU 3".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E).

BUILDING LINES OR SETBACK LINES SHALL CONFORM TO ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI.

THE USE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, GERMANTOWN FARMS, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S MEMBER THIS

_____ DAY OF _____, 20____

GERMANTOWN FARMS, LLC

BY: _____
MEMBER

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, BEFORE ME PERSONALLY
APPEARED _____, A MEMBER OF GERMANTOWN FARMS, LLC,
KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT,
ON BEHALF OF SAID COMPANY, AND HE/SHE DULY ACKNOWLEDGED THE EXECUTION OF THE SAME
TO BE THE ACT AND DEED OF SAID COMPANY IN WITNESS WHEREOF,

(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Recorder of Deeds:

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS
OFFICE ON THE _____ DAY OF _____, 20____, IN BOOK _____, PAGE _____.

RECORDER OF DEEDS

DEPUTY

Notes:

BEARINGS SHOWN ARE BASED ON THE PLAT BEARING OF SOUTH 88°16'00" EAST ALONG THE NORTH LINE OF LOT 2, "BURRIS RIDGE 1ST PLAT", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RECORD DEED AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT, THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP. ALL EASEMENTS SHOWN ON THIS REPLAT ARE BASED ON THE PLATTED EASEMENTS ON LOT 2, "BURRIS RIDGE 1ST PLAT".

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC / PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 29037C0187F, DATED JANUARY 2, 2013.

Acceptance:

THIS PLAT OF "BURRIS DRIVE ESTATES, LOTS 1 THRU 3" HAS BEEN SUBMITTED TO AND APPROVED BY THE
HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "BURRIS DRIVE ESTATES, LOTS 1 THRU 3" INCLUDING EASEMENTS ACCEPTED BY THE
BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF
ALDERMAN BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE
MAYOR OF HARRISONVILLE, MISSOURI, ON THE _____ DAY OF _____, 2021.

(SEAL)

MAYOR: _____

ATTEST: _____
CITY CLERK

CITY ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2021.
DEPUTY COUNTY RECORDER OF DEEDS

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN PLAT OF BURRIS DRIVE ESTATES, LOTS 1 THRU 3 IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JUNE 24, 2021.

FOR: GERMANTOWN FARMS, LLC 1422 NORFOLK DR, HARRISONVILLE, MO 64701

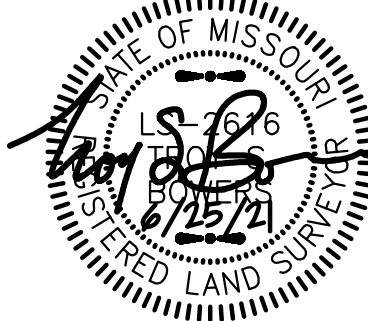
Bowers Land Survey Co. LLC
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0180
WEBSITE: BOWERSSURVEY.COM

SITE ADDRESS: BURRIS DR, HARRISONVILLE, MO 64701

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
35	45	31	CASS	MISSOURI	6/25/21	21723-21

DRAWING NO.	21723RP.DWG	DRAWN BY:	TSB	CHECKED BY:	TSB
BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824					

6/25/21



TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616