



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 19, 2021
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Jul 15, 2021 6:00 PM**
- 3. Agenda Items**
 - A. Jemor Farms Rezoning Public Hearing M-1 to AG, Anaconda RD**
 - B. Jemor Farms Rezoning M-1 to AG, 14 ac Anaconda RD**
 - C. Wilson Ausmer Minor Plat, "Junior's Addition"**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 13th day of August, 2021.

Daniel Barnett , City Clerk



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

1. Call to Order

The meeting was called to order at 6:02 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 Larry Pfautsch, Applicant; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - May 20, 2021 6:00 PM

Dorothy Young asked for Packet Page 7 to be amended. The third paragraph after the Public Hearing was opened should state, Dorothy Young "asked if DNR is prohibiting". With the changes to Packet Page 7, Wilbert Crawford made a motion to approve. Dorothy Young seconded. The amended minutes were unanimously approved.

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

3. Agenda Items

A. Burris Drive Estates Final Plat Lots 1-3 Burris Dr and Mechanic St

Roger Kroh presented his Staff Report for the replat of 2507 Burris Drive. The application received from Larry and Donna Pfautsch would create 3 lots for single-family residential homes. The Public Works Director has said that new civil plans will not be needed as all utilities aside from underground electrical are already there. There is a 30' x 30' landscape entryway easement on the SW corner of Mechanic and Burris that the applicant would like the city to remove and vacate. Staff stated that when Burris Drive Estates was originally platted, Burris was to be a collector road with a 150' access restriction. With the rezoning of lots 1 and 2 from C-1 to R-1, the access restriction is 50 feet from the HWY 7 right-of-way.

Dorothy Young asked if MODOT had any requirements since Mechanic Street is HWY 7. Mr. Kroh stated that MODOT does not have any rules, they are the city's rules.

Mr. Kroh said that in the Staff Report he would obtain comments from the City Engineer, but he had not yet had a chance to do so. Staff recommended approval with approval subject to receiving comments from the City Engineer.

Larry Pfautsch told the Commissioners that the only significant thing on the plat is the 50 foot setback instead of the required 30 foot setback. He said he believes that would look better as the home across the street is being built significantly further back from the build line.

Wilbert Crawford stated that the 30' x 30' easement would be a lot of work and maintenance would probably fall on the person who bought that corner lot. Mr. Pfautsch agreed. He said that there is not an HOA, but he has spoke with the owner of the development and he has been asked to submit a plan and a drawing for the easement.

Dorothy Young asked Mr. Kroh to confirm that the easement is included in the plat. Mr. Kroh said that it is. He said when a plan is pulled together, the easement can be amended or vacated in the future.

Dorothy Young made a motion to recommend approval of the Final Plat of Burris Drive Estates, Lots 1-3, to the Board of Alderman subject to review from the City Engineer. Brian Pulliam seconded the motion. The motion passed unanimously.

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

B. East Elm Estates Rezoning and Replat- WITHDRAWN

Mr. Kroh said that the application had been withdrawn so the applicant could speak with his engineer.

4. Discussion Items

Dorothy Young asked for an update on the Transfer Station on the Board level. Mr. Kroh told the Commission that testing had been reduced and the Board of Alderman had approved the SUP.

Chris Chiodini asked for an update on the Comprehensive Plan. Mr. Kroh told them that the city wide survey had been finalized and should be mailed out in the next few weeks. There will also be a link to take the survey online. There is a 1 week deadline to do the survey, but a certain

percentage of completed surveys have to be reached before the survey portion is closed. He said this could take close to a month.

5. Adjourn

With nothing further to come before the Commission, Cheryl Bush made a motion to adjourn. Wilbert Crawford seconded. The meeting was adjourned at 6:25 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Jul 15, 2021 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: August 13, 2021
SUBJECT: Jemor Farms Rezoning Public Hearing M-1 to AG, Anaconda RD

Type of Item: *Approval*

PUBLIC HEARING

Applicant: Stan and Cynthia Warner

Property Owners: Stan and Cynthia Warner for the 14-ac. Jemor Farms Tract
 Freeman Banks for the .75 acre Gladys Fay Farrand Trust Land

Requested Actions: Public Hearing - Rezone 14.75 acres from M-1 to AG Zoning

Date of Application: August 4, 2021

PUBLIC HEARING NOTICE

The city has received an application to rezone approximately 15 acres owned by Jemor Farms, Inc., and the Gladys Fay Farrand Trust from M-1 Light Industrial Zoning to AG Agriculture Zoning. As you own property within 185 feet of the properties, be advised that the Harrisonville Planning and Zoning Commission (PZ) and Board of Aldermen (BOA) will conduct public hearings to receive public testimony on the application at City Hall, 300 E. Pearl St., Harrisonville, MO 64701 on:

Planning and Zoning Commission Meeting	Thursday, August 19, 2021	6 PM
Board of Aldermen Meeting	Tuesday, September 7, 2021	6 PM

Approximately .75 acres of the 15 acres is located at 2608 Anaconda Road and the remaining acres abut the north and east property lines of 2608 Anaconda Road. The legal description of the 15 acres is defined as follows:

Legal Description

A part of the East half of Lot 1 of the Northwest Quarter of Section 5, Township 44, Range 31, in the City of Harrisonville, Cass County, Missouri described as follows: Beginning at the Southwest corner of the East Half of Lot 1 of the Northwest Quarter of Section 5, aforesaid, run thence East along the South Line of said Lot 1, 482.73 feet to the Southwest Corner of that Certain Tract of Land described in Book 3854 at Page 636 in the Office of the Recorder of Deeds, Cass County, Missouri; thence North along the West Line of said Tract Described in Book 3854 at Page 636, 1323.81 feet to the Northwest Corner of said Tract and being a point on the North Line of said Lot 1; thence West along said North Line of Lot 1 to the Northwest Corner of said East Half; thence South along the West Line of said East Half to the Southwest Corner of said East Half and being the Point of Beginning.

STAFF CONTACT: Roger Kroh

A. Action Item (ID # 3993)

Jemor Farms Rezoning Public Hearing M-1 to AG, Anaconda RD



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: August 13, 2021
SUBJECT: Jemor Farms Rezoning M-1 to AG, 14 ac Anaconda RD

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Stan and Cynthia Warner

Property Owners: Stan and Cynthia Warner for the 14-ac. Jemor Farms Tract
 Freeman Banks for the .75 acre Gladys Fay Farrand Trust Land

Requested Actions: Rezone 14.75 acres from M-1 to AG Zoning

Date of Application: August 4, 2021

PROPOSAL

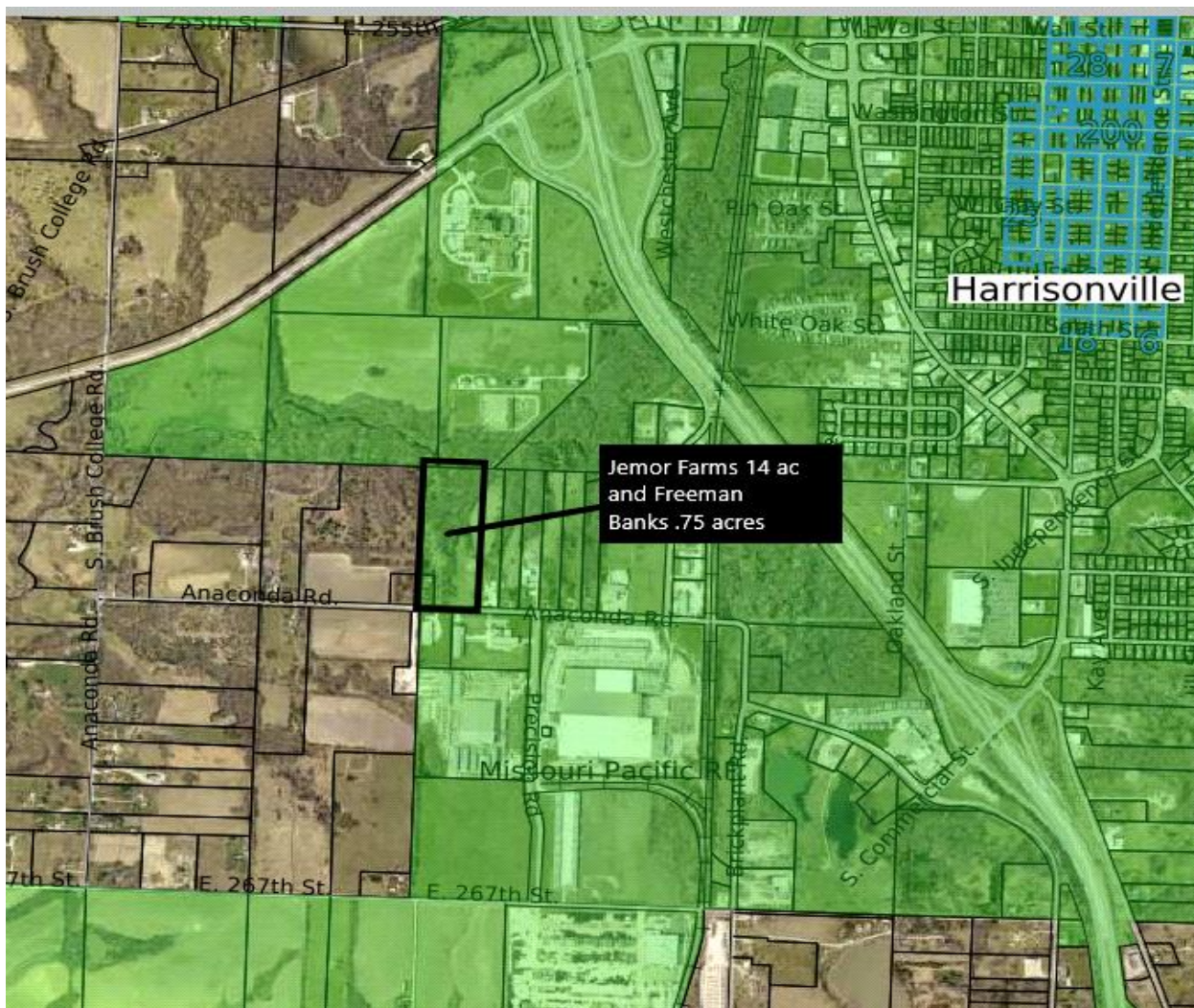
The city has received an application from Stan and Cynthia Warner to rezone approximately 14.75 acres from M-1 Light Industrial Zoning to AG Agriculture Zoning. The 14.75 acres consist of the last two tracts in the city on the north side of Anaconda Road. One tract is .75 acres owned by Freeman Banks. The property is called the Gladys Fay Farrand Trust property. The 14-acre tract is part of the Jemor Farms property and owned by Cynthia and Stan Warner. Mr. Banks's property is addressed as 2608 Anaconda Road. The Warner tract has not been assigned a street number but is shown on the below map and included in the legal description for both properties in the staff report.

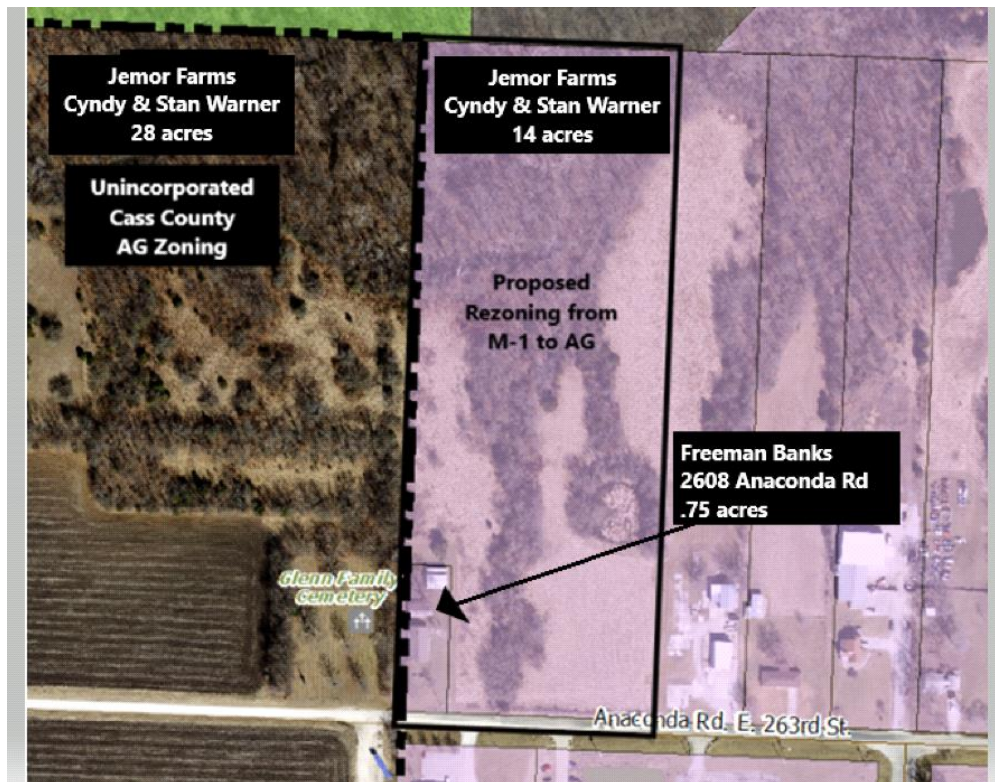
A buyer wishes to acquire the 14 acres owned by the Warners and market it as rural acreage on which a house can be built. The Warner's are applying to have the property rezoned from M-1 Light Industrial to (AG) Agriculture as a residence cannot be constructed in the M-1 zoning district

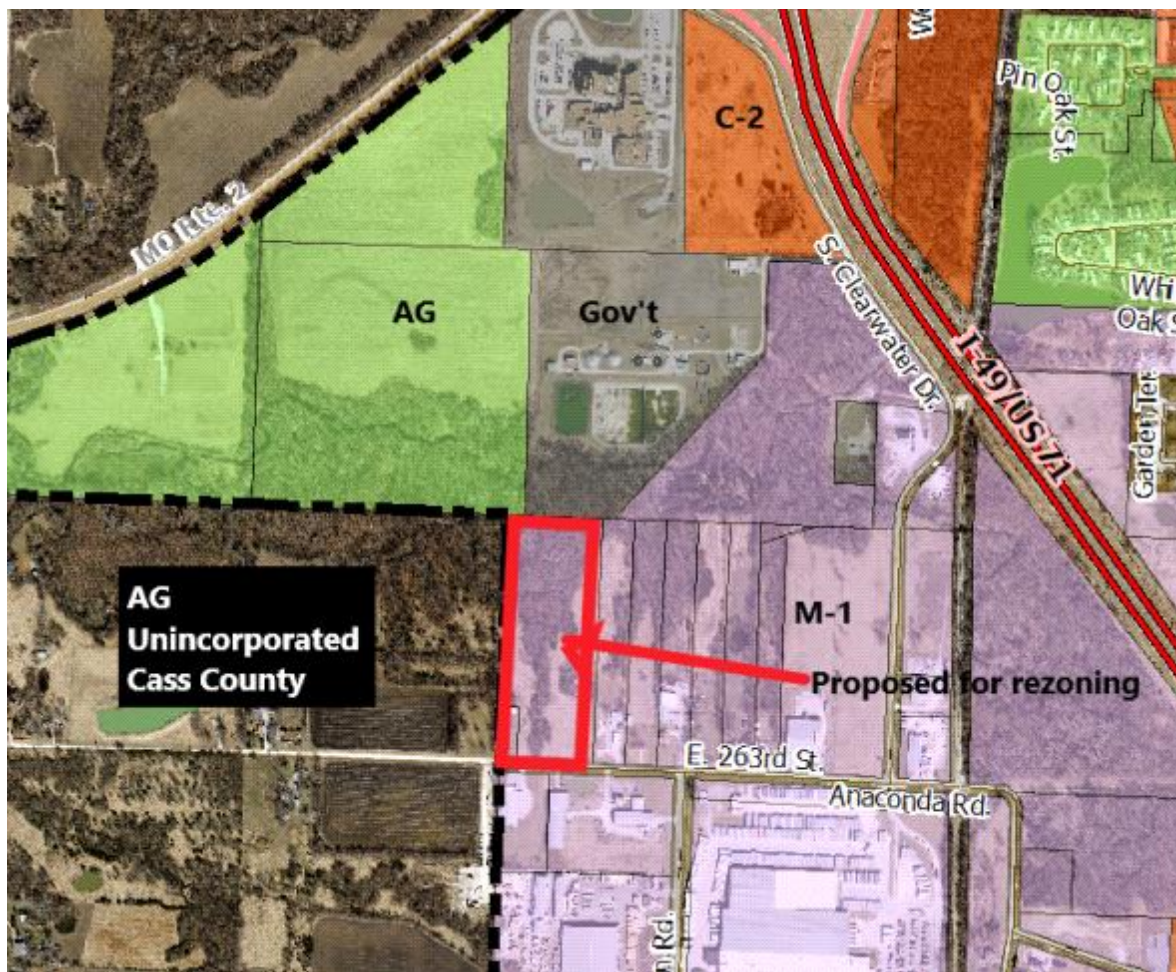
Mr. Banks' home was constructed before the area was zoned M-1 and is a legal non-conforming use. He has provided a signed consent to be included in the rezoning. He prefers to live next to a rural residence

on acreage rather than light industrial buildings. Staff prefers that his .75 acres not be left as a small island of M-1 zoning.

On the west side of the Banks and Warner properties is another 25-acre Jemor Farms tract owned by the Warners that is under contract to a different individual who intends to construct a residence on the acreage. The 25 acres is zoned AG Agriculture and is in unincorporated Cass County.







DISCUSSION

If this tract was surrounded by M-1 zoning, staff would not support a request to create a donut hole of AG zoning. However, staff is supporting this application for the following reasons:

1. The 14.75 acres is bordered on the west side by unincorporated County. This is a 25 acre tract that is being purchased from the Warners by another buyer who intends to build one house on the 25 acres.
2. The north side of Anaconda Road is split into a number of long and narrow lots that have both residences and non-residential buildings. Based on the shape of the lots and combination of residential and non-residential uses, it is doubtful there will be industrial development on the north side of Anaconda Road in the future.

3. The north part of the 14 acres Warner property is in the flood plain, limiting the opportunity for industrial development in the future.
4. At one time the City anticipated light industry going down Anaconda Road with Anaconda Wire and Cable Company being on the outskirts of the city. However, in 2013 the amount of industrially zoned property grew considerably with the City annexing 700 + acres of Warner Farm south of Anaconda Road into the City and zoning it M-1. The city now has a considerable amount of land west of I-49 that is industrial. Loss of 14 acres of M-1 zoned land north of Anaconda Road is inconsequential.

STAFF RECOMMENDATION

For the reasons stated in the staff report, staff recommends that the BOA approve the rezoning from M-1 Light Industrial zoning to AG Agriculture zoning the .75 Freeman Banks tract at 2608 Anaconda Road the 14-acre Cynthia and Stan Warner tract abutting the east and north property lines of 2608 Anaconda Road. The 14.75 acres is legally described as follows:

Legal Description for 14.75 Acres

A part of the East half of Lot 1 of the Northwest Quarter of Section 5, Township 44, Range 31, in the City of Harrisonville, Cass County, Missouri described as follows: Beginning at the Southwest corner of the East Half of Lot 1 of the Northwest Quarter of Section 5, aforesaid, run thence East along the South Line of said Lot 1, 482.73 feet to the Southwest Corner of that Certain Tract of Land described in Book 3854 at Page 636 in the Office of the Recorder of Deeds, Cass County, Missouri; thence North along the West Line of said Tract Described in Book 3854 at Page 636, 1323.81 feet to the Northwest Corner of said Tract and being a point on the North Line of said Lot 1; thence West along said North Line of Lot 1 to the Northwest Corner of said East Half; thence South along the West Line of said East Half to the Southwest Corner of said East Half and being the Point of Beginning.

STAFF CONTACT: Roger Kroh

B. Action Item (ID # 3994)

Jemor Farms Rezoning M-1 to AG, 14 ac Anaconda RD



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: August 13, 2021
SUBJECT: Wilson Ausmer Minor Plat, "Junior's Addition"

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Wilson Ausmer, Jr.

Property Owner: Same

Surveyor: Troy Bowers, Bowers Land Survey Company, LLC

Requested Actions: Approval of Minor Plat, "Junior's Addition"

Date of Application: August 10, 2021

PROPOSAL

The City has received an application from Mr. Wilson Ausmer, Jr. for the approval of a 4-lot minor plat west of King between Pine and Elm Streets. This property was previously the location of a vacant church that Mr. Ausmer removed several years ago.

The plat is in the R-1B Near Downtown Single Family Zoning District. The lot sizes and setbacks conform to the R-1B zoning requirements. The lot width of each lot is 58 ft and the lot depth is 101 ft.. The 4 lots are 5,910 sq. ft. to 5,911 sq. ft. in size.

The Public Works Department states that with no sanitary sewer on Elm Street, Lots 1 and 2 will need low pressure grinder pumps and private utility easement(s) across the lots to the public sewer on Pine Street. Lots 1 and 2 cannot use the public utility easement for private lateral mains.

Public Works also asks the applicant to determine the elevation of the existing flowlines of the public sanitary sewers at the manhole at the intersection of King Street and Pine Street and manhole approximately 400 feet west on Pine St. If the gravity laterals do not work for homes on Pine, then a grinder pump (low pressure system) may be required.

Prior to the signing of the plat, Public Works asks that the surveyor resubmit the plat map with the private utility easements shown on the drawing enabling the sewer laterals to reach Pine Street; and field verify the flow line invert elevation of the two manholes indicated above.

STAFF RECOMMENDATION

Recommendation that the Board of Aldermen approve the Minor Plat of “Junior’s Addition subject to the stipulation that prior to the plat being signed by the city, the applicant will

have the surveyor resubmit the plat map with the private utility easements shown on the drawing enabling the sewer laterals to reach Pine Street; and field verify the flow line invert elevation of manhole at the intersection of King Street and Pine Street and the manhole approximately 400 feet west on Pine St.

STAFF CONTACT: Roger Kroh



Full-size copy available at meeting.

