



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 20, 2022
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Dec 2, 2021 6:00 PM**
- 3. Agenda Items**
 - A. PUBLIC HEARING to amend SUP - 30 day stay to 180 day stay**
 - B. Consideration to Amend SUP - RV Park - increase 30 day stay to 180 days**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 14th day of January, 2021.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
DECEMBER 2, 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
Kevin Wood	Harrisonville	Mayor	Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Late	6:04 PM
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Absent	

Also in attendance were Karen Ausmer, Applicant; Brian Wooten, Resident and Property Owner; Beth Tomasek, Resident; Milli Lamotathe, Resident; Jim Clarke, Community and Economic Development Director; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Aug 19, 2021 6:00 PM

With no additions or corrections, the minutes from the August 19, 2021, meeting were unanimously accepted.

Dorothy Young abstained from voting as she was not in attendance August, 19, 2021.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Barrett Welton
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford
ABSENT:	Brian Pulliam

Minutes Acceptance: Minutes of Dec 2, 2021 6:00 PM (Approval of Minutes)

3. Agenda Items

A. Public Hearing - Rezone from R-1B to R-2B .645 acres west of King between Pine and Elm

Roger Kroh presented the Staff Report for application to rezone the plat of Junior's Addition from R1-B to R2-B. Mr. and Mrs. Ausmer would like to build a duplex on each of the four lots. There are duplexes to the south of this property. In 2015 the City instituted R1 and R2 Downtown districts. The lots to the south that have a duplex on them that are currently in the R1-B zoning district are legal non-conforming uses as they were there when the zoning was changed. Staff believes that Pine Street is an appropriate dividing line between the zoning districts and if rezoning is approved, this would be considered spot zoning. Mr. Kroh also stated that the City Zoning Regulations state that the lot size for a two-family home has to have at least 10,000 square feet while these lots are 5800 square feet, requiring a variance if the rezoning is approved. Staff recommends denial of the rezoning application for the reasons stated in the Staff Report.

Chairman Chiodini opened the Public Hearing.

Karen Ausmer gave the Commission history on this application. She stated that this started when they received a letter from the City about tearing down the abandoned church on Pine Street. They took the cost on themselves and had the church demolished. She stated that they know the lots are small and that they have already checked with the City about gravity pumps. They would work with the City to meet setbacks and to make the proposed duplexes fit. Mrs. Ausmer said that there are a lot of duplexes on Chestnut and they want to keep the flow of things. The Ausmers' want to provide more housing for Harrisonville.

Wilbert Crawford asked Mr. Kroh if there is an unimproved street to the West? Mr. Kroh said yes, the Marshall Street Right-of-Way extends to Pine.

Dorothy Young asked Mrs. Ausmer what they would do if the Commission did not approve the rezoning? Mrs. Ausmer said that duplexes would allow people to move in quicker and that they would really like to have duplexes.

Cheryl Bush asked if they would sell the lots if not approved? Mrs. Ausmer said she couldn't answer that, she is just hoping the Commission can see that they are just trying to make Harrisonville better.

Bryan Wooten spoke to the Commission. He stated that he owns the duplexes on Chestnut and that he has built many houses in older neighborhoods. He explained some of the challenges that he encountered building single family homes on lots the size of the Junior's Addition lots. The multi-family homes he owns were built before the zoning changes so they are legal non-conforming.

Kevin Wood asked if these multi-family homes on Chestnut that are legal non-conforming uses would have to be rebuilt as single-family if they were destroyed given the R1-B zoning. Mr. Kroh stated that 1 to 4 unit homes could be rebuilt as is they were if an "Act of God" that destroyed them.

Dorothy Young asked if there were minimum sizes or amount of bedrooms for multi-family homes. Mr. Kroh said there are not, they just have to meet the setback requirements.

Cheryl Bush asked about garages and parking. Chairman Chiodini said that garages have to be 10 feet behind the front build line or in the rear yard.

Wilbert Crawford asked what is next if this application is recommended for approval? Mr. Kroh stated that if the Planning Commission and the Board of Alderman passed the rezoning to R2-B, a variance would still have to be applied for. Chairman Chiodini stated that this is a self imposed hardship.

Beth Tomasek discussed her concerns about the rezoning of the lots as a neighboring home owner. Property values, size of the lots and parking were a few of them.

Chairman Chiodini closed the Public Hearing.

RESULT:	PRESENTED
----------------	------------------

B. Rezone from R-1B to R-2B .645 acres west of King between Pine and Elm

Dorothy Young made a motion to recommend to the Board of Alderman to deny the application for rezoning of Junior's Addition based on staff recommendation. Wilbert Crawford seconded the motion.

Kevin Wood stated that the plat should have been for 2 lots instead of 4. He would have considered duplexes for that.

If the applicant chooses to move forward, the application will go to the Board of Alderman on January 3, 2022.

**The BOA meeting has been rescheduled for January 4, 2022.*

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Wilbert Crawford
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford
ABSENT:	Brian Pulliam

C. Public Hearing Amended SUP for The Woods RV Park, 700 Plaza DR

Chairman Chiodini opened the Public Hearing.

Roger Kroh told the Commission that Mr. Winter needed more time for his application. Mr. Kroh asked the Commission to continue this application until the January 20, 2022. Meeting.

Kevin Wood made a motion to continue the application until the January meeting. Dorothy Young seconded. The motion passed unanimously.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Kevin Wood, Mayor
SECONDER:	Dorothy Young
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford
ABSENT:	Brian Pulliam

D. Amended SUP - The Woods RV Park, 700 Plaza Dr

4. Discussion Items

Roger Kroh thanked the Commission for the 4 years they have worked with him. He introduced Jim Clarke and let them know he will be handling the meetings until a new City Planner starts.

Mayor Bowman thanked Kevin Wood for being on the Commission.

5. Adjourn

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

Regular Meeting**Thursday, December 2, 2021****6:00 PM**

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Dec 2, 2021 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: January 14, 2022
SUBJECT: PUBLIC HEARING to amend SUP - 30 day stay to 180 day stay

Type of Item: *Public Hearing*

A. Action Item (ID # 4094)

PUBLIC HEARING to amend SUP - 30 day stay to 180 day stay



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: January 14, 2022
SUBJECT: Amend SUP - RV Park - increase 30 day stay to 180 days

Type of Item: *Public Hearing*

B. Action Item (ID # 4093)

Amend SUP - RV Park - increase 30 day stay to 180 days

Attachments:

Staff Report - R.V. Park - 30-180 Day Stay - P&Z - 1-20-22 (DOC)

Ordinance for SUP for RV Park - 8-1-2016 (PDF)

Letter from applicant (DOCX)

Addtl comments from applicant (PDF)

Type of park users last 30 days - Nov. 2021 (PDF)

Original Ltr. from Mr. Winter Requesting RV Park - 6-10-16 (PDF)

GENERAL INFORMATION

Date: January 20, 2022

Applicant: Jason and Jennifer Winter Trust, The Woods at Plaza Drive RV Park

Property Owner: Jason and Jennifer Winter Trust, The Woods at Plaza Drive RV Park

Location: 700 Plaza Drive

Requested Action: Amend Special Use Permit for The Woods at Plaza Dr RV Park increasing maximum number of days stay from 30 to 180

Zoning: C-2 General Commercial

BACKGROUND AND REQUEST

In August 2016, the city approved a twelve (12) year Special Use Permit (SUP) authorizing the operation of a recreational vehicle park at 700 Plaza Drive. It is owned by the Jason and Jennifer Winter Trust and called The Woods at Plaza Drive RV Park. It contains 24 spaces.

One of the conditions in the SUP is that Recreational Vehicles (RVs) may not stay in the park longer than 30 days. The purpose of the condition is to ensure that the RV park is not used as a permanent residence. Recently, staff observed that some of the RVs had been in place in excess of the 30 days, resulting in violation of the SUP 30 day stay stipulation. City staff notified Mr. Winter that he either needs to abide by the 30-day limit, or request of the City to consider changing the maximum number of days stay.

While Mr. Winter proposed a maximum stay of 29 days, in his original request for Special Use Permit consideration, in a letter to the City, dated June 10, 2016, he and the City agreed to a maximum of 30 days stay.

Mr. Winter states he submitted the 30-day limit before he had experience owning an RV park. He has expressed his RV park users are comprised of temporary workers and he thinks extending the 30 day limit to 180 day limit, will allow temporary workers to stay at his park, yet keep it from becoming a more permanent mobile home park. Attached is a list of park users, Mr. Winter provided to City staff, who have utilized the RV park.

STAFF ANALYSIS

Attached is Mr. Winter's justification for his request to extend the maximum stay from 30 days to 180 days. He states that he does not want permanent residents in the park and ensures that the park does not contain problem residents by authorizing stays in 180 day increments. However, he wishes to provide spaces for park users for up to 180 days.

City staff spoke with the Police Department, Codes Enforcement and Fire Department, with each indicating there have been no issues with disturbances or trash at the RV park. The only issue that has recently surfaced, is several park users exceeding the 30 days stay maximum, violating the Special Use Permit stipulation on maximum days stay.

While City staff, based on conversations with Police Chief, Fire Chief and Codes Enforcement, concurs that Mr. Winter has managed his 24-space RV park without trash problems or calls to Police Department and Fire Department, staff is concerned that decreasing the rigor of the Special Use Permit requirements, might allow other less well managed RV parks.

As you will see from the park user list, provided by Mr. Winter, most of the benefit of having the RV park, accrues to the RV park owner and the region, but not to Harrisonville.

Staff recommends consideration and weight be given when assessing this request for considering:

- The benefit to the Citizens of Harrisonville
- The cost of staff time and ability to effectively enforce the Special Use Permit stipulations
- Staff is challenged to identify any significant benefit to the Citizens of Harrisonville by extending the maximum stay from 30 days to 180 days
- Staff is not confident that the conduct of current park users, is an effective comparative analysis, or forecast, of conduct of future park users
- There is the possibility, if not probability, that a segment of population of future park users – may not have used the park – due to the current 30 day stay stipulation. Hence, likely tempering the conduct of current park users, as a comparative forecast for conduct of future park users.
- The City is currently in process of updating the Comprehensive Master Plan. This process is designed to solicit and obtain input from citizens and community stakeholders on their vision and desires for the future development, growth and composition of the City and community. Several meetings have been held in this process, including Open House public meetings, Steering Committee meetings and Technical Committee meetings. Staff is not aware of any citizen, or stakeholder, expressing their vision and desire for Recreational Vehicle parks, as a significant benefit and contribution to the City's and community's future growth and development.

STAFF RECOMMENDATION

Staff recommends denying the request to extend the maximum number of days stay from the approved 30 days maximum, to 180 days maximum.

ATTACHMENTS

Ordinance No. 3368 (21-16)

Original letter from Mr. Jason Winter, dated June 10, 2016, requesting consideration for a Recreational Vehicle Park.

Letter from Jason and Jennifer Winter, dated October 26, 2021, requesting the desired increase in number of days stay from 30 days maximum, to 180 days maximum.

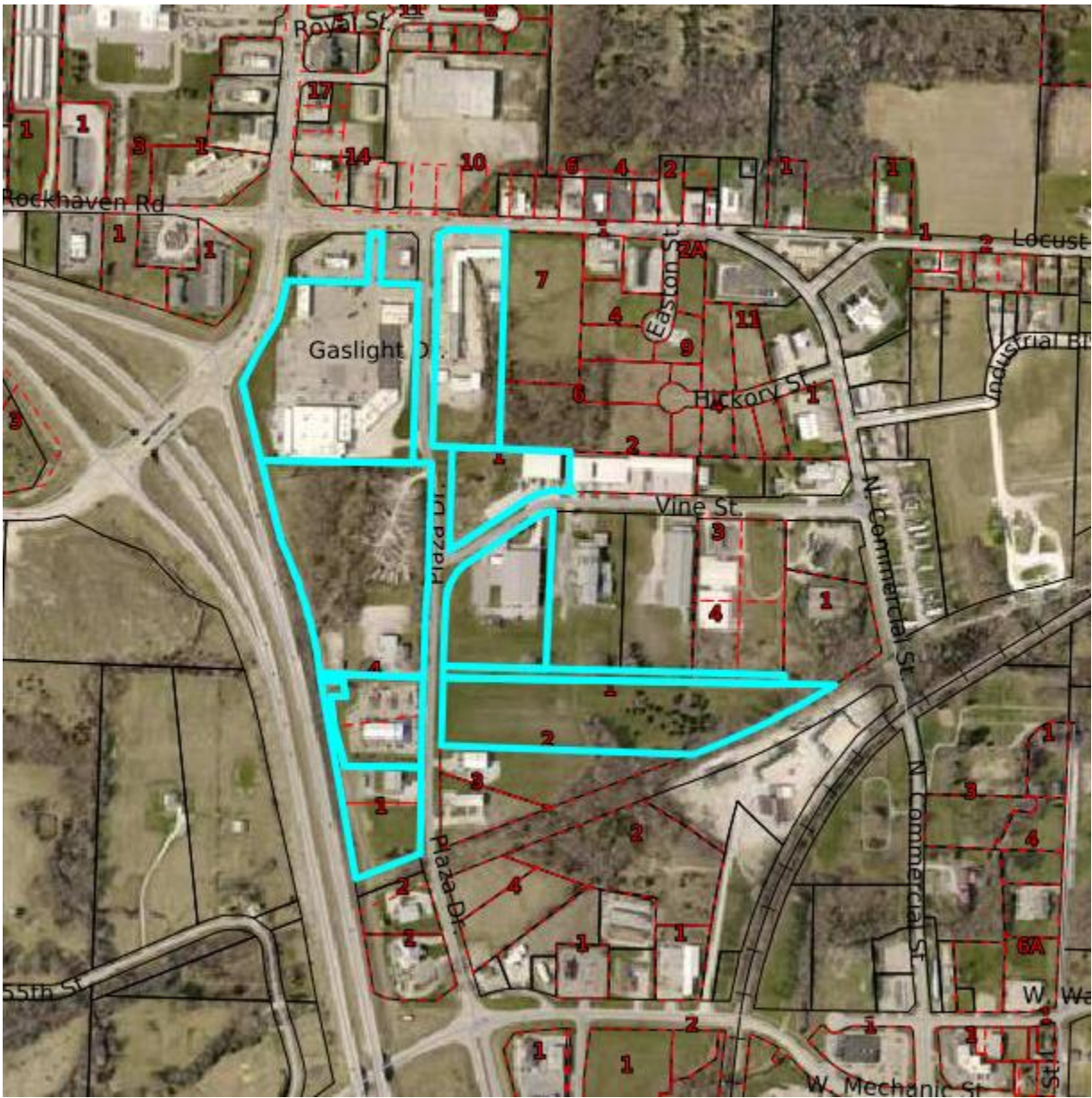
List of park users composition.

STAFF CONTACT: Jim Clarke, Economic Development Manager

The Woods at Plaza Dr. RV Park



Property Owners within 185 feet



Attachment: Staff Report - R.V. Park - 30-180 Day Stay - P&Z - 1-20-22 (Amend SUP - RV Park - increase 30 day stay to 180 days)

Council Bill 051

Ordinance 3368 (21-16)

AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, REGARDING A SPECIAL USE PERMIT FOR THE ESTABLISHMENT OF A RECREATIONAL VEHICLE PARK AT 700 PLAZA DRIVE

WHEREAS, after a public hearing has been conducted by the Harrisonville Planning and Zoning Commission as required by Chapter 89 RSMo(1986) and the Harrisonville City Code, with said hearing being held June 16, 2016, the Commission has submitted its recommendation of approval, contingent upon meeting the requirements as outlined by the special use permit, to the Board of Aldermen of the City of Harrisonville, Missouri; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing on July 18, 2016; and

WHEREAS, the legal description of the property is as follows:

All that part of Lot 6 of the Fractional Northwest Quarter of Section 5, Township 44, Range 31, in Harrisonville, Cass County, Missouri, described as follows:

Commencing at the intersection of the South right of way line of North Commercial Street as now established and the East line of said Lot 6; thence South 0 degrees 05 minutes 45 seconds East along said East line, a distance of 950.00 feet to the point of beginning of the tract of land to be described; thence continuing South 0 degrees 05 minutes 45 seconds East along said East line, a distance of 845.06 feet to the Southeast corner of said Lot 6; thence North 89 degrees 07 minutes 00 seconds West along the South line of said Lot 6, a distance of 371.37 feet to a point on the Easterly right of way line of U.S. Highway No. 71 as established by Document filed for record in Book 491 at Page 45 in the Office of the Recorder of Deeds for Cass County, Missouri; thence North 8 degrees 19 minutes 00 seconds West along Easterly right of way line, a distance of 95.18 feet; thence continuing along said Easterly right of way, North 18 degrees 08 minutes 20 seconds West, 783.01 feet; thence North 89 degrees 54 minutes 15 seconds East, 627.50 feet to the point of beginning.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1. A special use permit for the purpose of establishing a recreational vehicle (RV) park located at 700 Plaza Drive is hereby granted with the following conditions:

The Use

This SUP authorizes the operation of a recreational vehicle (RV) park with accompanying facilities for recreation, utilities, security, laundry and restrooms. These facilities are not required, but may be established.

Operation & Management

The maximum stay within the RV Park shall be 30 days. No tent camping shall be allowed. Management shall exercise appropriate control over activities occurring on the site. Inoperable RV's or vehicles shall not be allowed on the site. The storage of, or accumulation of, junk or debris shall not be allowed on the site.

Fire Safety and Emergency Access

The RV Park shall be designed to accommodate fire safety concerns as required by state law and the Fire Code as adopted. The site shall be fully accessible to emergency vehicles and provide adequate fire protection facilities, including water supply through hydrants, or other methods as approved by the Fire Chief.

City Ordinances

The applicant shall comply with all City ordinances.

Attachment: Ordinance for SUP for RV Park - 8-1-2016 (Amend SUP - RV Park - increase 30 day stay to 180 days)

Driveway & Parking Areas

The driveway and parking area must be paved to meet or exceed city standards. No on-street parking will be permitted.

Lighting

Any lighting used to illuminate the area shall be directed away from adjacent properties and/or roadways.

Screening of Dumpster

The dumpster(s) shall be 100% screened from view with a fence or wall.

Ownership

The RV Park use of this property is conditioned to this applicant. If the applicant wishes to transfer ownership to a second party, the applicant must re-submit an application for a special use permit to the City prior to the transfer of ownership.

Expansion of Facilities

The RV Park shall not be extended, expanded, or enlarged beyond 40 spaces without amending the special use permit.

Time Limit

Time Limit = 12 years *(Applicant may reapply for renewal of SUP)*

Section 2. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This ordinance shall become effective immediately upon its passage and approval.

Read two times by title only on August 1, 2016, and passed by the Board of Aldermen this 1st day of August, 2016.

Vote taken as follows:

Ayes: Aldermen Bowman, Bockelman, Reece, Milner, Dickerson, Long, Turner and Stafford

Nays: None

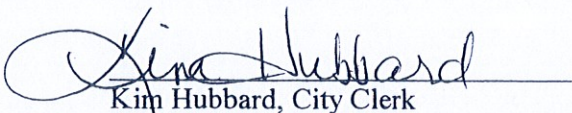
Absent: None

Abstain: None

READ TWO TIMES BY TITLE ONLY ON AUGUST 1, 2016 AND PASSED BY THE BOARD OF ALDERMEN THIS 1st DAY OF AUGUST 2016.



Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen



Kim Hubbard, City Clerk

APPROVED by the Mayor this 1st day of August, 2016.



October 26, 2021

PO Box 367
300 E. Pearl Street
Harrisonville, MO 64701

Mr. Roger Kroh, AICP,

We have owned and operated the Woods At Plaza Drive RV Park for the past 4½ years. More and more people are buying RV's to use as their choice of accommodations as they travel for work and pleasure. We have found that there has been high demand for traveling Contractors (Pipeline, Railroad, Power Plant, Builders for new Commercial Businesses, Road Construction, etc.), traveling Nurses, people that have sold their home and waiting on new home completion and also those just staying for a few days while they enjoy the sites in the Kansas City and surrounding areas. Nearly 4000 people have stayed at our park in Harrisonville since our opening in 2017. With this being said we are seeing a demand for a longer than 30 day stay in our park and therefore are asking the City of Harrisonville to extend our permit for our park from a 30 day stay to a 180 day stay. We take great pride in keeping our park clean and neat and also have strict criteria that RVers have to meet in order to stay in our park. Some of the questions we ask are: Age and condition of RV (if over 10 yrs old we need photo), what brings you to our park, where is your current home?

This extension will help us to continue to help those traveling to our city for work or leisure giving them the extra time they need to stay in our park. Thank you for your consideration and work on this matter.

Sincerely,

Jason & Jennifer Winter

PO Box 774, Harrisonville, MO
816-793-8922

Attachment: Letter from applicant (Amend SUP - RV Park - increase 30 day stay to 180 days)

- As we learned how the RV Park Business works we came to realize the need for a longer stay than 30 days for many clients. A Large percentage of our business is Contractors, Snowbirds back for the summer to be with their families, Individuals that have sold their home and looking for a new home or building a new home. As entrepreneurs, my wife Jennifer and I saw what we thought was a business opportunity that we could add to our 3 other businesses in Harrisonville. As with many new ventures in starting a business we found the need for multiple months for these type of RVers. We originally asked for the 30 day max stay and soon found out the need for longer term stays.
- Many times contractors don't know how long jobs in the area will last due to weather conditions, additional work, etc.
- I am not aware of any independent park around that has a restriction on 30 day or less stay, unless they are a tourist designation, for example: Worlds of Fun.
- Over 70% of our clients need over 30 day stays.
- Our reservation system will not allow anyone to make a reservation over 28 days without calling the office.
- We have operated this business in Harrisonville for 5 years with very few, if any issues and have brought many construction workers from large corporate companies to small independent contractors to service the construction needs for Harrisonville and surrounding communities. Along with contractors, families have come to visit and spend time with their relatives in the area and have asked to stay until they go back and winter in the south.
- We don't believe this issue came up for any other reason than a "spot" check on the paperwork as we have not been experiencing any issues in the park or with any clients in the park.

Attachment: Addtl comments from applicant (Amend SUP - RV Park - increase 30 day stay to 180 days)

Site Number

- 1 Working at Military Base through Feb
- 2 Traveling Nurse
- 3 Works for Brandenburg Construction
- 4
- 5 Moving from CO to area looking for homes
- 6
- 7 traveling with work, remodeling and concrete
- 8 working in Freeman area
- 10 Lives in TX doing Network Cabling in Overland Park
- 11
- 12 Working with Burns & McDonnell on Power Plant
- 13 Lineman working for Magnum in KC
- 14
- 15 Rebuilding Turbine in Pleasant Hill Power Plant
- 16 Building Home
- 17 Building House in Pleasant Hill
- 18 Sold Home and Building between Hville and Phill
- 19
- 20 Traveling nurse working in Lee's Summit
- 21 Selling home in Peculiar and looking for new home
- 22 Working in area from WI
- 23
- 24

June 10th, 2016

Jason & Jennifer Winter
26111 S. Eastview Rd.
Harrisonville, MO 64701

City of Harrisonville
PO Box 367
Harrisonville, MO 64701

To Whom It May Concern:

Our plan for the property located on the north side of our commercial property at 700 Plaza Drive (legal attached), is for an RV park.

Property Outline:

- 30 lot RV Park
- Full Hook up (water, electric, sewer)
- Maximum stay of 29 days
- RV's only (camping trailers & campers) no tent camping

Reasons for project:

- Best use for property (beautiful setting, large trees, creek)
- Completely new service to the Harrisonville Community
- Easy access to I-49
- Convenient Amenities (Gas, Propane, Restaurants, Shopping)

Our goal is to have as little impact on this property and keep it as "green" as possible. By offering full hook ups, we are not planning at this time any kind of structures ie bathrooms/showers.

Thank you,

Jason Winter

Attachment: Original Ltr. from Mr. Winter Requesting RV Park - 6-10-16 (Amend SUP - RV Park - increase 30 day stay to 180 days)