



**AGENDA  
CITY OF HARRISONVILLE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
APRIL 21, 2022  
6:00 PM**

- 1. Call to Order**
  - A. Roll Call**
- 2. Approval of Minutes**
  - A. Planning & Zoning Commission - Regular Meeting - Mar 17, 2022 6:00 PM**
- 3. Agenda Items**
  - A. Burris Ridge RZ from RP-2 to RP-1**
  - B. Comprehensive Plan Draft Feedback**
- 4. Discussion Items**
- 5. Adjourn**

**Posted on City Hall Bulletin Board this 14th day of April, 2022.**

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**Daniel Barnett , City Clerk**



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**CITY HALL**  
**MARCH 17, 2022**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:04 PM by Chair Chris Chiodini

| Attendee Name    | Organization  | Title | Status  | Arrived |
|------------------|---------------|-------|---------|---------|
| Kevin Wood       | Harrisonville |       | Present |         |
| Chris Chiodini   | Harrisonville | Chair | Present |         |
| Scott Milner     | Harrisonville |       | Present |         |
| Judy Bowman      | Harrisonville | Mayor | Present |         |
| Dorothy Young    | Harrisonville |       | Present |         |
| Cheryl Bush      | Harrisonville |       | Present |         |
| Barrett Welton   | Harrisonville |       | Absent  |         |
| Wilbert Crawford | Harrisonville |       | Absent  |         |
| Brian Pulliam    | Harrisonville |       | Present |         |

*Also in attendance were Brian Bechler, Chris Derr, and Austin , Corwood Homes; Wilson and Karen Ausmer, Applicants; Graham Smith, Abby Kinney, and Drew Pearson, Gould Evans; Bill Woods, Resident; Chris Arthur, Building Official; Jim Clarke, Economic Development Director; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**A. Planning & Zoning Commission - Regular Meeting - Feb 17, 2022 6:00 PM**

*With no additions or corrections, the minutes from the February 17, 2022 meeting were unanimously accepted.*

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Dorothy Young                                        |
| <b>SECONDER:</b> | Kevin Wood, Mayor                                    |
| <b>AYES:</b>     | Wood, Chiodini, Milner, Bowman, Young, Bush, Pulliam |
| <b>ABSENT:</b>   | Barrett Welton, Wilbert Crawford                     |

**3. Agenda Items**

**A. Preliminary Plat - Burris Ridge 3rd Plat**

*Jim Clarke presented the Staff Report for the Preliminary 3rd Plat for the Burris Ridge subdivision. The plat is for 15 lots to keep momentum going for builds in the subdivision. After this plat, the developer will be coming to the Commission with a preliminary plat for the rest of the subdivision. Staff recommended approval with the conditions stated in the Staff Report.*

*Dorothy Young made a motion to recommend approval to the Board of Alderman with the conditions written in the Staff Report. Kevin Wood seconded the motion. The motion passed unanimously.*

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Dorothy Young                                        |
| <b>SECONDER:</b> | Kevin Wood, Mayor                                    |
| <b>AYES:</b>     | Wood, Chiodini, Milner, Bowman, Young, Bush, Pulliam |
| <b>ABSENT:</b>   | Barrett Welton, Wilbert Crawford                     |

**B. PUBLIC HEARING Rezoning - from R - 1B to R - 2B**

*Jim Clarke presented the Staff Report which included documents from the 2015 rezoning for the area that includes "Junior's Addition". He stated that nothing had changed since the December meeting where the Commission had denied the request for rezoning and for those reasons, he recommended denial again.*

*Ms. Ausmer spoke to the Commission about combining the 4 lots into 2 lots, and building a duplex on each of the newly combined lots which will accommodate the lot size requirements for duplexes. She would like the lots rezoned as there are already several duplexes and rental properties in that area.*

*Chairman Chiodini stated that the existing zoning map needs to show what is actually in the Zoning District.*

|                |                  |
|----------------|------------------|
| <b>RESULT:</b> | <b>PRESENTED</b> |
|----------------|------------------|

**C. Consideration of Rezoning from R -1B to R - 2B**

*Kevin Wood made a motion to continue the application for a period not to exceed 6 months, sooner if possible, for staff to review the use of the properties and make the necessary revisions to the zoning map. Dorothy Young seconded the motion. The motion passed unanimously.*

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Kevin Wood, Mayor                                    |
| <b>SECONDER:</b> | Dorothy Young                                        |
| <b>AYES:</b>     | Wood, Chiodini, Milner, Bowman, Young, Bush, Pulliam |
| <b>ABSENT:</b>   | Barrett Welton, Wilbert Crawford                     |

**D. Comprehensive Master Plan - Final DRAFT**

*Abby Kinney, Gould Evans; and Drew Pearson, Wilson & Company; presented the draft for the City's Comprehensive Master Plan. They explained the process with the Steering/Technical Committee and Community Open Houses that were held. They also talked about meetings that were held with Community Partners including students from Harrisonville High School. Ms. Kinney invited the Commission to attend the Open House at the Community Center on April 6th.*

*Mr. Clarke told the Commission that the Comprehensive Plan needs to be treated as a living document, should be looked at and modified as necessary and that according to Municipal Code it is to be reviewed on an annual basis by the Planning Commission.*

|                               |
|-------------------------------|
| <b>RESULT:      PRESENTED</b> |
|-------------------------------|

**4.      Discussion Items**

**5.      Adjourn**

With nothing further to come before the Commission, Kevin Wood made a motion to adjourn. Brian Pulliam seconded. The meeting was adjourned at 7:40 PM.

Respectfully Submitted,

\_\_\_\_\_  
Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Mar 17, 2022 6:00 PM (Approval of Minutes)



**TO:** Planning & Zoning Commission  
**FROM:** Christina Stanton,  
**DATE:** April 13, 2022  
**SUBJECT:** Burris Ridge RZ from RP-2 to RP-1

**Type of Item:** *Public Hearing*

**A. Action Item (ID # 4165)**

Burris Ridge RZ from RP-2 to RP-1

Attachments:

Staff Report P&Z 4\_21\_22, Burris SD Rezoning (PDF)

Original Preliminary Plat (PDF)

Capture.JPGBurris current zoning zoom (JPG)

Rezoning RP1 1OF2 (PDF)

Rezoning RP1 2OF2 (PDF)

Aerial (PDF)

Letters\_of\_Support (PDF)

**To:** Planning and Zoning Commission

**From:** Christina Stanton, Community Development Director  
Jim Clarke, Director of Economic Development

**Date:** April 21, 2022

**Re:** Rezoning of property from RP-2 to RP-1

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#### GENERAL INFORMATION

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**Applicant:** Corwood Homes, LLC

**Requested Actions:** Rezoning of property from RP-2 to RP-1, to facilitate the Burris Ridge subdivision's complete zoning as Planned Single Family Residential

**Date of Application:** March 9, 2022

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#### PROPOSAL

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Corwood Homes, LLC is seeking to rezone all property in the Burris Ridge subdivision which was zoned RP-2 (Planned Two-Family Residential) when the original preliminary plat was approved, to RP-1 (Planned Single-Family Residential), to make the whole subdivision cohesive as a Single-Family homes subdivision.

Rezoning is for the area of the original approved preliminary plat encompassing 8 lots off the future Marvin Court north of Burris Drive and 14 lots off the future Marvin Court south of Burris Drive.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned RP-1 and R1, in all directions.

Public legal notice, public hearing notice, and property located rezoning notice have been completed.

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#### PREVIOUS ACTIONS

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N/A

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#### KEY ISSUES

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The owners/developers would like the whole subdivision to develop as Residential Single-Family homes.

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#### STAFF COMMENTS AND SUGGESTIONS

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Staff has the opinion that the rezoning of the RP-2 to RP-1 is acceptable and in keeping with the City's Comprehensive Master Plan guidelines and objectives, and an acceptable request which is supported by adjoining property owners that have provided letter or email of support to staff.

Attachment: Staff Report P&Z 4\_21\_22, Burris SD Rezoning (Burris Ridge RZ from RP-2 to RP-1)

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**STAFF RECOMMENDATION**

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Staff recommends approval for the rezoning.

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**ATTACHMENTS**

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Original Preliminary Plat  
Zoning District Map of Burris Ridge Subdivision  
Rezoning Boundary Map & Legal Description  
Aerial photo  
Property Owner Letter of Support  
Property Owner email of Support

**STAFF CONTACT:**

Christina Stanton  
Jim Clarke

Attachment: Staff Report P&Z 4\_21\_22, Burris SD Rezoning (Burris Ridge RZ from RP-2 to RP-1)

# PRELIMINARY PLAT OF BURRIS RIDGE

LOTS 1-186 AND TRACTS A-D  
HARRISONVILLE, CASS COUNTY, MISSOURI

PRESENT ZONING: AGRICULTURE

REQUESTED ZONING:

LOT 1 C-0  
LOT 2 C-1  
LOTS 3-24 R-2P  
LOTS 25-186 R-1P

## LOT STANDARDS FOR R-1P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT  
ABUT CITY STREETS.  
SIDE: 7.5' MINIMUM  
REAR: 25' MINIMUM  
MINIMUM LOT WIDTH: 65' MINIMUM (AS MEASURED  
FROM THE BUILD LINE ON CDS)  
MINIMUM LOT SIZES; 7500 SQ. FT.

## LOT STANDARDS FOR R-2P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT  
ABUT CITY STREETS.  
SIDE: 7.5' MINIMUM  
REAR: 25' MINIMUM  
MINIMUM LOT WIDTH: 75' MINIMUM (AS MEASURED  
FROM THE BUILD LINE ON CDS)  
MINIMUM LOT DEPTH: 110'  
MINIMUM LOT SIZES; 10,000 SQ. FT.

## NOTES:

1. PROJECT BENCHMARK IS MONUMENT #114  
FROM CITY OF HARRISONVILLE CONTROL SYSTEM

## THUNDERBIRD ESTATES HOMEOWNERS

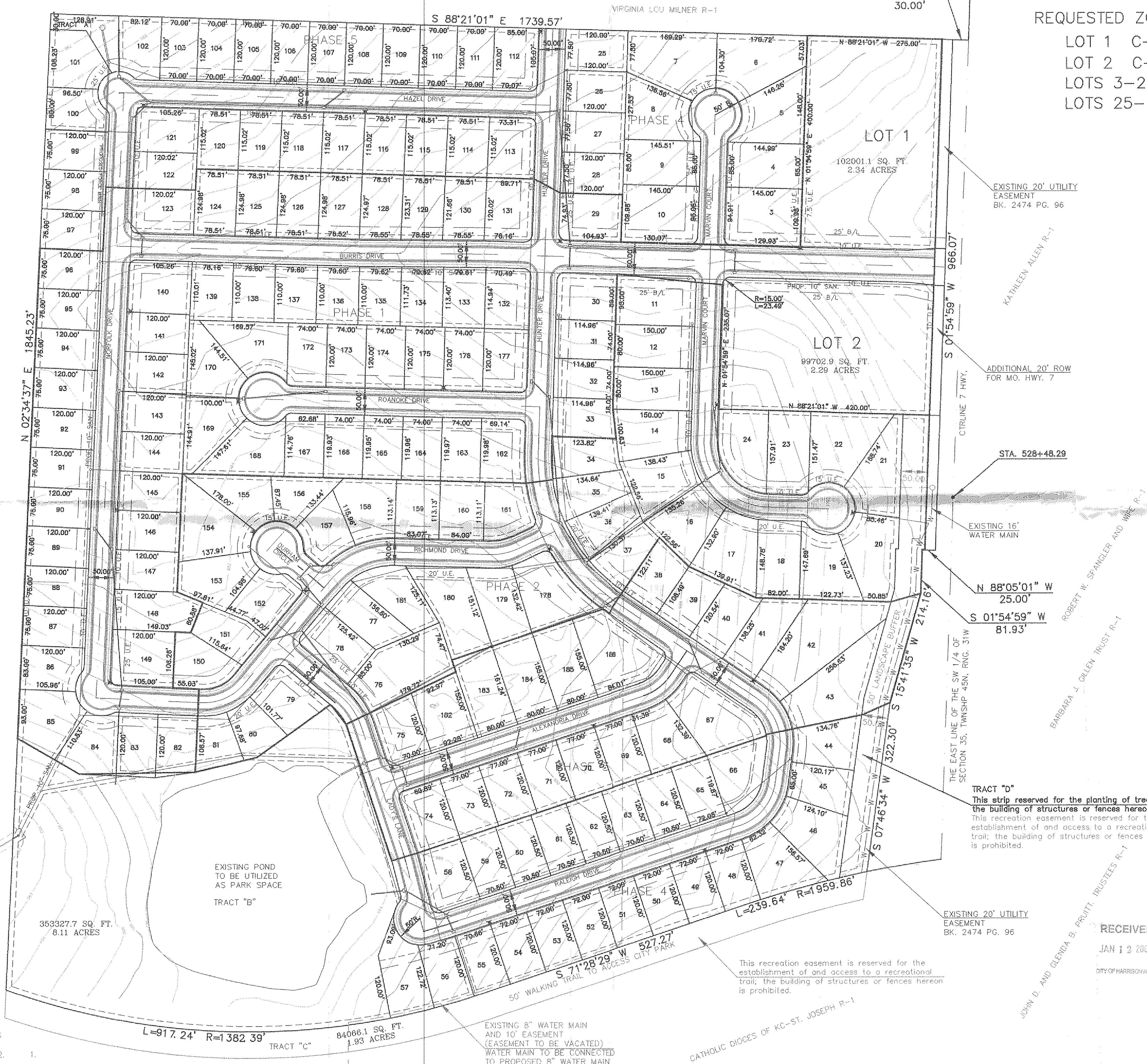
1. KEVIN D. AND JENNIFER M. GINNINGS
2. JAMES H. AND SANDRA K. GRAY
3. CALEB L. GILBERT
4. ALFRED A. AND ROBERTA L. PFEIFER
5. HAROLD L. AND MARQUERITE L. HATCH
6. GARY AND ROSANNA NEVILLS

PREPARED FOR: ETERNAL INVESTMENTS  
2001 NW JEFFERSON  
BLUE SPRINGS, MO 64015  
816-716-3254

SUMMIT SURVEY  
526 SW 3RD STREET  
LEE'S SUMMIT, MO 64063  
816-347-9620  
FAX: 816-347-9291

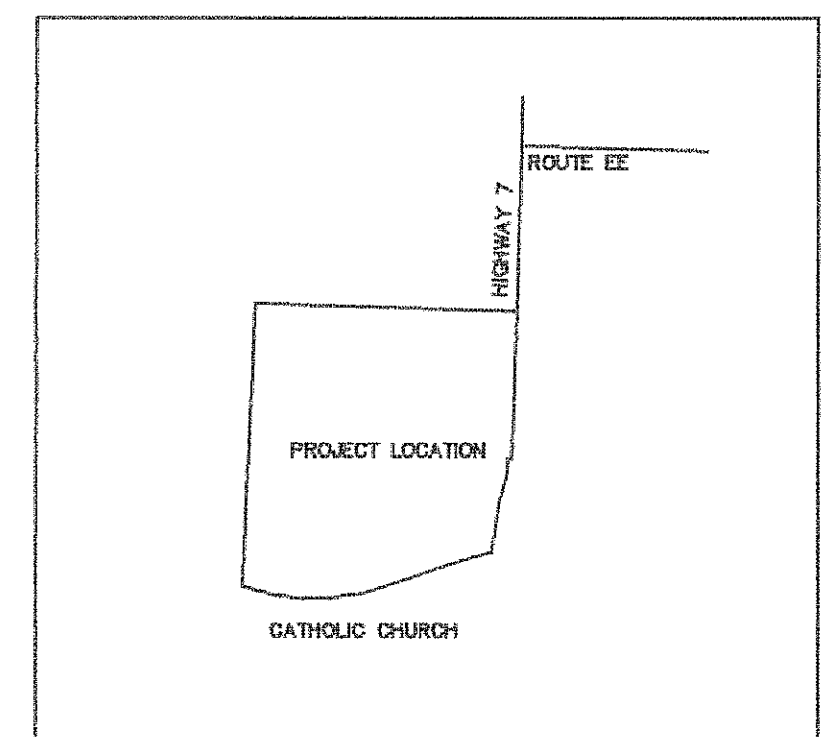
THUNDERBIRD ESTATES

R-1



## LEGAL DESCRIPTION:

Part of the SW 1/4 of Section 35, Township 45N, Range 31W in the City of Harrisonville, Cass County, Missouri, described as follows: From the center of Section 35 aforesaid, run thence South along the centerline of MO. State Hwy. 7, 718.50 feet to the True Point of Beginning of the tract to be described; thence West, 1739.57 feet; thence S 00°55'38" W, along the East line of the Harrisonville Golf Club land, 1845.23 feet to a point in the Northerly right of way line of the Frisco Railroad; thence following said Northerly right of way line on a curve to the left having a radius of 1382.39 feet and a chord bearing of N 88°50'00" E, a distance of 917.24 feet; thence N 69°49'30" E along said railroad right of way line 527.27 feet; thence following the Northerly right of way line of the railroad on a curve to the right having a radius of 1959.86 feet and a chord bearing of N 75°23'56" E, a distance of 381.33 feet to the centerline of Highway No. 7; thence N 00°16' E, along the centerline of Highway No. 7, 1232.70 feet; thence North, along the centerline of Missouri State Highway No. 7, 316.14 feet to the POINT OF BEGINNING, containing 71.65 acres, more or less, all being subject to existing roads and easements.



VICINITY MAP

RECEIVED

JAN 12 2005

CITY OF HARRISONVILLE



## EXHIBIT A

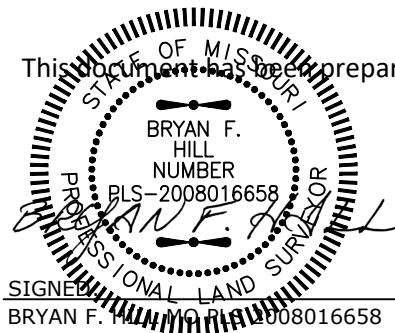
SHEET 1 OF 2

**REZONING EXHIBIT DESCRIPTION:**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 31 WEST, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED BY BRYAN F. HILL MO PLS 2008016658, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N88°21'24"W, ALONG THE NORTH RIGHT OF WAY LINE OF BURRIS DRIVE AS IT NOW EXISTS, A DISTANCE OF 136.13 FEET; THENCE S01°02'43"W, A DISTANCE OF 74.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 2 SAID BURRIS RIDGE 1ST PLAT; THENCE S01°54'33"W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 235.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S88°21'24"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 365.09 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S01°54'36"W, A DISTANCE OF 287.08 FEET; THENCE N88°21'24"W, A DISTANCE OF 243.14 FEET; THENCE N74°18'48"W, A DISTANCE OF 178.66 FEET; THENCE N42°52'50"W, A DISTANCE OF 134.37 FEET; THENCE N12°41'23"W, A DISTANCE OF 135.15 FEET; THENCE N01°57'42"E, A DISTANCE OF 261.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE; THENCE S88°21'24"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 28.09 FEET; THENCE N87°49'45"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 75.17 FEET; THENCE S88°21'24"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 26.14 FEET; THENCE N01°38'36"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BURRIS DRIVE; THENCE N88°21'24"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.15 FEET; THENCE N84°32'34"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.17 FEET; THENCE N88°21'24"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 22.70 FEET TO THE SOUTHEAST CORNER OF LOT 29 SAID BURRIS RIDGE 1ST PLAT; THENCE N01°54'36"E, ALONG THE EAST LINE OF SAID LOT 29, A DISTANCE OF 397.94 FEET; THENCE S88°05'45"E, A DISTANCE OF 310.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BURRIS RIDGE 1ST PLAT; THENCE S01°54'36"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 401.53 FEET TO THE POINT OF BEGINNING. CONTAINING 7.10 ACRES MORE OR LESS

This document has been prepared by me or under my direct supervision



SIGNED \_\_\_\_\_  
BRYAN F. HILL MO PLS 2008016658

**Bryan Hill, PLS**

186 Elm Street | Peculiar, Mo. 64078 | 816.739.0157

**BURRIS RIDGE REZONING EXHIBIT,  
HARRISONVILLE, KS**

**ZONING: RP1**

**COUNTY**

**TRACT NO.**

PROJ NO:

**CASS COUNTY**

DATE:

**03/16/2022**

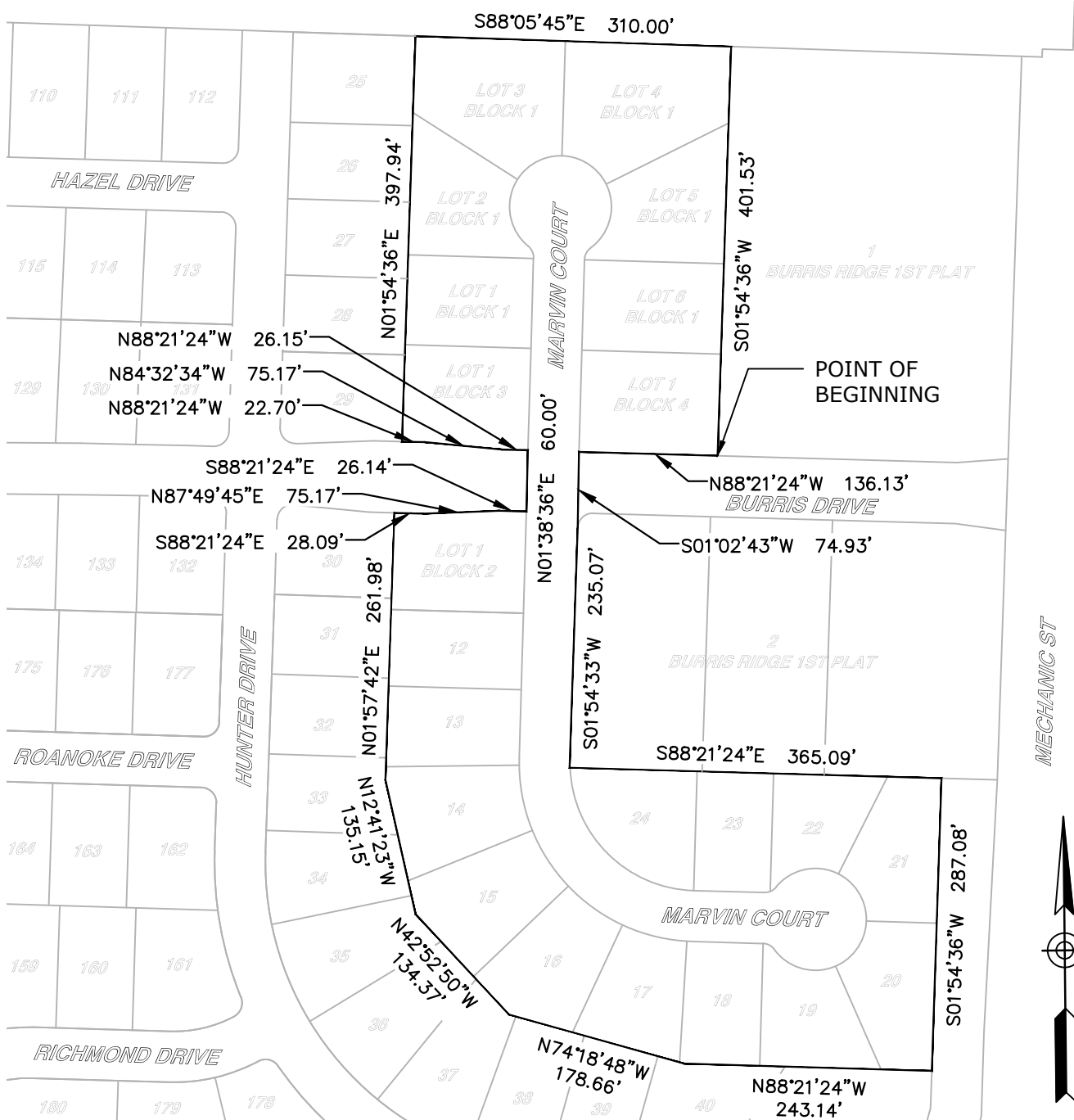
**Packet Pg. 10**

Attachment: Rezoning RP1 10F2 (Burris Ridge RZ from RP-2 to RP-1)

# EXHIBIT A

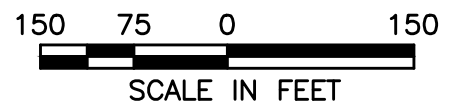
SHEET 2 OF 2

THIS SKETCH HAS BEEN PREPARED FOR REZONING EXHIBIT PURPOSES ONLY AND  
DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE  
BASED ON NAD-83 MISSOURI WEST ZONE STATE PLANE DATUM.



## LEGEND:

REZONING BOUNDARY



Bryan Hill, PLS

186 Elm Street | Peculiar, Mo. 64078 | 816.739.0157

BURRIS RIDGE REZONING EXHIBIT,  
HARRISONVILLE, KS

COUNTY

CASS COUNTY

TRACT NO.

ZONING: RP1

PROJ NO:

DATE:

03/16/2022

Packet Pg. 11

Attachment: Rezoning RP1 20F2 (Burris Ridge RZ from RP-2 to RP-1)



**Germantown Farms, LLC**  
1422 Norfolk Drive  
Harrisonville, MO 64701

Mr. Jim Clarke  
Community Development Director  
City of Harrisonville  
P.O. Box 367  
Harrisonville, MO 64701

RE: Corwood Homes Rezoning Application

Dear Mr. Clarke:

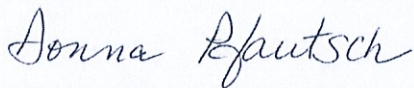
As an adjacent property owner and nearby homeowner, I want to voice my support to the Planning & Zoning Commission for the rezoning of lots in the Burris Ridge subdivision from RP-2 to RP-1 as proposed by Corwood Homes LLC.

This rezoning request is consistent with the character and nature of current development in this subdivision and will enhance the value of other property in the immediate area, including the three lots in the Burris Drive Estates subdivision. Last year, by way of reference, the City rezoned a commercial lot at our request at the Highway 7- Burris Drive entrance and subsequently approved a plat dividing this commercial lot into three single-family estate-sized lots. This has already resulted in the construction of homes on two of the three lots.

I also support the rezoning application because it will provide larger building lots, which are otherwise unavailable in Harrisonville.

I encourage the Planning & Zoning Commission and the Board of Aldermen to approve this application.

Sincerely,



Donna Pfautsch  
Member  
Germantown Farms LLC

cc: Chris Derry, Corwood Homes LLC

Attachment: Letters\_of\_Support (Burris Ridge RZ from RP-2 to RP-1)

**From:**  
**Sent:**

Pat or Larry Brewer <lpbrewer@earthlink.net>

**Sent:**

Tuesday, April 5, 2022 7:04 PM

**To:**

Jim Clarke

**Subject:**

April 21 PnZ mtg comments

We support this change in zoning to single family housing that Corwood Homes, LLC is requesting. Thank you for the opportunity to comment.

Larry and Pat Brewer  
2513 Burris Drive  
Harrisonville MO  
cell 509.420.0270

This is an email from outside your organization.



**TO:** Planning & Zoning Commission  
**FROM:** Christina Stanton,  
**DATE:** April 14, 2022  
**SUBJECT:** Comprehensive Plan Draft Feedback

**Type of Item:** *Discussion*

- B. Action Item (ID # 4168)**  
Comprehensive Plan Draft Feedback