



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
DECEMBER 2, 2021
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Aug 19, 2021 6:00 PM**
- 3. Agenda Items**
 - A. Public Hearing - Rezone from R-1B to R-2B .645 acres west of King between Pine and Elm**
 - B. Rezone from R-1B to R-2B .645 acres west of King between Pine and Elm**
 - C. Public Hearing Amended SUP for The Woods RV Park, 700 Plaza DR**
 - D. Amended SUP - The Woods RV Park, 700 Plaza Dr**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 24th day of November, 2021.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 19, 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		Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

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

With no additions or corrections, the minutes from the July 15, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cheryl Bush, Board Member
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

3. Agenda Items

A. Jemor Farms and Banks Freeman Rezoning Public Hearing, M-1 to AG, Anaconda RD

Roger Kroh presented the Staff Report for an application from Stan and Cynthia Warner for a 14.75 acre tract at the edge of city limits on Anaconda Road. The application

request is to rezone from M-1 to AG Zoning so the 14 acre Jemor tract can be marketed for a rural residence. In the southwest corner, there is a legal non-conforming home on .75 acres that was built before the area was zoned M-1. Mr. Banks, the owner of the legal non-conforming home, prefers to live next to a rural residence than buildings and was more than supportive of the rezoning of the land owned by the Warners. Staff recommends approval.

B. Jemor Farms and Banks Freeman Rezoning M-1 to AG, 14.75 ac Anaconda RD

Brian Pulliam made a motion to recommend approval to the Board of Alderman the rezoning from M-1 to AG zoning of the .75 acre Freeman Banks tract at 2608 Anaconda Road and the 14-acre Warner tract abutting the east and north property lines of 2608 Anaconda Road. Cheryl Bush seconded the motion. The motion passed unanimously.

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

C. Wilson Ausmer Minor Plat, "Junior's Addition"

Mr. Kroh presented the Staff Report for the Minor Plat of the "Junior's Addition". The "Junior's Addition" is located between Elm and Pine, and west of King St.. This property was the location of a vacant church that Mr. Ausmer had demolished several years ago. He would like to subdivide the property into 4 lots. Two of the lots will front Elm and the other two will front on Pine. The subdivided lots meet all of the size requirement for the district. The Public Works Department said that low pressure gravity grinder pumps on the lots on Elm would be acceptable and that an engineer would have to determine the depth for these. Staff recommends approval with stipulation #1, that an easement be negotiated for the grinder pumps on Elm to be hooked to the sewer on Pine, and stipulation #2, for an engineer to determine the elevation on Pine as grinder pumps may be needed there. Public Works will permit grinder pumps on Pine if necessary.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman for the Minor Plat with the 2 stipulations recommended by staff. Barrett Welton seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Barrett Welton
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

4. Discussion Items

Mr. Kroh told the Commissioners that Virgil Butler resigned from the Commission due to a family members health issues.

5. Adjourn

With nothing further to come before the Commission, Brian Pulliam made a motion to adjourn. Wilbert Crawford seconded the motion. The meeting was adjourned at 6:24 PM.

Regular Meeting**Thursday, August 19, 2021****6:00 PM**

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Aug 19, 2021 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 24, 2021
SUBJECT: Public Hearing - Rezone from R-1B to R-2B .645 acres west of King between Pine and Elm

Type of Item: Approval

GENERAL INFORMATION

Applicant: Wilson Ausmer, Jr.

Property Owner: Same

Location: .645 acres between Pine and Elm Street and approximately 116 ft.
west of N
King Avenue

Requested Actions: Public Hearing for Rezoning “Junior’s Addition” Subdivision from
R-1B to R-2B

PUBLIC HEARING

City of Harrisonville, MO
Notice of Public Hearings
Junior’s Addition Rezoning

Notice is hereby given that the Planning and Zoning Commission and Board of Aldermen of the City of Harrisonville will conduct a public hearing on the following date to receive public testimony and consider an application from Wilson Ausmer to rezone the plat of Junior’s Addition Subdivision from the R1-B Near Downtown Sigle Family Zoning District to the R2-B Near Downtown Two-

Family Zoning District. The subdivision is approximately .645 acres between Pine and Elm Streets and approximately 116 ft west of N. King Avenue.

Planning and Zoning Commission Meeting

6 PM, Thursday, December 2, 2021

The meetings will be at the Harrisonville City Hall at 300 E Pearl St., Harrisonville, MO 64701. The application is available for review at City Hall. Individuals are invited to make oral comments in the meeting or send written comments to Jim Clarke, Director of Community Development, at jclarke@harrisonville.com or at City Hall.

A. Action Item (ID # 4069)

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



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 24, 2021
SUBJECT: Rezone from R-1B to R-2B .645 acres west of King between Pine and Elm

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Wilson Ausmer, Jr.

Property Owner: Same

Location: .645 acres between Pine and Elm Street and approximately
116 ft. west of N King Avenue

Requested Actions: Rezoning “Junior’s Addition” Subdivision
from R-1B to R-2B

PROPOSAL

The city has received an application from Wilson Ausmer to rezone the plat of Junior’s Addition Subdivision from the R1-B Near Downtown Single Family Zoning District to the R2-B Near Downtown Two-Family Zoning District. The subdivision is approximately .645 acres between Pine and Elm Streets and approximately 116 ft west of N. King Avenue. Prior to the property being platted, it was a vacant church that Mr. Ausmer removed several years ago.

STAFF ANALYSIS

Mr. Ausmer wishes to construct 1 duplex (2 dwelling units) on each of the 4 lots. He believes that the rezoning would be compatible with the neighborhood given that the block immediately south of Mr. Ausmer’s property consists of duplexes and one tract north of the Ausmer property

is zoned R-3 although it currently is a single family home.

Staff has reviewed the request and recommends against the rezoning for the following reasons.

1. In 2015, the city did a major rezoning of the area to R-1B and R-2B. The duplexes south of Mr. Ausmer's property on R-1B zoned property are grandfathered as legal non-conforming uses. Given that the majority of homes north, east, and west of Mr. Ausmer's property are single-family, it does not seem appropriate to extend the R-2B zoning north of Pine Street.
2. The lots on Mr. Ausmer's property fall far short of meeting the minimum lot size required for 2-family duplexes in the R-2B zoning district. The four lots in Junior's Addition are 5809 - 5811 sq. ft. in size. Sec. 405.177 (C) (5) states that every dwelling shall provide a lot area of not less than five thousand (5,000) square feet per family. This means that a duplex shall provide a lot area of not less than 10,000 square feet per family.

Staff received one email opposing the rezoning in response to the letter sent to property owners within 185 ft. of the application. It is attached.



STAFF RECOMMENDATION

Staff recommends denial of the request for rezoning to R-2B for the following reasons:

1. Given that the majority of homes north, east, and west of Mr. Ausmer's property are single-family, it does not seem appropriate to extend the R-2B zoning north of Pine Street. The duplexes south of Mr. Ausmer's property on R-1B zoned property are grandfathered as legal non-conforming uses. Given that
2. The lots on Mr. Ausmer's property, each being 5809 to 5811 sq. ft. in size, fall far short of meeting the 10,000 square foot minimum lot size requirements for 2-family duplexes in the R-2B zoning district.

Roger Kroh

From: BP Wooten <paulawooten6@gmail.com>
Sent: Thursday, November 18, 2021 9:03 PM
To: Roger Kroh
Subject: Ausmer Rezoning

Roger,

We received the letter advising of the proposed rezoning of the Ausmer property on East Pine Street adjacent to our property. We are against this proposal passing because the zoning rules for RB2 require 10,000 square feet of lot for a duplex. The proposal is for 5,700 square feet per duplex. This is almost half of the required lot size for one duplex. There is not enough land to accommodate 4 duplexes.

We are asking the Planning and Zoning Commission and Board of Alderman to deny this request for rezoning. Bryan plans on attending the meeting December 2 to speak further about our opposition.

Sincerely,

Bryan and Paula Wooten

--

Paula L. Wooten
 Wooten Investments, LLC
 PO Box 1082
 Harrisonville, MO 64701
 816-699-1823
paulawooten6@gmail.com

This is an email from outside your organization.

B. Action Item (ID # 4070)

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



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 24, 2021
SUBJECT: Public Hearing Amended SUP for The Woods RV Park, 700 Plaza DR

Type of Item: *Approval*

GENERAL INFORMATION

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

Property Owner: Same

Location: 700 Plaza Drive

Requested Action: Public Hearing for amended Special Use Permit

PUBLIC HEARING

City of Harrisonville, MO

Notice of Public Hearing

Special Use Permit - The Woods at Plaza Drive RV Park

Notice is hereby given that the Planning and Zoning Commission and Board of Aldermen of the City of Harrisonville will conduct a public hearing on the following date to receive public testimony and consider an application from Jason Winter to amend a special use permit for The Woods at Plaza Drive RV Park at 700 Plaza Drive regarding the length of time that an RV can be located at the park.

Planning and Zoning Commission Meeting

6 PM, Thursday, December 2, 2021

The meeting will be at the Harrisonville City Hall at 300 E Pearl St., Harrisonville, MO 64701. The application is available for review at City Hall. Individuals are invited to make oral comments in the meeting or send written comments to Jim Clarke, Director of Community Development, at jclarke@harrisonville.com or at City Hall.

Jamie Martin

Secretary to the Planning and Zoning Commission

C. Action Item (ID # 4071)

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



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 24, 2021
SUBJECT: Amended SUP - The Woods RV Park, 700 Plaza Dr

Type of Item: *Approval*

GENERAL INFORMATION

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

Property Owner: Same

Location: 700 Plaza Drive

Requested Action: Amend Special Use Permit for The Woods at Plaza Dr RV Park

PUBLIC HEARING

STAFF REPORT WILL BE SENT PRIOR TO PZ MEETING

D. Action Item (ID # 4072)

Amended SUP - The Woods RV Park, 700 Plaza Dr