



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 21, 2024
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Feb 15, 2024 6:00 PM**
- 3. Agenda Items**
 - A. Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop - PUBLIC HEARING**
 - B. Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 14th day of March, 2024.

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
FEBRUARY 15, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice Chair	Late	6:07 PM
Scott Milner	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Absent	
Milton Siegenthaler	Harrisonville		Present	
Mike Zaring	Harrisonville	Mayor	Absent	

Also in attendance were Patty Hilderbrand, Public Works Director; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 18, 2024 6:00 PM

With no additions or corrections, the minutes from the January 18, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Wilbert Crawford
SECONDER:	Milton Siegenthaler
AYES:	Wood, Milner, Bush, Crawford, Siegenthaler
ABSENT:	Brian Pulliam, Mike Zaring
AWAY:	Chris Chiodini

3. Agenda Items

A. CIP Presentation - Patty Hilderbrand

Patty Hilderbrand, Harrisonville Public Works Director, introduced herself to the Commission. She told them that she worked for Kansas City, Missouri Public Works Department for 27 years, and that she retired from there for a quieter life and started working for Harrisonville in October. She updated the Commission on several projects that her department is currently working on, future projects, and how they are being funded. She discussed the Lake Harrisonville Spillway, the South Service Area Sanitary Sewer, Meadowlark Sanitary Sewer, Orchard Road Storm Sewer, Oakvale Sanitary Sewer Repair, and the Airport Runway Replacement. The second part of the presentation was about designs for different projects and their funding as well. She told them of the Royal Street Extension project, the South Street over Muddy Creek, the South Commercial Street Extension, the Lead Service Line inventory, James Street Water Drainage, Beckerdite Storm Water Drainage, and lastly the Ash Street and Town Creek Improvements.

B. Code Amendments - PUBLIC HEARING

Director Stanton presented various Municipal Codes changes to provide clarity, clean-up inconsistencies and missed corrections. She said that these Code Amendments can be separated into five different areas. The first, correcting "building" to "lot" coverage to eliminate inconsistencies and confusion between the district specific sections of the Code and Appendix B: Dimensional Standards Table. Second, area is definitions, adding "Impervious Coverage", adding "Lot Coverage", and amending "Building Coverage". The third area is updating "Director of Code Enforcement" and "Codes Enforcement Director" and references to "Code Enforcement" to "Building Official" or "Director of Community Development" as appropriate. The fourth area is clarifications regarding required signature blocks for final plats. The fifth area is correcting references from "Building Official" to "Public Works Superintendent" regarding right-of-way permits and removing "the Superintendent" from sewer installation policies and procedures that would be under the purview of the Building Official as part of a building permit.

Staff recommended that the Planning and Zoning Commission recommend approval of the proposed Code changes to the Board of Alderman.

With no comments from the public, Chairman Wood closed the Public Hearing at 6:40 PM.

C. Code Amendments - CONSIDERATION

With no questions from the Commission, Cheryl Bush made a motion to recommend approval to the Board of Alderman the proposed Code Amendments as presented. Chris Chiodini seconded the motion. The motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Wood, Chiodini, Milner, Bush, Crawford, Siegenthaler
ABSENT:	Brian Pulliam, Mike Zaring

4. Discussion Items

Director Stanton told the Commission that she was planning to bring a couple of things that she is working on with Public Works and Parks and Recreation in May. One of them is Street Trees or a Community Forestry Program and the other pertains to sidewalk cafes.

5. Adjourn

With nothing further to come before the Commission, Chris Chiodini made a motion to adjourn. Milton Siegenthaler seconded. The meeting was adjourned at 6:42 PM.

Respectfully submitted,

Jamie Martin, Secretary

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: March 14, 2024
SUBJECT: Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop

Type of Item: *Public Hearing*

A. Action Item (ID # 4779)

Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop -
PUBLIC HEARING

Attachments:

Staff Rpt - TherapInk SUP 3-21-2024 P&Z (PDF)

Application (PDF)

Site Plan (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

3.A.a

To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: March 21, 2024

Re: Appl. #SUP-24-001 – SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop, on property located at 1908 N. State Route 291

GENERAL INFORMATION

Applicant: Bailly Jackson, TherapInk

Requested Actions: Approval of Requested Special Use Permit for TherapInk, a Tattoo and Body Piercing Shop

Date of Application: February 22, 2024

PROPOSAL

Bailly Jackson, with TherapInk, is seeking approval of a Special Use Permit for a tattoo and body piercing shop to be located within an existing retail strip center at 1908 N. State Route 291. The property is zoned Service Business (C-2) District.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across Timber Dr.): Service Business (C-2) District—Vacant Undeveloped Ground
East: Service Business (C-2) District—Dental Office, Vehicle Repair, Fast-food (Wendy's)
South: Service Business (C-2) District—Retail Sales (Wal-Mart)
West: Agriculture (A) District—Vacant Undeveloped Ground

PREVIOUS ACTIONS

- April 7, 2003—The Board of Aldermen approved Ordinance #2823 establishing regulations pertaining to tattooing, body piercing and branding.
- April 21, 2003—The Board of Aldermen approved a Rezoning (Appl. #RZ-0304) for Timber Development Corporation to rezone from A to C-2 on property generally located north of Wal-Mart and west of Highway 291 by Ordinance #2827.
- April 21, 2003—The Board of Aldermen approved a Preliminary Plat (Appl. #PP-0305) for the Supercenter Plaza located generally north of Wal-Mart and west of Highway 291 by Resolution #03-13.
- December 30, 2003—The Final Plat of Supercenter Plaza Addition was recorded with the Cass County Recorder of Deeds' Office.
- 2005—The Cass County Assessor's website indicates that the existing building was constructed in 2005.
- May 11, 2005—The Certificate of Occupancy (CofO) was issued for the Building Permit (#04108).

- October 3, 2016—The Board of Aldermen approved Ordinance #3382, which amended then current regulations in Chapter 640 (Tattoo, Piercing and Branding) and added regulations regarding the same to Section 405.525. Those changes were not done, the February 21, 2023, Code Amendments corrected this oversight.
- February 21, 2023—The Board of Aldermen approved Code Amendments to Chapter 640 to correct sections that were supposed to have been repealed in 2016 (by Ordinance #3382), and added “Tattoo, piercing and branding establishments” under the Special Use Permit section of the Code (Section 405.525.C).

KEY ISSUES

- This property is currently zoned Service Business (C-2) District.
- The applicant is proposing to occupy an existing commercial tenant location in the strip center north of Wal-Mart.
- The City’s 2040 Comprehensive Plan shows the property and surrounding area as “Regional Commercial”, which are places “designated for highway-oriented commercial land use types”. “Appropriate uses in the Regional Commercial place type includes gas stations, general and drive-thru retail, regionally-serving medium- and big-box retail, hotels/motels, vehicle rentals.”
- The use of “tattoo, piercing and branding establishments” is an allowed use, with an approved Special Use Permit, in both the CBD-1 and C-2 zoning districts.

ANALYSIS

Zoning. The property is currently zoned Service Business (C-2) District. The use of a tattoo and body piercing shop is an allowed use in this District with an approved Special Use Permit (SUP). There are only two requirements related to this type of SUP: 1) that the establishment is located within either the Service Business (C-2) District or the Downtown Core Business (CBD-1) District; and 2) that the establishment comply with all applicable laws of the State of Missouri.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as “Regional Commercial”, which are places “designated for highway-oriented commercial land use types”. According to page 44 of the City’s Comprehensive Plan, “Appropriate uses in the Regional Commercial place type includes gas stations, general and drive-thru retail, regionally-serving medium- and big-box retail, hotels/motels, vehicle rentals.”

STAFF RECOMMENDATION

Staff recommends approval of the proposed Special Use Permit for a tattoo and body piercing shop with the following condition:

- 1) All applicable laws of the State of Missouri shall be complied with.

ATTACHMENTS

Application
Site Plan
Zoning Map
Aerial Map

**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION
LAND USE – ZONING APPLICATION

Application Type☐ Rezoning (Fee \$300.00 + \$65 Notice Fee)☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)☒ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): Bailey Jackson Signature: Bailey
 Company Name: TherapInk
 Street Address: 801 S Lexington St. City: Holden State: MO Zip: 64040
 Phone: 816-492-4569 Email: jackson.bailey.r@gmail.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): E. Michael Loboda Signature: E. Michael Loboda
 Street Address: 280 S. Beverly Drive City: Beverly Hills State: CA Zip: 90242
 Phone: 310-552-4794 Email: michael@lobodaproperties.com

Harrisonville Crossing Properties LLC - 1802-2012 N. State Route 291, Harrisonville MO,
 Firm Preparing Application: _____

Contact: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

*All correspondence should be sent to: Applicant _____ Property Owner _____ Firm _____

Project Information

General Location or Address: 1908 N Missouri 291
 Project Description: Tattoo and body piercing shop
 Acres or Sq. Ft. 1200 sq. ft.
 Current Zoning: C-2 Proposed Zoning: N/A

Items to be Submitted 30 Days Before Planning Commission Meeting

- ☒ 1) Application
☒ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
☐ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 1/2" x 11", and one (1) electronic copy emailed to the planner. ☐ 4) Email full legal description in WORD to planner (not assessor's abbreviated description). City Staff may modify submittal requirements as necessary.

For Office Use Only

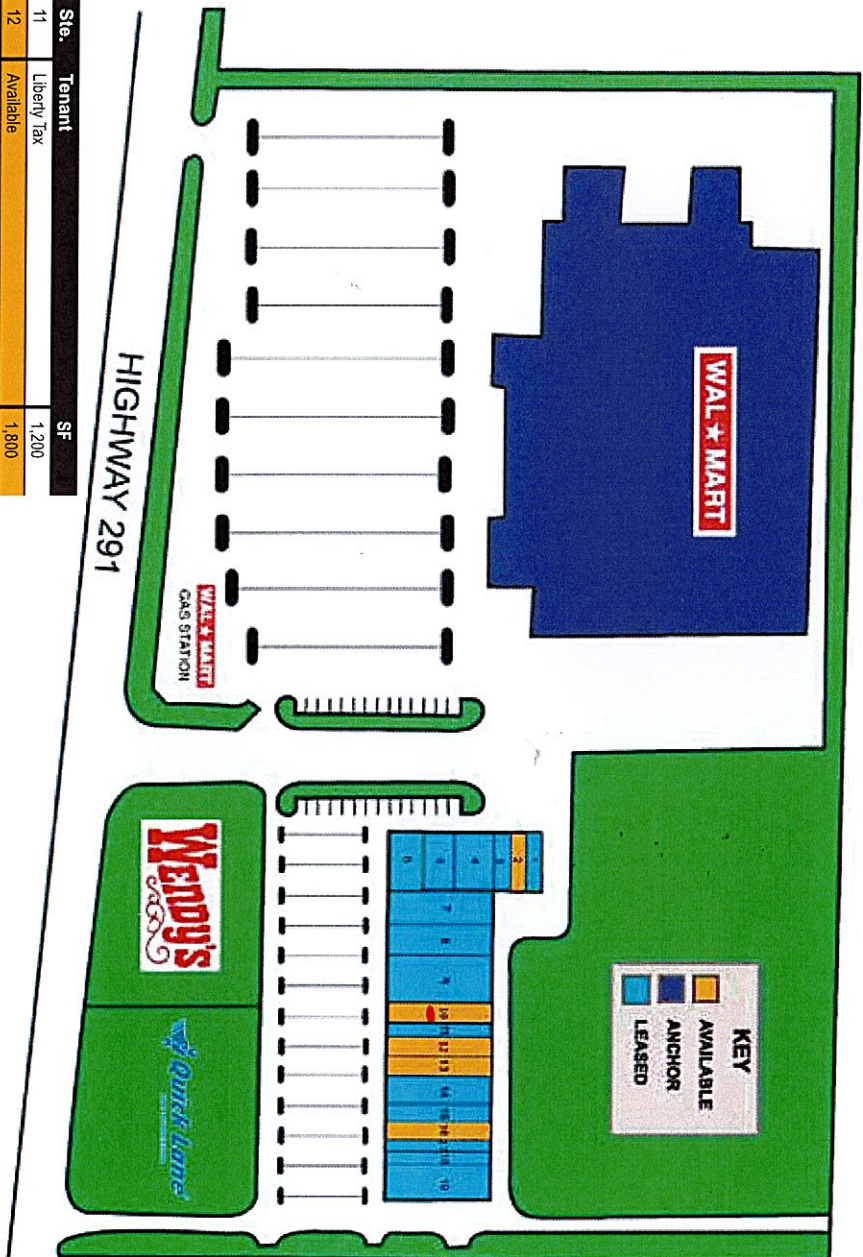
Case No: RZ-24-001 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 2/22/24

Attachment: Application (Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop)

Harrisonville Crossing

1802-2010 N. State Route 291, Harrisonville, MO 64701

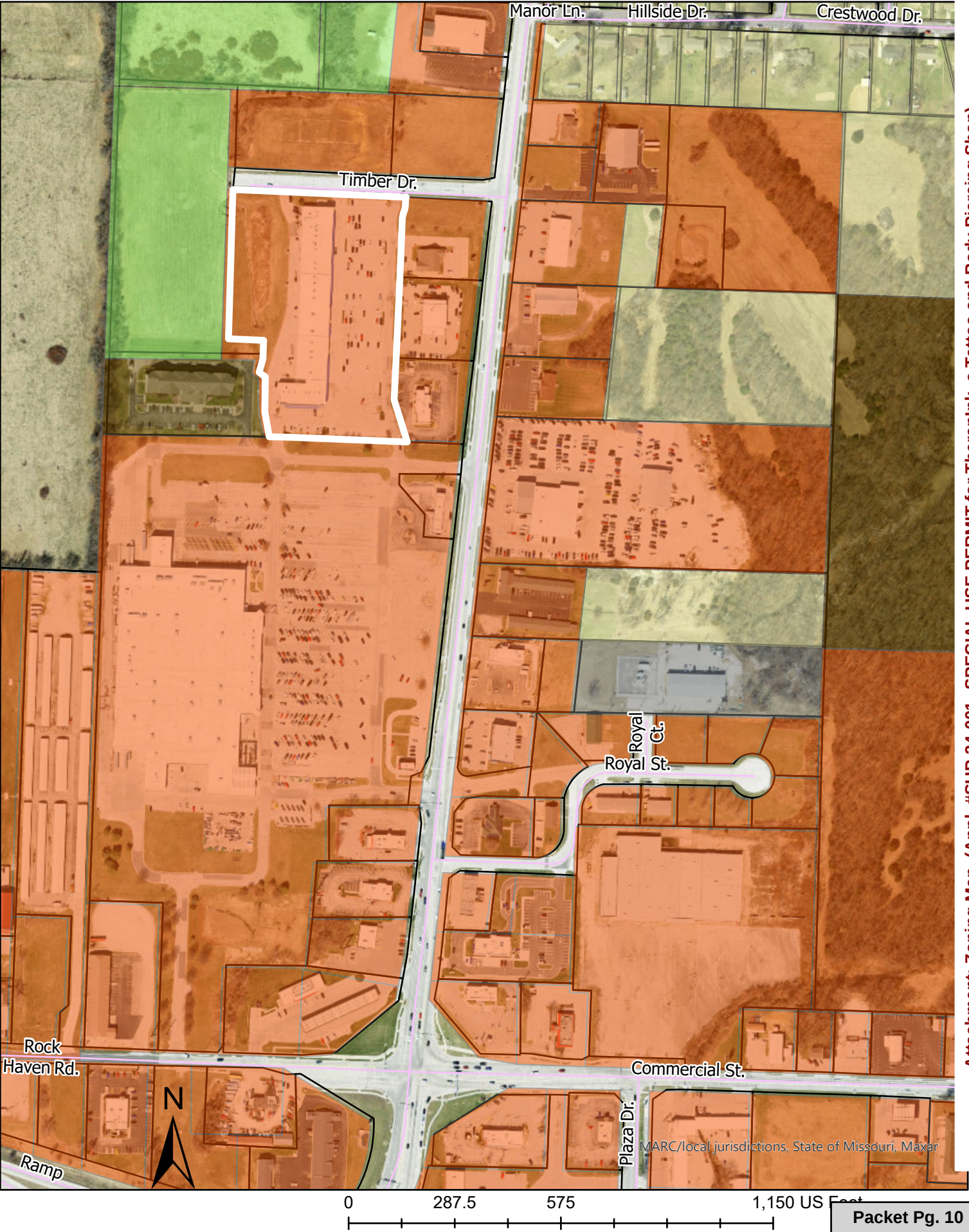
For Lease



Ste.	Tenant	SF	Ste.	Tenant	SF
1	Ship It Now	1,050	11	Liberty Tax	1,200
2	Available	900	12	Available	1,800
3	Lotus Nails	1,000	13	Available	1,800
4	World Finance	1,408	14	Rent-A-Center	4,000
5	GameStop	1,718	15	Hot Tan Cafe	1,600
6	Sprint	1,750	16	Available	1,400
7	The Shoe Department	5,200	17	American Shaman	1,200
8	CATO	4,100	18	Thai Pepper Restaurant	1,440
9	Dollar Tree	6,200	19	El Maquey	3,200
10	Available	1,908			

4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

Zoning Map



Attachment: Zoning Map (Appl. #SUP-24-001--SPECIAL USE PERMIT for Theraplink, a Tattoo and Body Piercing Shop)

Aerial Map



Attachment: Aerial Map (Appl. #SUP-24-001--SPECIAL USE PERMIT for Theraplink, a Tattoo and Body Piercing Shop)

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Christina Stanton,

DATE: March 14, 2024

SUBJECT: Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop - CONSIDERATION

Type of Item: *Approval*

B. Action Item (ID # 4781)

Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop - CONSIDERATION