



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 15, 2024
6:00 PM

1. **Call to Order**
 - A. **Roll Call**
2. **Approval of Minutes**
 - A. **Planning & Zoning Commission - Regular Meeting - Jul 18, 2024 6:00 PM**
3. **Agenda Items**
 - A. **Appl. #PP-24-01-A Preliminary Plat for Cedar Crossing, Lots 1-227 and Tracts A and B - PUBLIC HEARING - TO BE CONTINUED TO 9-19-24**
 - B. **Appl. #RZ/PDP-24-01—A Rezoning from RP-1 to RP-2 and Preliminary Development Plan - PUBLIC HEARING - TO BE CONTINUED TO 9-19-24**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 8th day of August, 2024.

Daniel Barnett

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JULY 18, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Chair Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice Chair	Present	
Scott Milner	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Absent	
Brian Pulliam	Harrisonville		Present	
Milton Siegenthaler	Harrisonville		Present	
Joe Parkhurst	Harrisonville		Present	
Mike Zaring	Harrisonville	Mayor	Present	

Also in attendance were Alderman Doerhoff, Board Liaison; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

The Mayor let Staff know that Wilbert Crawford resigned his seat on the Commission.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jun 20, 2024 6:00 PM

With no additions or corrections, the minutes from the June 20, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Brian Pulliam
SECONDER:	Milton Siegenthaler
AYES:	Wood, Chiodini, Pulliam, Siegenthaler, Parkhurst, Zaring
ABSENT:	Scott Milner, Cheryl Bush

3. Agenda Items

Minutes Acceptance: Minutes of Jul 18, 2024 6:00 PM (Approval of Minutes)

A. Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - PUBLIC HEARING

Director Stanton presented the Staff Report for proposed Code Amendments. Staff is proposing adding the following definitions to Section 405.030: "art gallery", "artist studio", "bar", "batch plant", "brew pub", "brewery", "brewery, micro", "film production", "live entertainment", "performing arts theatre", "recreational facility, commercial", and "recreational facility, non-commercial". Also, adding definitions to Section 600.010 from the Revised Statutes of Missouri for "brewery", "microbrewery" and "vintage wine". Staff is proposing to add a new Section to 600.020.D to acknowledge the other types of license including wholesaler, manufacturer and solicitor, and changing the current Section 600.020.D to E. Director Stanton proposed adding the following uses to the Land Use Table: "art gallery", "brew pub", "brewery", "brewery, micro", "film production", and "performing arts theatre", and to expand the allowable districts for the land use "bar" to include most commercial districts. She said this use would still need to meet all of the requirements contained in Chapter 600 - Intoxicating Liquor. The proposed changes are adding missing definitions and expanding and updating definitions and licensure categories within Chapter 600. Director Stanton discussed adding a "P" for permitted to the Land Use Table for "Cluster or Cottage Housing" in the CBD-2 Zoning District.

B. Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - CONSIDERATION

Mayor Zaring made a motion to recommend approval of the proposed Code Amendments including adding "P" to "Cluster or Cottage Housing" in CBD-2 as discussed, to the Board of Aldermen. Brian Pulliam seconded the motion. Chris Chiodini abstained from voting. The motion passed.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [5 TO 0]
MOVER:	Mike Zaring, Mayor
SECONDER:	Brian Pulliam
AYES:	Wood, Pulliam, Siegenthaler, Parkhurst, Zaring
ABSTAIN:	Chris Chiodini
ABSENT:	Scott Milner, Cheryl Bush

4. Discussion Items

Director Stanton told the Commission that plans have been submitted for the undeveloped portion of the Glen Eagle Subdivision to be named Cedar Crossing. This is planned to be before the Commission in August.

5. Adjourn

With nothing further to come before the Commission, Chris Chiodini made a motion to adjourn. Mayor Zaring seconded. The meeting was adjourned at 6:18 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: August 8, 2024
SUBJECT: Appl. #PP-24-01-A Preliminary Plat for Cedar Crossing, Lots 1-227 and Tracts A and B

Type of Item: *Public Hearing*

A. Action Item (ID # 4920)

Appl. #PP-24-01-A Preliminary Plat for Cedar Crossing, Lots 1-227 and Tracts A and B located south of Parkwood South and north of 267th Street (TO BE CONTINUED TO 9/19)

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: August 8, 2024
SUBJECT: Appl. #RZ/PDP-24-01—A Rezoning from RP-1 to RP-2 and Preliminary Development Plan

Type of Item: *Public Hearing*

B. Action Item (ID # 4919)

Appl. #RZ/PDP-24-01—A Rezoning of approximately 7-acres from RP-1 to RP-2 and Preliminary Development Plan for 24 duplex lots and 203 single-family residential lots located south of Parkwood South and north of 267th Street (TO BE CONTINUED TO 9/19)