



**MINUTES**  
**CITY OF HARRISONVILLE**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**CITY HALL**  
**AUGUST 15, 2019**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:01 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Absent	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	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 18, 2019 6:00 PM**

*With no additions or corrections, the July 18, 2019, minutes were unanimously accepted.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Chuck Jones
<b>SECONDER:</b>	Scott Milner
<b>AYES:</b>	Jones, Chiodini, Milner, Bowman, Butler, Young, Welton
<b>ABSENT:</b>	Matt Turner, Jim Proctor, Cheryl Bush

**3. Agenda Items**

**A. Motion to Continue Brian Renner Public Hearing and Rezoning and Platting Applications for 1600 W. Mechanic St.**

*Dorothy Young made a motion to continue Renner Rezoning and Platting until the September 19, 2019, meeting. Judy Bowman seconded. The Commission voted unanimously.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dorothy Young, Vice Chair
<b>SECONDER:</b>	Judy Bowman, Mayor
<b>AYES:</b>	Jones, Chiodini, Milner, Bowman, Butler, Young, Welton
<b>ABSENT:</b>	Matt Turner, Jim Proctor, Cheryl Bush

**B. Public Hearing for Amendments to Sec. 405.550 (D)**

*Roger Kroh presented the staff report recommending amendments to Section 405.550 (D) regarding Detached Accessory Buildings. He stated there have been four problems that staff has encountered with the regulations regarding accessory buildings. First, since 2009, the regulations have restricted accessory buildings to rear yards yet many have been built in side yards. Second, there are a number of accessory buildings on corner lots closer to the street than allowed. Third, the requirements for detached buildings are not clearly stated in the R-1B, R-1M, R-2B, M-1, M-2, E, and A zoning districts. Forth, staff will find it easier to advise property owners of the requirements if they are in one location in the code. These proposed changes would make it easier for staff and residents to understand the code. There were no comments from the public.*

**C. Amendments to Sec. 405.550 (D) Detached Accessory Buildings**

*Virgil Butler asked about side setbacks? Roger Kroh stated they are in the proposed chart so they are easier to find. Accessory structures in several zoning districts were not defined in code, so the chart will help with that. Dorothy Young asked under the proposed changes how big the accessory structures can be? Roger Kroh stated that there is no limit to how many structures there can be, but the total size shall not exceed 35% of the total lot area. Mrs. Young asked how Home Owners Associations would be handled. Mr. Kroh recommended that checking with HOA's should be placed on the informational sheets handed out by staff and not in the city code. Mayor Bowman asked what residents were storing in the accessory structures? Mr. Kroh stated that it is the normal things, lawn equipment, boats and cars. Chuck Jones stated that he would like to see everything for each zone together. Chris Chiodini asked if the City differentiates between sheds and garages or if they are both categorized as an accessory structure? Mr. Kroh stated that the code does not differentiate between sheds and garages. However, an accessory structure 120 sq. ft. does not require a building permit unless it is in a flood zone. Mr. Chiodini stated that the City of Grandview defines the difference between sheds and garages. Sheds are no more than 220 sq ft., while garages can be no larger than 700 sq ft.. He would like to see a size limitation for the accessory structures such as, they have to be smaller than the principal use. Mr. Kroh stated that staff can look at size limits and bring them back to the Commission. Mr. Chiodini stated that the Commission's job is to maintain uniformity and standards for the City. Virgil Butler and Dorothy Young both stated that the City needs to be helpful and not make things complex for residents. Mr. Kroh stated that these are the standards in the codes, but we have a variance process for residents to make changes as necessary. Chris Chiodini stated he would like to see size limits worked on. Judy Bowman asked Mr. Kroh if he had talked with other cities about this. He stated that the city codes are a little bit different everywhere, but he had looked at cities like Pleasant Hill, Peculiar and Raymore. Dorothy Young made a motion to recommend approval of the amendment to the Board of Alderman as presented. Virgil Butler seconded the motion. A roll call vote was taken. The motion was passed with a vote of 4 to 3.*

<b>RESULT:</b>	<b>RECOMMENDED FOR BOARD APPROVAL [4 TO 3]</b>
<b>MOVER:</b>	Dorothy Young, Vice Chair
<b>SECONDER:</b>	Virgil Butler

<b>AYES:</b>	Scott Milner, Virgil Butler, Dorothy Young, Barrett Welton
<b>NAYS:</b>	Chuck Jones, Chris Chiodini, Judy Bowman
<b>ABSENT:</b>	Matt Turner, Jim Proctor, Cheryl Bush

**4. Discussion Items**

**5. Adjourn**

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:36 PM.

Respectfully Submitted,

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Jamie Martin, Recording Secretary