



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 23, 2018
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Sep 20, 2018 6:00 PM**
- 3. Agenda Items**
 - A. Parking Requirements for JDS Auto Detailing, 1801 S. Butler**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 18th day of October, 2018.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
SEPTEMBER 20, 2018
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		Present	
Brian Hasek	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	

Also in attendance were Happy Welch, City Administrator; Roger Kroh, Community Development Planner; Brad Bockelman, Board Liaison and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Aug 16, 2018 6:00 PM

Brian Hasek made a motion to accept the minutes as written. Scott Milner seconded. With no additions or corrections the minutes were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Brian Hasek, Mayor
SECONDER:	Scott Milner
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton

3. Agenda Items

A. Gravel

Roger Kroh presented Packet Pages 5-7, proposed amendment to 405.565 regarding allowance of gravel in lieu of hard surfacing driveways and parking lots.

The Public Hearing was opened.

Mike Freeland, co-owner of Beck Event Space, voiced his concerns with paving. Chris Chiodini stated that the town will be more desired place to live if we follow higher standards including the surfacing of drives and parking lots. Jim Proctor stated that all driveways need to have a paved approach as the gravel eats up the City streets. The City has to spend money to clean up the culverts and roads.

Dorothy Young made a motion to recommend that the Board of Alderman approve staff amendments regarding use of gravel for driveways and parking lots as written. Brian Hasek seconded.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [5 TO 2]
AYES:	Milner, Hasek, Young, Bush, Welton
NAYS:	Chris Chiodini, Jim Proctor

B. Non-Conforming Buildings, Structures and Uses

Roger Kroh presented Packet Pages 9-10, proposed an Amendment to 405.050 allowing non-conforming, single family, 2-family, 3-family, and 4-family homes to be rebuilt if more than 50% destroyed by fire or act of God.

The Public Hearing was opened. During the Public Hearing, Katie Cole of Premium Realty Group, and Roxy Malone voiced their concerns with getting government backed loans with the current restriction.

Following the Public Hearing and discussion, Brian Hasek made a motion to remove the 50% stipulation for 1-4 family homes, and move to the Board of Alderman. Barrett Welton seconded.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Hasek, Mayor
SECONDER:	Barrett Welton
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton

C. Accessory Buildings in Commercial Districts

Roger Kroh presented Packet Pages 12-13 proposed an Amendment to 405.550(D), allowing accessory structures up to 200 square feet in commercial zoning districts.

The Public Hearing was opened.

With no input from the public, Dorothy Young made a motion to amend the last sentence of the Amendment Document, stating "Any existing use of this type of accessory building or structure, whether for storage or sheds that are for sale shall also be anchored if the property is in the flood zone. Cheryl Bush seconded. Unanimous approval of amendment.

Brian Hasek motioned to send amended motion to the Board of Alderman. Dorothy Young seconded.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Hasek, Mayor
SECONDER:	Dorothy Young
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton

4. Discussion Items

None

5. Adjourn

With nothing further to come before the Commission, Brian Hasek made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:56 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



City of
Harrisonville^{est. 1836}
STAFF REPORT

TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: October 18, 2018
SUBJECT: Parking Requirements for JDS Auto Detailing, 1801 S. Butler

Type of Item: *Approval*

A. Action Item (ID # 3038)

Parking Requirements for JDS Auto Detailing, 1801 S. Butler

Attachments:

Staff Report Final 102318 (DOC)



STAFF REPORT

Applicant/Location: Mr. Jeff Schrock, owner of JDS Auto Detailing, Inc.
 1801 South Butler

Requested Action: Approve Parking Requirements for JDS Auto Detail, Inc.

Existing Zoning: C-2 Service business District

General:

Mr. Schrock, owner of JDS Auto Detailing, has removed the abandoned veterinary clinic at 1801 Butler Dr. and is constructing a new 6,240 sf building that is to be a new location for the business. JDS has been in operation on South Commercial Street for more than 20 years.

On October 16, the Board of Zoning Adjustments approved a parking lot setback variance so that the project could utilize existing parking lot curbing and now staff is reviewing in detail the plans for the parking lot. The zoning ordinance does not have any parking requirements applicable to automotive service uses. However, Section 405.565 (B) of the parking and loading regulations states that any uses not included in the parking requirements shall be assigned a parking requirement by the Planning and Zoning Commission.

Staff has requested and been provided by the applicant parking demand information at the current location of JDS Auto Detail at 1102 S. Commercial and for the new and larger facility at 1801 S. Butler. The information seems to be a reasonable expectation of the parking demand that JDS will encounter. Here is a comparison of the parking needs at the existing shop and the projected parking demand at the new facility.

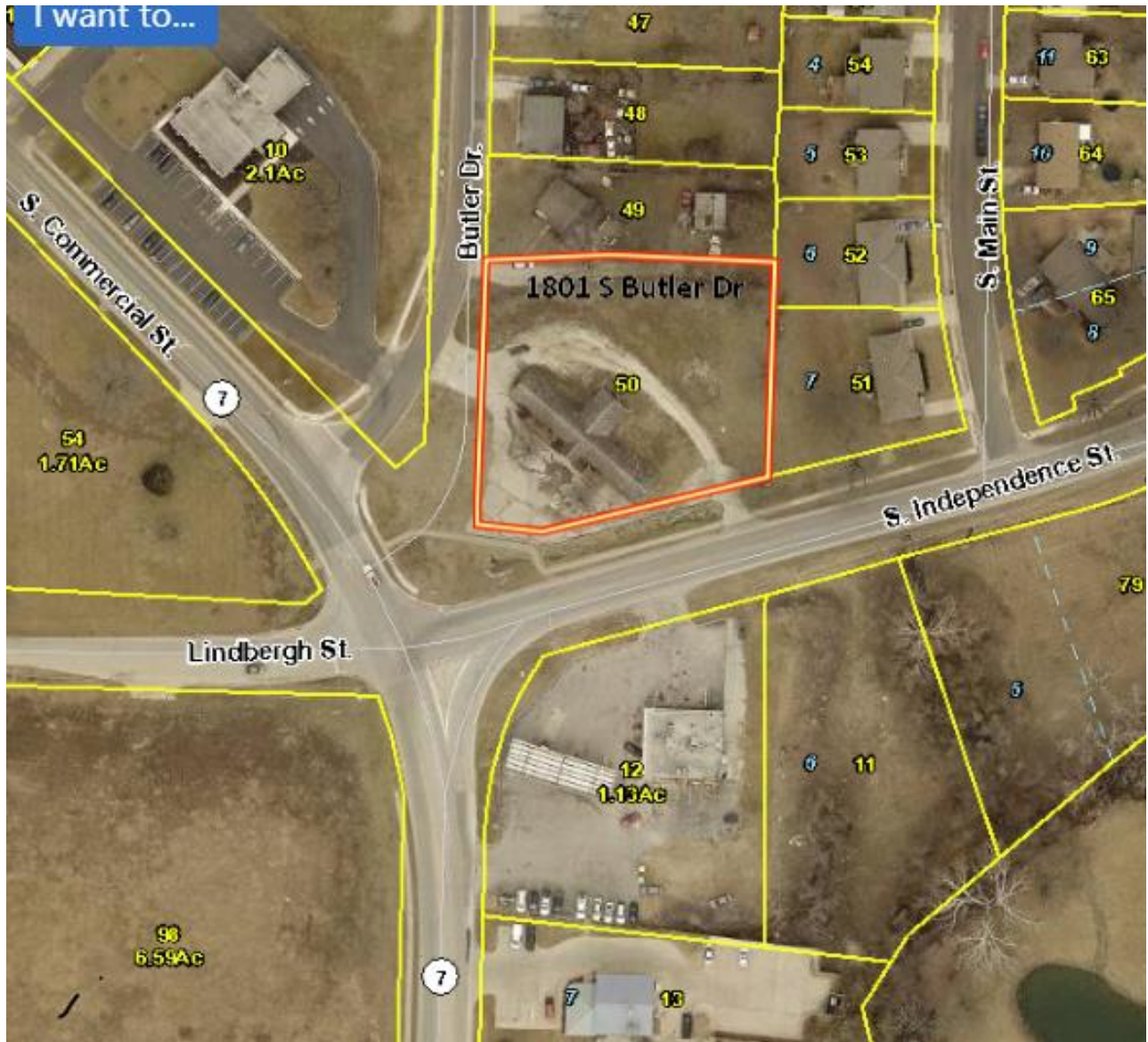
	<u>Vehicles per Day</u>	
	<u>Present Facility</u>	<u>New Facility</u>
<u>Vehicles Parked Outside</u>		
Owner	1	1
Employees	2	4
Deliveries and walk-in customers scheduling appointments	1	2
Total	5	7
Outside parking spaces required. One of these must be ADA accessible.	na	11
<i>Note:</i>		
<i>These vehicles are serviced inside building by appointment. There is space the new building for 10-11 vehicles.</i>	<i>1-3</i>	<i>6-8</i>

Attachment: Staff Report Final 102318 (Parking Requirements for JDS Auto Detailing, 1801 S. Butler)

Staff believes that 11 spaces outdoors will accommodate the maximum demand for outside parking and provide more than a 50% contingency.

Recommendation: Approve motion setting the parking requirement for the JDS Auto Detail facility at 1801 S. Butler at 11 parking spaces, one of which is to meet ADA accessibility requirements, based upon the parking demand calculations in the staff report.

Vicinity Map:



Attachment: Staff Report Final 102318 (Parking Requirements for JDS Auto Detailing, 1801 S. Butler)

