



**AGENDA
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
CITY HALL
APRIL 17, 2018
6:00 PM**

I. Attendance

- 1. Present**

II. Approval of Minutes

- 1. Community Development Committee - Regular Meeting - Mar 20, 2018 6:00 PM**

III. Action Items

- 1. Election Sign Change**
- 2. P&Z Amend Change**
- 3. Zoning Letter-Ad Changes**

IV. Discussion Items

- 1. Regional Detention Glen Eagle**

V. Adjourn

Posted on City Hall Bulletin Board this 9th day of April, 2018.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
CITY HALL
MARCH 20, 2018
6:00 PM

I. Attendance

Attendee Name	Organization	Title	Status	Arrived
David Dickerson	Harrisonville	Member	Present	
Matt Turner	Harrisonville	Member	Present	
Brian Hasek	Harrisonville	Chair	Present	
Brad Bockelman	Harrisonville	Member	Present	
Jessica Levsen	Harrisonville	Member	Present	

Also in attendance were Happy Welch, City Administrator; and Jamie Martin, Utility/Community Development Clerk recording.

II. Approval of Minutes

1. Community Development Committee - Regular Meeting - Jan 16, 2018 6:00 PM

With no additions or corrections, the minutes were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Turner, Member
SECONDER:	David Dickerson, Member
AYES:	Dickerson, Turner, Hasek, Bockelman, Levsen

III. Agenda

1. P&Z Amend Change

Happy Welch stated that the City should consider making changes to the way the City handles Planning and Zoning Commission notifications for Special Use Permits, zoning, ect.. City Staff would handle those things rather than the applicants. The Committee discussed using a sliding scale to determine the amount charged to the applicants, with a minimum being \$100.00. City Staff will check with other cities to see what scale and pricing they use. Mr. Welch will bring it back to the Committee before it is taken to Planning and Zoning.

Mr. Welch also would like to strike the reduced cost for group care centers and make this the same as other uses from Section 405.630. This will be discussed with the City Attorney and brought back to the Committee.

RESULT: **TABLED [UNANIMOUS]**
Next: 4/17/2018 6:00 PM
AYES: Dickerson, Turner, Hasek, Bockelman, Levsen

2. Amend HPC Allow Alternates

Mr. Welch would like the BOA to consider amending 405.350, allowing 2 alternates for the Historic Preservation Commission. Currently, they are not allowed. The city has had to postpone several meetings due to lack of a quorum. There are things only the HPC can approve and this has made it difficult. David Dickerson serves as the Board Liaison and is willing to serve as an alternate since he is already in attendance at these meetings. This will have to be reviewed by the Historic Preservation Commission and the Planning and Zoning Commission.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Matt Turner, Member
SECONDER: David Dickerson, Member
AYES: Dickerson, Turner, Hasek, Bockelman, Levsen

3. Glen Eagle Fee

The Glen Eagle subdivision is going up for sale. The City has a \$40,000 lien for the Orchard Road Culvert Improvements. Releasing the lien could make this property more appealing to developers. There is also a requirement for a street light fee for light that were not installed.

Brad Bockelman stated that he is a potential buyer for this property and has recused himself from voting.

David Dickerson moved to discuss this with the City Attorney about releasing the whole agreement and taking it to the BOA.

Jessica Levsen seconded.

RESULT: **RECOMMENDED FOR BOARD APPROVAL [4 TO 0]**
MOVER: David Dickerson, Member
SECONDER: Jessica Levsen, Member
AYES: David Dickerson, Matt Turner, Brian Hasek, Jessica Levsen
ABSTAIN: Brad Bockelman

IV. Discussion

None

V. Adjourn

With no further business to come before the committee, David Dickerson moved to adjourn. Matt Turner seconded. The meeting was adjourned at 6:46 PM.

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Mar 20, 2018 6:00 PM (Approval of Minutes)



STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: February 27, 2018
SUBJECT: P&Z Amend Change

Type of Item: *Approval*

We changed the requirement for Board of Zoning Adjustment so we advertise and send out the letters of notification, now we need to change it for amendments, revisions, etc. to the zoning code and Special Use Permits.

The current fees for submitting to rezone a piece of property or apply for a special use permit is \$50.00. I would recommend we, again, increase it to \$100.00 to cover the cost of the ad in a paper of public record and for the notices to be sent to adjoining properties within 185 feet as required by Chapter 89 RSMo. This will relieve the applicant of the burden to create, submit, and prove the ad was run and certified letters to show the property owners were contacted. The fees would be across the board for all applicants. We would advertise the P&Z Meeting and a public hearing for the Board of Aldermen.

This will be a fee deposit due to the Hancock Amendment.

1. Action Item (ID # 2804)

P&Z Amend Change

COMMENTS - Current Meeting:

Happy Welch stated that the City should consider making changes to the way the City handles Planning and Zoning Commission notifications for Special Use Permits, zoning, ect.. City Staff would handle those things rather than the applicants. The Committee discussed using a sliding scale to determine the amount charged to the applicants, with a minimum being \$100.00. City Staff will check with other cities to see what scale and pricing they use. Mr. Welch will bring it back to the Committee before it is taken to Planning and Zoning.

Mr. Welch also would like to strike the reduced cost for group care centers and make this the same as other uses from Section 405.630. This will be discussed with the City Attorney and brought back to the Committee.

Attachments:

Zoning Amend Notification Change (PDF)

RESULT: TABLED [UNANIMOUS] Next: 4/17/2018 6:00 PM

AYES: Dickerson, Turner, Hasek, Bockelman, Levsen

Section 405.630 Rules of Procedures Governing Amendments and Special Use Permits.

Applications for amendment, revision or change of the Zoning District Map or for a special use permit may be made by any person or his/her agent who owns the land sought to be rezoned or specially used. If such application is made by the owner's agent, the agent shall enter upon the application the name and current mailing address of the owner. Application for amendment, revisions or change of any portion of the Zoning Ordinance may be made by any interested persons. All applications shall be made on forms prescribed by the Planning and Zoning Commission and duly filed with the City Administrator.

B.

Fees — Sketch Of Land In Question. A fee of ~~fifty dollars (\$50.00)~~ One hundred dollars (\$100.00) shall accompany each application for amendment, revision or change or for a special use permit, ~~except that the fee shall be twenty five dollars (\$25.00) for each application for a special use permit for group care centers including pre-schools and private kindergartens.~~ An accurate sketch of the land in question, drawn to scale on a sheet eight and one-half (8½) inches by eleven (11) inches, showing adjacent tracts within one hundred eighty-five (185) feet and the current ownership thereof shall accompany the application. The City Administrator may waive or vary from these sketch requirements in cases where such information would be of no value in making the decision relative to zoning change or conditional use permit.



STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: March 13, 2018
SUBJECT: Amend HPC Allow Alternates

Type of Item: *Approval*

The committee should consider amending the Historic Preservation Commission member make up and consider allowing alternates to serve on the commission. There have been several meetings postponed due to lack of a quorum. The code currently does not allow (405.350) for alternates.

2. Action Item (ID # 2811)

Amend HPC Allow Alternates

COMMENTS - Current Meeting:

Mr. Welch would like the BOA to consider amending 405.350, allowing 2 alternates for the Historic Preservation Commission. Currently, they are not allowed. The city has had to postpone several meetings due to lack of a quorum. There are things only the HPC can approve and this has made it difficult. David Dickerson serves as the Board Liaison and is willing to serve as an alternate since he is already in attendance at these meetings. This will have to be reviewed by the Historic Preservation Commission and the Planning and Zoning Commission.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Matt Turner, Member

SECONDER: David Dickerson, Member

AYES: Dickerson, Turner, Hasek, Bockelman, Levsen



STAFF REPORT

TO: Community Development Committee
FROM: Jamie Martin, Assistant
DATE: March 14, 2018
SUBJECT: Glen Eagle Fee

Type of Item: *Approval*

3. Action Item (ID # 2822)

Glen Eagle Fee

COMMENTS - Current Meeting:

The Glen Eagle subdivision is going up for sale. The City has a lien for \$40,000 lien for the Orchard Road Culvert Improvements. Releasing the lien could make this property more appealing to developers. There is also a requirement for a street light fee for light that were not installed.

Brad Bockelman stated that he is a potential buyer for this property and has recused himself from voting.

David Dickerson moved to discuss this with the City Attorney about releasing the whole agreement and taking it to the BOA.

Jessica Levsen seconded.

Attachments:

Glen Eagle Fee (PDF)

RESULT: RECOMMENDED FOR BOARD APPROVAL [4 TO 0]

MOVER: David Dickerson, Member

SECONDER: Jessica Levsen, Member

AYES: David Dickerson, Matt Turner, Brian Hasek, Jessica Levsen

ABSTAIN: Brad Bockelman

FILE NUMBER 376771
OR BK 02925 PG 0219
RECORDED 01/03/2007 12:15:41 PM
RECORDING FEE 45.00
SANDRA A (SANDY) GREGORY, RECORDER OF DEEDS
CASS COUNTY, MISSOURI

N A



(Space above reserved for Recorder of Deeds certification)

Title of Document: Agreement for Payment of Fees
Date of Document: November 28, 2006
Grantor: *Shadow Ridge Development, LLC*
Grantee: City of Harrisonville, Missouri, a municipal corporation organized under the laws of the State of Missouri
Grantee's Statutory Mailing Address:
300 East Pearl Street
Harrisonville, Missouri 64701
Legal Description: See Exhibit A attached hereto.

Minutes Acceptance: Minutes of Mar 20, 2018 6:00 PM (Approval of Minutes)

KC01DOCS\811971.3

AGREEMENT FOR PAYMENT OF FEES

THIS AGREEMENT FOR PAYMENT OF FEES ("Agreement") is made this 28th day of November 2006 ("Effective Date"), by and between Shadow Ridge Development ("Property Owner") and the City of Harrisonville, Missouri, a Missouri municipal corporation and fourth class city located in Cass County ("City").

WHEREAS, Property Owner owns certain property (the "Property") generally located at 267th Street East of Orchard Road, Harrisonville, Missouri, commonly known as the Glen Eagle Subdivision, more particularly described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Property Owner has requested that City allow Property Owner to pay certain fees in connection with each building permit issued on a per lot basis for the Property; and

NOW THEREFORE, in consideration of the promises and covenants herein set forth, it is hereby agreed by and between the parties as follows:

1. Fees. Property Owner shall pay a fee ("Fee") to the City in the amount of \$569.38 in connection with each application for a building permit for each of the first thirty-three (33) lots in connection with construction within the first and/or second phase of the Property. The Fee shall constitute the Administrative Fee and Streetlight Reimbursement Fee required pursuant to The Municipal Code of the City of Harrisonville, Missouri (the "Code") and shall be in addition to any customary building permit application fee to be paid. Notwithstanding the foregoing, Property Owner shall immediately pay all remaining fees due for lots located on the Property upon the earlier to occur of (i) transfer of ownership of the Property by Property Owner, or (ii) commencement of any construction within phase III of the Eagle Glen Subdivision. Property Owner acknowledges that any Fee which is due and payable and remains unpaid shall constitute a lien against the Property and City may file additional documentation evidencing such lien as necessary.
2. Landscaping. On or before May 31, 2007, Property Owner shall cause the portion of the Property located along 267th Street to be landscaped, in accordance the landscaping plan and covenants to be approved by the City, which shall be in compliance with the City Code.
3. Orchard Road Culvert Improvements. Property Owner will pay to the City Forty Thousand and No/100 Dollars (\$40,000.00) ("ORCI Fee") prior to filing any applications for building permits or commencing any construction within phase II of the Glen Eagle Subdivision for the Orchard Road Culvert Improvements ("OCRI Fee Deadline"). Property Owner acknowledges that the OCRI Fee, from and after the OCRI Fee Deadline, shall constitute a lien against the Property and City may file additional documentation evidencing such lien as necessary.

4. Notices. All notices required by this Agreement shall be in writing and shall be served either by posting a sign on the property or personally or by certified mail, or by any other delivery service which obtains a receipt for delivery unless any such notice is required by law and such law provides a different form of delivery or service. Any such notice or demand served personally shall be delivered to the party being served (provided that such notice may be delivered to the receptionist or any other person apparently in charge of such party's office at its address hereinafter set forth), and shall be deemed complete upon the day of actual delivery or attempted delivery, as shown by an affidavit of the person so delivering such notice. Any notice so served by certified mail shall be deposited in the United States Mail with postage thereon fully prepaid and addressed to the party or parties so to be served at its address hereinafter stated, and service of any such notice by certified mail shall be deemed complete on the date of actual delivery as shown by the certified mail receipt. Service of any such notice by another delivery service shall be deemed complete upon the date of delivery as shown on the receipt obtained by such delivery service.

Any notice to the City shall be addressed to the City at:

City of Harrisonville
300 East Pearl Street
Harrisonville, Missouri 64701
Attention: City Administrator

with a copy to:

Steve Mauer
Bryan Cave LLP
One Kansas City Place
1200 Main Street, Suite 3500
Kansas City, Missouri 64105

Any notice to Property Owner shall be addressed to Property Owner at:

3629 W 133rd St.
Leawood, KS 66209

Each party shall have the right to specify that notice be addressed to any other address, by giving to the other party ten (10) days written notice thereof.

5. Headings. The captions and section headings contained in this Agreement are for convenience of reference only and shall not be considered in any interpretation of the provisions of this Agreement.

6. Incorporation into Agreement and Recitals. The recitals set forth above are true and correct and are incorporated herein by reference and made a part of this Agreement. Unless otherwise provided herein, all exhibits attached hereto are incorporated herein by reference.

7. Time of the Essence. Time and exact performance is of the essence under this Agreement.

8. Entire Agreement. This Agreement shall constitute the complete agreement between the parties and any modification shall be in writing and signed by all parties hereto, or their successors or assigns.

9. Binding Effect. Property Owner hereby declares that all of the Property shall be held, sold, used and conveyed subject to this Agreement and further declares this Agreement shall run with the title to the Property and shall be binding and inure to the benefit of the parties hereto and their successors and any future or subsequent purchasers.

10. Severability. Any provision of this Agreement which is not enforceable according to law will be severed here from and the remaining provisions shall be enforced to the fullest extent permitted by law.

11. Authority. All signatories hereto represent that they have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be valid until executed by all parties and approved by ordinance duly enacted by the Board of Aldermen of the City of Harrisonville, Missouri.

12. Counterparts. This Agreement may be executed in multiple counterparts, each of which will constitute one and the same instrument.

13. Governing Law. This Agreement shall be deemed to have been fully executed and delivered in and governed by the laws of the State of Missouri for all purposes and intents.

14. Attorney's Fees. If City must bring an action to enforce the provisions of this Agreement, Property Owner will be responsible for any and all fees incurred by the City in connection with such action.

15. Recording of Document. The parties shall cause the Agreement, together with all exhibits attached hereto, to be filed with the Cass County, Missouri Recorder's Office.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

CITY:

THE CITY OF HARRISONVILLE, MISSOURI

By: [Signature]
Kevin Wood, Mayor

Attest:

[Signature]
City Clerk
Debbie Grant

PROPERTY OWNER:

[Signature]
By: SHADOW RIDGE DEVELOPMENT, LLC
Name: STEPHEN J. SHUMATE
Title: MEMBER

Minutes Acceptance: Minutes of Mar 20, 2018 6:00 PM (Approval of Minutes)

STATE OF MISSOURI)
) SS.
COUNTY OF CASS)

On this ____ day of November, 2006, before me, _____, a Notary Public in and for said state, personally appeared Dianna Wright, City Administrator of the City of Harrisonville, Missouri, known to me to be the person who executed the within instrument on behalf of the City of Harrisonville, Missouri, a municipal corporation, and acknowledged to me that she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Harrisonville, Missouri, the day and year last above written.

Notary Public in and for
said County and State

My Commission Expires:

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

On this 11 day of DECEMBER ~~November~~, 2006, before me, LYNN WEST, a Notary Public in and for said state, personally appeared Stephen J. Shumate, the Member of Shadow Ridge Development, a Limited Liability Company, to me known to be the person who executed the within instrument, and acknowledged that he executed said instrument as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in LEAWOOD, KANSAS, the day and year last above written.



Lynn West

Notary Public in and for
said County and State

My Commission Expires:

8-12-07

Minutes Acceptance: Minutes of Mar 20, 2018 6:00 PM (Approval of Minutes)

CONSENT OF LENDER

Hillcrest Bank, as Lender pursuant to that certain Deed of Trust ("Deed of Trust"), dated as of _____, made by _____, recorded _____, in Book _____, Page _____, hereby agrees that (regard less of any priority otherwise available to Lender) any security interest that Lender may now hold or may at any time hereafter acquire in any or all of the real property, as described in such Deed of Trust, shall be and shall remain fully subordinate to the interest granted pursuant to the Agreement for Payment of Fees in favor of the City of Harrisonville, Missouri.

LENDER

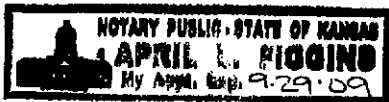
By: [Signature]
Name: Jeff V. Friesen
Its: Senior Vice President

KANSAS
STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On this 7th day of DECEMBER, 2006 before me, appeared JEFF V. FRIESEN, to me personally known, who being by me duly sworn, did say that he/she is the SR VICE PRES of HILLCREST BANK a _____, that said instrument was signed on behalf of Bank by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Dlathe, KANSAS, the day and year last above written.

[Signature]
APRIL L FIGGINS
Notary Public in and for said County and State



My Commission Expires:

9.29.09

(The Notary Public must type or print his/her name immediately beneath his/her signature.)

Minutes Acceptance: Minutes of Mar 20, 2018 6:00 PM (Approval of Minutes)

EXHIBIT A

(Legal description)

Part of a tract of land described in Book 1412, Page 50, in the office of the Recorder of Deeds in Cass County, Missouri, being part of the West half of the Southeast Quarter, part of the East half of the Southwest Quarter and part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 44, Range 31, Cass County, Missouri, described as follows: From the Southeast corner of the Southeast Quarter of Section 3, aforesaid, run thence North 88°11'42" West along the South line thereof, 1325.04 feet to the true point of beginning of the tract to be described; thence North 88°27'47" West along the South line of the West half of the Southeast Quarter of said Section 3, 627.72 feet; thence North 1°38'35" East, parallel with the West line of the West half of the Southeast Quarter of said Section 3, 312.25 feet; thence North 88°27'47" West, parallel with the South line of the West half of said Southeast Quarter, 697.52 feet to a point on the West line of said West half; thence North 1°38'35" East along said West line 496.75 feet; thence North 88°31'09" West, parallel with the South line of the East half of the Southwest Quarter of said Section 3, 573.20 feet; thence North 0°26'06" West, 26.21 feet; thence South 83°41'41" West, 754.56 feet to a point on the West line of the East half of the Southwest Quarter of said Section 3; thence North 1°40'39" East along said West line, 95.38 feet; thence North 88°27'03" West, 1321.01 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter of said Section 3; thence North 1°44'23" East, 497.97 feet to the Northwest corner of said Quarter Quarter Section; thence South 88°24'36" East along the North line of the Southwest Quarter of the Southwest Quarter of said Section 3, 1320.46 feet to the Northeast corner of said Quarter Quarter Section; thence North 1°40'39" East along the West line of the East half of the Southwest Quarter of said Section 3, 1323.99 feet to the Northwest corner of the East half of the Southwest Quarter of said Section 3; thence South 88°21'39" East along the North line of the East half of said Southwest Quarter, 1320.31 feet to the Northeast corner of said East half; thence South 87°57'20" East along the North line of the West half of the Southeast Quarter of said Section 3, 1323.15 feet to the Northeast corner of the West half of said Southeast Quarter; thence South 1°35'48" West along the East line of said West half, 2634.00 feet to the true point of beginning. Contains 146.51 acres, more or less, subject to the right-of-way of 267th street and any existing easements.

Minutes Acceptance: Minutes of Mar 20, 2018 6:00 PM (Approval of Minutes)

Staff Report

It was brought to our attention that a lien has been recorded for the Glen Eagle Subdivision to offset costs for Orchard Road Culvert Improvements due to the increased traffic that will use Orchard to get to 267th St. entrance of Glen Eagle. The fee is to be paid when Phase II of the development starts. That development stopped when the recession hit in 2008 and has been for sale since. A potential buyer requested information about a \$40,000 lien against the property that current staff was unaware of. The buyer presented the attached lien information. We believe this to be for improvements to the Muddy Creek culvert on Orchard (one lane crossing) that is between the city limits and 267th. Does the committee believe we need to keep the lien against the property or withdraw until the property sells and a new development is brought to the city?



TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: March 29, 2018
SUBJECT: Election Sign Change

Type of Item: *Approval*

John Fairfield has drafted an ordinance for Chapter 435 that will change the size allowed for elections signs.

This is for discussion and for submittal to the full board.

1. Action Item (ID # 2841)

Election Sign Change

Attachments:

Temp Sign Ordinance Change fr HW 2-6-2018 - JF redline 3-27-18 (PDF)

COUNCIL BILL NO.**ORDINANCE NO.****AN ORDINANCE TO AMEND CHAPTER 435, SIGN REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI BY AMENDING SECTION 435.120: TEMPORARY SIGNS CONCERNING ELECTION SIGNS WITHIN THE CITY OF HARRISONVILLE, MISSOURI.**

WHEREAS the City of Harrisonville Board of Aldermen (“Board”) are concerned for the health, safety and general welfare of its citizens;

WHEREAS, since election signs (“Election Signs”) are non-permitted and proliferate during each election cycle reasonable restrictions are necessary to protect the public;

WHEREAS, Election Sign locations and the size of such signs can create a danger to pedestrians and passengers in motor vehicles if they interfere with the ability of drivers of motor vehicles to safely see pedestrians or other motor vehicles resulting in injuries and accidents;

WHEREAS, Election Sign locations and the size of such signs can create a danger to pedestrians if they interfere with the ability of pedestrians to safely see motor vehicles resulting in injuries and accidents;

WHEREAS, the Board finds that amending Chapter 435 Sign Regulations, Section 435.120 is necessary to protect the safety of residents and visitors in the City of Harrisonville;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: That Section 435.120 1.c. of the Code of Ordinances of the City of Harrisonville, Missouri, shall be amended to read as follows:

- c. Election Signs. Candidates for office election signs, levy signs or other election signs may be displayed thirty (30) days prior to an election. Election signs may not be put on State, County, or City rights-of-way or easements, and must be removed five (5) working days after any such election. These signs must be removed even if the candidate qualifies for the primary and/or general election. Such signs may be redisplayed thirty (30) days ahead of the following election but must be removed five (5) working days after such election. Election signs do not need a permit.

Section 2: That Section 435.120 A. 3. of the Code of Ordinances of the City of Harrisonville, Missouri, shall be amended to add a new section 3. c. to read as follows:

c. Election Signs: All election signs, wherever located in the City of Harrisonville, shall not exceed four (4) square feet in area and two (2) feet in height.

Section 3: That this order shall become effective upon its passage and approval.

Read one time by title only on the ____ day of April 2018, and the second time by title only on April ____, 2018, and passed and approved by the Board of Alderman this ____ Day of April 2018.

Roll Call Vote:

Ayes:

Nays:

Absent:

Abstain:

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Alderman

ATTEST:

Randall K. Jones, City Clerk

APPROVED by the Mayor this ____ day of April 2018.

Attachment: Temp Sign Ordinance Change fr HW 2-6-2018 - JF redline 3-27-18 (Election Sign Change)



STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: February 27, 2018
SUBJECT: P&Z Amend Change

Type of Item: *Approval*

We changed the requirement for Board of Zoning Adjustment so we advertise and send out the letters of notification, now we need to change it for amendments, revisions, etc. to the zoning code and Special Use Permits.

The current fees for submitting to rezone a piece of property or apply for a special use permit is \$50.00. I would recommend we, again, increase it to \$100.00 to cover the cost of the ad in a paper of public record and for the notices to be sent to adjoining properties within 185 feet as required by Chapter 89 RSMo. This will relieve the applicant of the burden to create, submit, and prove the ad was run and certified letters to show the property owners were contacted. The fees would be across the board for all applicants. We would advertise the P&Z Meeting and a public hearing for the Board of Aldermen.

This will be a fee deposit due to the Hancock Amendment.

2. Action Item (ID # 2804)

P&Z Amend Change

History:

03/20/18	Community Development Committee	TABLED	Next:
04/17/18			

Happy Welch stated that the City should consider making changes to the way the City handles Planning and Zoning Commission notifications for Special Use Permits, zoning, ect.. City Staff would handle those things rather than the applicants. The Committee discussed using a sliding scale to determine the amount charged to the applicants, with a minimum being \$100.00. City Staff will check with other cities to see what scale and pricing they use. Mr. Welch will bring it back to the Committee before it is taken to Planning and Zoning.

Mr. Welch also would like to strike the reduced cost for group care centers and make this the same as other uses from Section 405.630. This will be discussed with the City Attorney and brought back to the Committee.

Attachments:

Zoning Amend Notification Change (PDF)

Section 405.630 Rules of Procedures Governing Amendments and Special Use Permits.

Applications for amendment, revision or change of the Zoning District Map or for a special use permit may be made by any person or his/her agent who owns the land sought to be rezoned or specially used. If such application is made by the owner's agent, the agent shall enter upon the application the name and current mailing address of the owner. Application for amendment, revisions or change of any portion of the Zoning Ordinance may be made by any interested persons. All applications shall be made on forms prescribed by the Planning and Zoning Commission and duly filed with the City Administrator.

B.

Fees — Sketch Of Land In Question. A fee of ~~fifty dollars (\$50.00)~~ One hundred dollars (\$100.00) shall accompany each application for amendment, revision or change or for a special use permit, ~~except that the fee shall be twenty five dollars (\$25.00) for each application for a special use permit for group care centers including pre-schools and private kindergartens.~~ An accurate sketch of the land in question, drawn to scale on a sheet eight and one-half (8½) inches by eleven (11) inches, showing adjacent tracts within one hundred eighty-five (185) feet and the current ownership thereof shall accompany the application. The City Administrator may waive or vary from these sketch requirements in cases where such information would be of no value in making the decision relative to zoning change or conditional use permit.



STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: March 29, 2018
SUBJECT: Zoning Letter-Ad Changes

Type of Item: *Discussion*

We have reviewed the fees charged around the area for Special (Conditional) Use Permits and Zoning Amendments and the amounts vary as to the fee charged by the various cities in Cass County and in Grandview. For a Special Use Permit, it ranges from none (Raymore), to \$475 + \$10 per acre (Grandview). For a zoning change the fee ranged from \$150 (Belton) to \$525 (Raymore).

From previous conversations with the Board and committees I believe the fee amount should go no higher than a flat \$150 and that cost can be substantiated by staff time and advertising/mailing costs.

Again the city should take over sending the letters and placing the ad and establish a fee to accomplish the change.

3. Action Item (ID # 2840)

Zoning Letter-Ad Changes

Attachments:

Grandview & Others Pricing Schedule (PDF)

Grandview Pricing Schedule

A. Conditional Use	\$475+A	31-28
B. Temporary Use	\$250	31-28
C. Zoning Ordinance Amendment	\$475+A	31-28
D. Planned District Review	\$475	31-28

Historic Preservation Commission

A. Certificate of Appropriateness Application	\$150	31-25A
B. Landmark Nomination	\$475	31-25A
C. Historic District Nomination	\$475	31-25A

"A" = if site is more than 5 acres, add \$10.00 per acre

"B" = if fourth (4th) submission or more is needed, add \$50.00 per submission

Belton Pricing Schedule

- Zoning Change - \$150.00
- Preliminary Plat - \$300.00 + \$10.00 for each acre over 40.
- Lot Split - \$150.00
- Special Use Permit - \$150.00

Raymore Pricing Schedule

- Zoning Change - \$525.00
- Preliminary Plat - \$790.00
- Lot Split – none
- Special Use Permit – none

Pleasant Hill Pricing Schedule

- Special Use Permit - \$160.00
- Zoning Change - \$160.00 (residential), \$105 (commercial)

Peculiar Pricing Schedule

- Special Use Permit - \$250.00
- Rezoning - \$450.00
- Preliminary Plat - \$210.00 + \$20 per lot

Attachment: Grandview & Others Pricing Schedule (Zoning Letter-Ad Changes)



City of
Harrisonville^{est. 1836}
STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: April 4, 2018
SUBJECT: Regional Detention Glen Eagle

Type of Item: *Discussion*

We have a possible opportunity for a regional detention facility. Alderman Bockelman is considering purchasing the remaining acreage of the Glen Eagle subdivision off of 267th St. Muddy Creek crosses that property and he is considering setting aside some acreage for the development of a regional detention basin in exchange for the city taking over maintenance of an existing detention basin at the entrance on 267th.

This detention basin could be instrumental in reducing the flood risk to the homes downstream from the subdivision. It will also serve as detention for the subdivision and possibly other subdivisions in the area depending on the design. Ted Martin is working on determining the total acreage necessary for proper flood control and how to design it in the floodplain.

Mr. Bockelman is looking for an agreement to this effect from the city so he knows what he is dealing with while negotiating price for the property.

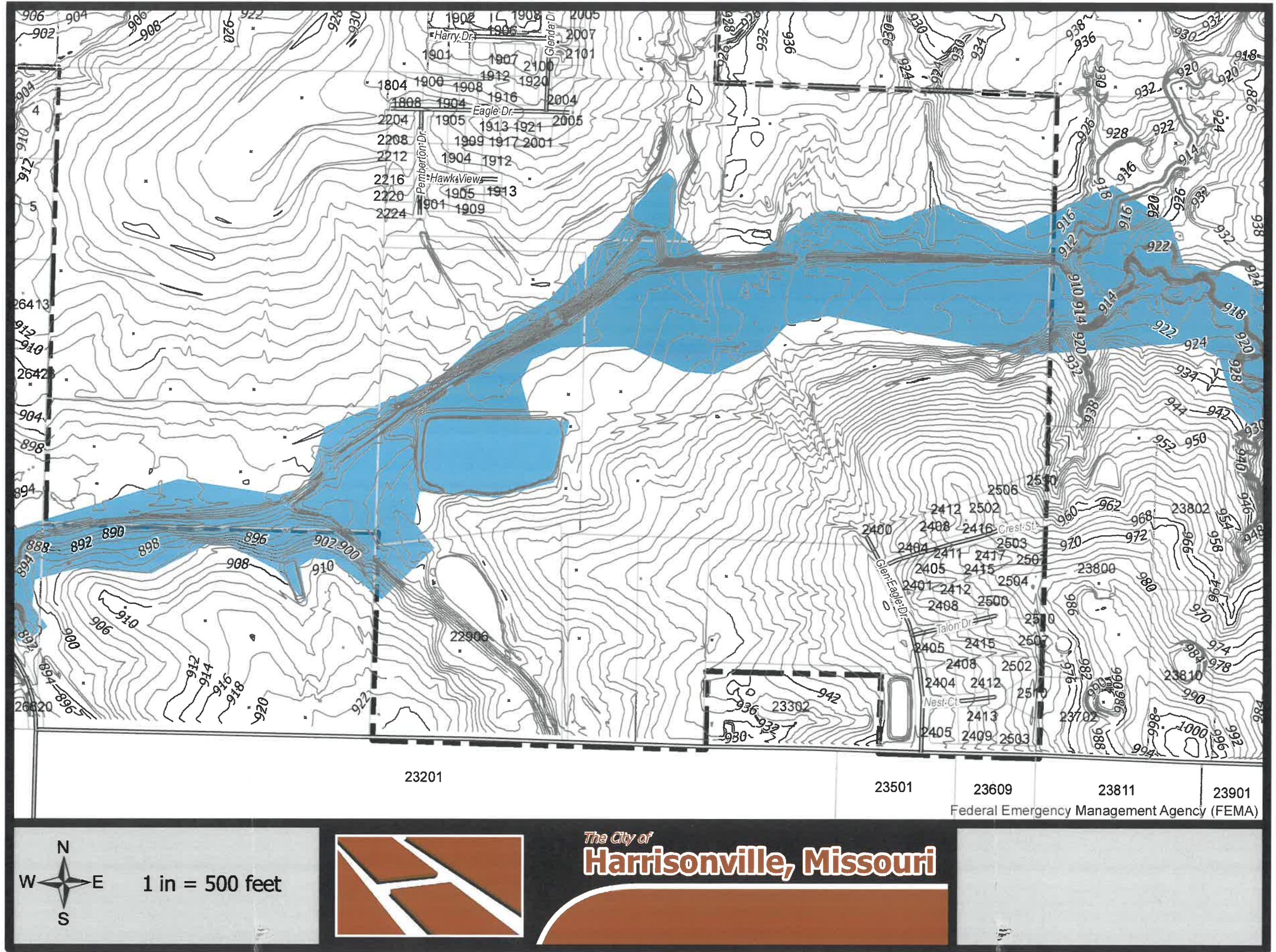
1. Action Item (ID # 2842)

Regional Detention Glen Eagle

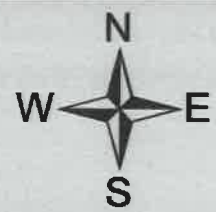
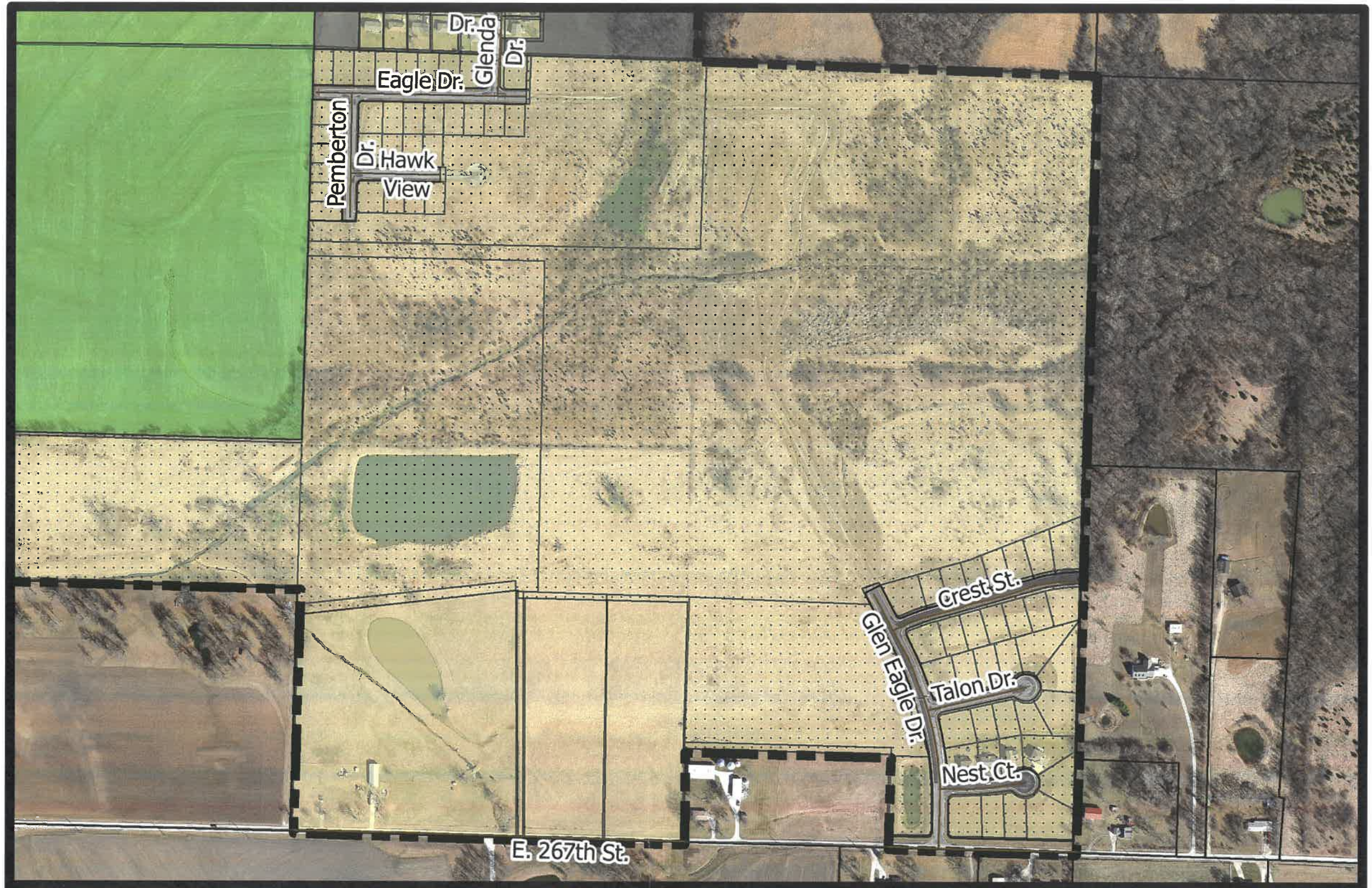
Attachments:

Glen Eagle showing floodplain (PDF)

Glen Eagle boundaries (PDF)



Attachment: Glen Eagle showing floodplain (Regional Detention Glen Eagle)



The City of
Harrisonville, Missouri

Zoning - ArcReader