



**MINUTES  
CITY OF HARRISONVILLE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
MARCH 20, 2025  
6:00 PM**

**1. Call to Order**

**A. Roll Call**

Present: Kevin Wood, Chris Chiodini, Scott Milner, Cheryl Bush, Joe Parkhurst, Brian Pulliam, Mike Zaring, Milton Siegenthaler

Others Present: John Southard, Applicant; Aaron Aurand, Applicant's Representation; Jerry and Angela Shingleton, Residents; Jayson and Regina Hastings, Residents; Dennis Fernandes, Resident; Linda Withem, Resident; James Hern, Resident; Adam and Jenny Claxton, Residents; Brad and Casey Arnold, Resident; Bruce Johnson, Resident; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

**2. Approval of Minutes**

**A. Minutes from the January 16, 2025, meeting.**

**RESULT:**

**MOVER:** Chris Chiodini

**SECONDER:** Scott Milner

**AYES:** Kevin Wood, Chris Chiodini, Scott Milner, Cheryl Bush, Joe Parkhurst, Brian Pulliam, Mike Zaring, Milton Siegenthaler

**EXCUSED:**

**3. Agenda Items**

**A. Appl. #RZ-25-001 – A REZONING from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres of Land Located South of Matt Street in the Existing *East Elm Estates* Subdivision, East of the *Meadow View* Subdivision, and West of *The Villas of Eastern Hills* Subdivision - PUBLIC HEARING**

Director Stanton presented the Staff Report. The applicant is seeking approval of a request to Rezone 32.88-acres of land located south of Matt Street in the existing East Elm Estates

subdivision, east of the Meadow View subdivision, and west of The Villas of Eastern Hills subdivision, from Agriculture (A) District to Single-Family Residential (R-1) District to allow for the land to be subdivided into single-family residential lots.

Director Stanton told the Commission to note that the "Previous Actions" section of the staff report is not in its normal bulleted format. This is due to the complex and somewhat messy history of the land in this area. For example, some boxes contain question marks because there should have been some action, but after searching 3 to 4 boxes of Board of Aldermen packets and minutes, staff could not find that there was action by the Board on these items. She said it is important to note that this property was annexed into the City on April 8, 1988, by Ordinance #2968. Additionally, including this application, the applicant has made application five times since 2002 to rezone some portion of this property.

The City's 2040 Comprehensive Plan shows this area as a "Suburban Neighborhood". According to page 36 of the Comprehensive Plan, "Suburban Neighborhoods are residential areas established around an interconnected, curvilinear street network." Single-family housing is identified as the predominant housing type in this place type. Additionally, it should be noted that this area has been shown as single-family/low density residential since at least the 1990 Comprehensive Plan.

Section 405.630.D.1 lists review criteria a-q that may be considered, to the extent they are pertinent to the particular application, by both the Planning and Zoning Commission and the Board of Aldermen. Some of the criteria considered within the Staff Report include:

- Criterion c: The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The development is providing the necessary public improvements- streets, sidewalks, water and sewer lines- to provide for the proposed residences. Additionally, the school district does not have any concerns with the proposed development in this area.
- Criterion e: The length of time, if any, the property has remained vacant. This property was annexed into the City in 1988 and has remained undeveloped since.
- Criterion f: The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect neighboring property. Staff contends that the development of this property as single-family residential will not seriously injure the appropriate use of, or detrimentally affect neighboring properties as this property has been shown to be developed as single-family/low density residential since the 1990 Comprehensive Plan.
- Criterion g: The extent to which the proposed use will adversely affect the capacity of or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property. The proposed Rezoning will allow for the 32.88-acres to be platted and developed for single-family residential. The accompanying plat is proposed to connect to the existing street network, which will improve the overall connectivity and circulation of the area more so over time as additional phases are platted. It is not anticipated that the proposed use will negatively affect the values of the property or neighboring properties in the area.
- Criterion m: The extent to which public facilities and services are adequate to meet the demand for facilities and services generated by the proposed use. The question of whether our public facilities and services are adequate to meet the demand generated by the proposed use was brought to Public Works and no concerns were raised. At this point, staff does not see any issues with the existing system meeting the needs of the

proposed development with the required public improvements that are part of the proposed development in this phase. However, additional review will be completed with future phases.

Director Stanton said that it should be noted that staff did receive an email and letter of concern, which is in the packet, and another email was received this morning and will be included in the Board of Aldermen packet.

The email read: To whom it may concern, We live at 2618 Meadowlark Dr. My concerns are given the increase in elevation to our East and the small lot sizes that are proposed next to us I question if there will be enough room to adequately manage stormwater generated from new structures and impervious surfaces. It will be very important to adequately plan stormwater management so my my house and my neighbors don't end up dealing with unintended consequences of the proposed development. Currently, there is somewhat of a berm that diverts water from the field to the city street. Without proper planning on the front end, this berm will be harder to maintain in the future. As it is today the berm becomes overloaded during large rain events and floods our yard and our neighbor to the North at 2619 Duncan Cr. (See attached sketch showing area of concern in red) (\*Director Stanton passed the sketch to the Commissioners.) Additionally, the maps I saw do not account for overhead power lines that run in this same area East of our house. North to South. I would think there would need to be consideration given for easement access to overhead utilities as well. (See attached sketch showing area of concern in red) It is my goal to maintain my property value as Harrisonville grows. I would strongly disapprove of any rental properties in this development. Kind Regards, Brad and Casey Arnold.

Director Stanton said that Staff recommend approval of the proposed Rezoning of 32.88-acres from Agriculture (A) District to Single-Family Residential (R-1) District with the following conditions: 1. Sidewalks shall have handicapped access at all intersections in accordance with Section 410.530.B and shall normally be separated from the edge of the street by a grassy strip twenty-four inches wide. Sidewalks shall comply with the ADA requirements in place at the time of construction, and all non-paved right-of-way shall be either sodded or seeded; and 2. A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development-related (building or infrastructure) permits.

Aaron Aurand, Representation for John and Diane Southard Living Trust, asked the Commission to consider approval of the Rezoning of the 32.88 acres.

Chris Chiodini asked why the applicant had submitted the rezoning five times. Mr. Southard said there had been ongoing litigation between the City and Water District 9. Mr. Chiodini asked if the area was served by the City or the Water District. Mr. Southard said all of the area to be rezoned is served by Water District 9. He said with the previous applications he was told to stop building.

Kevin Wood said that he was the Mayor at that time and that Water District 9 wanted to serve the area but did not want to meet the City standards for fire flow.

Brian Pulliam asked if there would be appropriate culverts for water drainage. Mr. Aurand said that they will have to comply with the City Code.

With no other questions from the public, the Public Hearing was closed at 6:15 PM.

**B. Appl. #RZ-25-001 – A REZONING from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres of Land Located South of Matt Street in the Existing *East Elm Estates* Subdivision, East of the *Meadow View* Subdivision, and West of *The Villas of Eastern Hills* Subdivision - CONSIDERATION**

**RESULT:**

**MOVER:** Chris Chiodini

**SECONDER:** Brian Pulliam

**AYES:** Kevin Wood, Chris Chiodini, Scott Milner, Cheryl Bush, Joe Parkhurst, Brian Pulliam, Mike Zaring, Milton Siegenthaler

**EXCUSED:**

**C. Appl. #PP-25-001—A PRELIMINARY PLAT for *East Elm Estates, Lots 78-87* Located South of Matt Street in the Existing *East Elm Estates* Subdivision and West of *The Villas of Eastern Hills* Subdivision - PUBLIC HEARING**

Director Stanton presented the Staff Report for the Preliminary Plat of East Elm Estates, Lots 78-87. The applicant is seeking approval of the Preliminary Plat of East Elm Estates, Lots 78-87. The proposed preliminary plat consists of 10 lots with sidewalks proposed for both sides of all streets as required by code. The applicant is proposing to connect to Quail Street to the east and Amy Street to the north, with east-west extensions shown for future connections as were part of the overall development plan from 2002.

As stated, the proposed preliminary plat does show sidewalks on both sides of all streets as required by Code. All easements are being provided. Additionally, Section 410.630 of the City's Municipal Code provides criteria for dedication of park sites and cash-in-lieu payments. The Parks & Recreation Department's preference is for the applicant to provide the cash-in-lieu payment due to the smaller size of the development. The calculation is detailed in the staff report. The amount is payable prior to final plat approval.

Staff recommended approval of the requested Preliminary Plat with the following conditions: 1. Sidewalks shall have handicapped access at all intersections in accordance with Section 410.530.B and shall normally be separated from the edge of the street by a grassy strip twenty-four (24) inches wide. Sidewalks shall comply with the ADA requirements in place at the time of construction, and all non-paved right-of-way shall be either sodded or seeded. 2. A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits. and 3. The cash-in-lieu payment for parkland shall be payable as a condition of Final Plat approval per Section 410.630.C. Chris Chiodini referenced the letter that was submitted by the resident in Eastern Hills and asked if there was an east-west sub-street planned for the street network. Director Stanton said she believed there was forethought reflected in the 2002 conceptual plan for the street and a 30 to 50-foot strip as a buffer between the Eastern Hills subdivision.

Kevin Wood said that pedestrian traffic is not the only concern, firetrucks and public safety are all part of the planning process.

Aaron Aurand spoke to the Commission. He told the Commission that the preliminary plat consists of 10 lots allowing for the south extension of Amy Street and Quail Street to the east and west. This will allow for connectivity to the street network. He said that the size of lots are consistent with the rest of East Elm Estates and that single family fits with the surrounding

neighborhoods. He also said that Mr. Southard intends to build the houses himself. With no other questions from the public, the Public Hearing was closed at 6:23 PM.

**D. Appl. #PP-25-001—A PRELIMINARY PLAT for *East Elm Estates, Lots 78-87* Located South of Matt Street in the Existing *East Elm Estates* Subdivision and West of *The Villas of Eastern Hills* Subdivision - CONSIDERATION**

Chris Chiodini made a motion to recommend approval of the preliminary plat to the Board of Aldermen with Staff's conditions. Scott Milner seconded. The motion passed unanimously.

**4. Discussion Items**

Director Stanton told the Commission that there will be two Agenda Items at the meeting in April. One is a Special Use Permit application and the other item is the Mechanic Street Overlay District Boundary.

**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 6:25 PM.

Respectfully Submitted:

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Jamie Martin, Recording Secretary