



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 21, 2025
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Communities For All Ages - Silver Recognition**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - April 7, 2025**
 - B. Board of Aldermen - Work Session - April 7, 2025**
 - C. Board of Aldermen - Closed Session - April 7, 2025**
- 5. Agenda Items**
 - A. Council Bill 12: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING 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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - B. PUBLIC HEARING: Special Use Permit for outdoor storage of empty and unused roll-off containers at land located at 2101 Clearwater Drive**

- C. Council Bill 14: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE OUTDOOR STORAGE OF EMPTY AND UNUSED ROLL-OFF CONTAINERS ON LAND LOCATED AT 2101 CLEARWATER DRIVE AND PARCEL #13-31-05-000-000-008.001 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- D. PUBLIC HEARING: Mechanic Street Overlay District Boundaries**
- E. Council Bill 15: AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ESTABLISHING THE MECHANIC STREET OVERLAY DISTRICT BOUNDARIES, AS IDENTIFIED IN THE ATTACHED ZONING MAP, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 17th day of April, 2025.

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 7, 2025
6:00 PM**

1. Call to Order

The meeting was called to order at 6:02 P.M. by Mayor Mike Zaring.

A. Pledge of Allegiance

B. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	

Others present: City Administrator Brad Ratliff, City Attorney Alex Felzien, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Director of Administrative Services Jeremy Smith, Fire Chief Rusty Sullivan, Parks and Recreation Director Grant Purkey, Police Lieutenant Darla Harris, Public Works Director Patty Hilderbrand, Executive Secretary to the City Administrator Theresa West, City Collector/Accounts Payable Clerk Tammy Jonas, Permit Technician Jamie Martin, Attorney Aaron Aurand, Mr. John Southard and City Clerk Daniel Barnett – recording.

2. Ceremonial Matters

A. Arbor Day Proclamation 2025

The proclamation was read by Mayor Zaring and presented to Parks Director Grant Purkey.

B. National Telecommunicators Week Proclamation

The proclamation was read by Mayor Zaring and presented to Fire Chief Rusty Sullivan and Police Lieutenant Darla Harris.

C. JustServe City Volunteerism Proclamation

The proclamation was read by Mayor Zaring.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - March 17, 2025

RESULT: Passed
MOVER: Alderman Matt Turner
SECONDER: Larry Pfautsch
AYES: Bill Mills, Larry Pfautsch, Gary Davidson, Kiley Chaney, Marcia Milner, Matt Turner, Sandy Franklin
EXCUSED: David Doerhoff

B. Board of Aldermen - Work Session - March 17, 2025

RESULT: Passed
MOVER: Alderman Sandy Franklin
SECONDER: Kiley Chaney
AYES: Bill Mills, Larry Pfautsch, Gary Davidson, Kiley Chaney, Marcia Milner, Matt Turner, Sandy Franklin
EXCUSED: Dave Doerhoff

C. Board of Aldermen - Closed Session - March 17, 2025

RESULT: Passed
MOVER: Alderman Gary Davidson
SECONDER: Kiley Chaney
AYES: Bill Mills, Larry Pfautsch, Gary Davidson, Kiley Chaney, Marcia Milner, Matt Turner, Sandy Franklin
EXCUSED: Dave Doerhoff

5. Agenda Items

- A. Council Bill 10: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING CERTAIN PORTIONS OF RIGHTS-OF-WAY AS DESCRIBED BELOW AND ATTACHED ASSOCIATED WITH THE ROYAL STREET EXTENSION PROJECT AND LOCATED ADJACENT TO LOTS 5, 6, 7, AND 8 OF VENTURES SUBDIVISION, HARRISONVILLE, CASS COUNTY, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.**

City Attorney Felzien read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3719.

RESULT: Passed
MOVER: Alderman Kiley Chaney
SECONDER: Larry Pfautsch
AYES: Bill Mills, Larry Pfautsch, Gary Davidson, Kiley Chaney, Marcia Milner, Matt Turner, Sandy Franklin
EXCUSED: Dave Doerhoff

- B. PUBLIC HEARING: 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**

Mayor Zaring opened the public hearing at 6:14 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said the applicant has requested 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.

Stanton said the proposed rezoning is to allow for the subdivision of the land for single-family residential development.

Stanton said the applicant has previously submitted the property for rezoning five times, including this application, since 2002.

Stanton said the Harrisonville Planning and Zoning Commission recommended the Board of Aldermen approve the rezoning, subject to the conditions listed in staff's report.

Stanton said the applicant has submitted a Preliminary Plat for the first ten lots, which is being reviewed concurrently and is another item in this meeting's packet.

Stanton said City staff did receive several emails opposed to the rezoning, for various reasons. Stanton said all emails were included in the meeting's packet.

Stanton said City 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:

- *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.

- *A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits.*

Aaron Aurand of the Crouch, Spangler & Douglas law firm, the firm representing the developer, asked for the Board to look favorably upon the proposed rezoning.

Bruce Johnson 302 Amy Street – Spoke about the challenges that could be presented if the proposed rezoning was approved, and the project were to proceed. Johnson recommended the creation or establishment of a relief street for moving large equipment or trucks in and out of the development site.

Alderman Pfautsch asked if a timetable exists for the project.

Aurand said Mr. Southard is prepared to begin in the immediate future and said Mr. Southard will be both the developer and the builder for the project.

Alderwoman Milner asked if staff could take a closer look at some of the challenges that may exist in moving large trucks and equipment throughout the existing streets in that area.

Alderman Davidson asked if the project would have access to Orient Cemetery Road.

Southard said yes, there would be access off of Meaghan Street, and spoke about multiple access options for the proposed acreage.

Mayor Zaring closed the public hearing at 6:28 p.m.

C. Council Bill 12: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING 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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring said the second reading of the ordinance would take place on April 21, 2025.

D. PUBLIC HEARING: 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

Mayor Zaring opened the public hearing at 6:29 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said the applicant is seeking approval of the preliminary plat of East Elm Estates, Lots 78 – 87.

Stanton said the preliminary plat consisted of ten (10) lots. Sidewalks are proposed for both sides off all streets.

Stanton said 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.

Stanton said the Harrisonville Planning and Zoning Commission recommended the Board of Aldermen approve the preliminary plat, subject to the conditions listed in staff's report.

Stanton said City staff recommend approval of the requested preliminary plat with the following conditions:

- 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.
- A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits.
- The cash-in-lieu payment for parkland shall be payable as a condition of Final Plat approval per Section 410.630.C.

Aaron Aurand of the Crouch, Spangler & Douglas law firm, the firm representing the developer, asked for the Board to look favorably upon the proposed preliminary plat.

Bruce Johnson 302 Amy Street – Voiced concerns about the traffic congestion that currently exists around the Harrisonville Elementary School and shared concerns about an increased amount of traffic if the plat were approved and the development were to move forward.

Storm Rynard 2707 Matt Street – Voiced concerns about erosion that currently exists in his rear yard and his increased concern, due to trees and prairie grass being removed and additional concrete put into place, if the plat were approved and the development were to move forward.

Dennis Fernandes 2709 Matt Street - Voiced concerns about erosion that he has also experienced on his property and the potential impacts for further erosion if the project were to proceed. Fernandes also expressed concerns about the high vehicle and pedestrian traffic in the area.

Mayor Zaring said City staff will look into each of the concerns mentioned by the public and, where possible, will proposed changes to plats or development plans.

Zaring closed the public hearing at 6:38 p.m.

E. Council Bill 13: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF *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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2025-06.

RESULT:	Passed
MOVER:	Alderman Bill Mills
SECONDER:	Marcia Milner
AYES:	Bill Mills, Larry Pfautsch, Gary Davidson, Kiley Chaney, Marcia Milner, Matt Turner, Sandy Franklin
EXCUSED:	Dave Doerhoff

6. Aldermen and Committee Reports

Alderman Chaney spoke about the recent Missouri Municipal League Conference in Jefferson City, MO, and said he gained a lot of quality education and said he appreciated the opportunity to attend.

Alderwoman Franklin spoke about the resources available on the City's website in regards to severe weather preparedness. Franklin commended the City's Electric Department for their proactive work to clear trees out of power lines in the community and spoke about the recent lack of power outages during a series of strong storms. Franklin provided an update on various Parks and Recreation happenings.

Alderman Davidson commended the Harrisonville Fire Department for their efforts combating a recent house fire on Pearl Street.

Alderman Mills said he is excited to see a variety of new development going on in the commercial spaces throughout the community. Mills said he appreciated the recent Household Hazardous Waste event and said it went well.

Alderman Turner said he also attended the Missouri Municipal League Conference in Jefferson City, MO. Turner said he was able to meet with Representative Bill Irwin, and said the meeting went well. Turner spoke about the ongoing battle in the Missouri Congress to combat the protections afforded to cities within their rights of way.

Alderman Pfautsch said he is grateful for the opportunity for additional single-family residential development within the Harrisonville community. Pfautsch spoke about an upcoming Harrisonville Square Neighborhood Redevelopment Corporation public education meeting that will take place on April 24.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board of Aldermen about a series of upcoming City and community events.

Ratliff informed the Board that City staff have asked the contractor for the Ash Street Stormwater Improvements project to not break ground until after the Independence Day celebrations in City Park are complete.

Ratliff said Parks and Recreation and Public Works staff recently transported nine floating docks that were gifted to the City from the Lakewood HOA in Lee's Summit. Ratliff said railings will be constructed and attached before the docks are placed in the lakes throughout the community.

Ratliff informed the Board that a large tree branch fell and damaged a portion of the fence of the dog park inside City Park. Ratliff thanked Family Center Farm & Home for working with Grand River Fencing to fund the repairs for the fence.

A. Municipal Court Report - March 2025

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Zaring thanked the members of the public who were in attendance for their participation and desire to keep themselves educated about the goings on within the Harrisonville community.

Zaring said he was honored to have the opportunity to present letters of commendation to three Eagle Scouts who recently received their Eagle Scout award. Zaring said he was grateful to see that each of the young men had a desire to be involved and to serve within their community.

Zaring thanked Bing Schimmelpfenning, Executive Director of the Harrisonville Chamber Foundation, for bringing the 2025 Civics Bee to Harrisonville, and commended the students who participated in the event.

Zaring said he attended the recent Barbecue for Jared event and said the event went well and raised quite a bit of money for the Jared Fizer Memorial Scholarship.

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderman Turner. The motion carried with a unanimous vote. The meeting adjourned at 6:59 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairmen of the Board of Alderman

ATTEST:

Daniel Barnett, City Clerk



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
APRIL 7, 2025
6:30 PM**

1. Call to Order

The meeting was called to order at 7:13 P.M. by Mayor Mike Zaring.

2. Present

A. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, Fire Chief Rusty Sullivan, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Parks Director Grant Purkey, Director of Engineering Carl Brooks, Executive Secretary to the City Administrator Theresa West, City Collector/Accounts Payable Clerk Tammy Jonas, Permit Technician Jamie Martin, Executive Director of the Harrisonville Chamber Foundation Bing Schimmelpfenning, Robert Gaines of Community Web Service, Mr. Obie Carl and City Clerk Daniel Barnett – recording.

3. Discussion Items

A. Harrisonville Chamber Foundation - Tourism Committee Website Presentation

Mayor Zaring introduced Bing Schimmelpfenning, Executive Director of the Harrisonville Chamber Foundation. Schimmelpfenning spoke about the Harrisonville Chamber of Commerce's efforts to partner with VisitKC to promote Harrisonville in perpetuity, but also as the region prepares for the 2026 FIFA World Cup. Schimmelpfenning said the Chamber Foundation recently created a website to help promote the community. Robert Gaines, of Community Web Service, presented a walkthrough of Visit Harrisonville website - www.visitharrisonville.com

B. Special Event Business License Discussion

Director of Administrative Services Smith spoke about challenges City staff are beginning to see regarding the business license requirements for special events. Smith spoke about a desire for all who conduct business within Harrisonville city limits are in compliance with any State of Missouri requirements for operating a business and that any sales tax generated in Harrisonville is able to be returned to the City for use within our community and for Harrisonville tax payers. Smith said a majority of communities in the Kansas City metropolitan area require business licenses for vendors at special events. Smith said farmers markets in a majority of communities are not required to ask their vendors to obtain a business license. City Collector Jonas spoke about the need to ensure vendors coming to Harrisonville are properly paying their taxes to the State of Missouri, so that those funds are able to be returned to the Harrisonville community. Jonas also spoke about the need to keep a level playing field for existing Harrisonville brick-and-mortar businesses. Alderman Davidson suggested requiring vendors to obtain a no-cost business license before attending a festival, market or event in Harrisonville. Jonas reiterated that the greater complaint from vendors is the requirement to register with the State and to remit their sales tax. A consensus of the Board of Aldermen was reached to require all vendors, whether mobile or brick and mortar, to obtain a City of Harrisonville business license.

C. Pole Attachment Agreement Discussion

Director of Administrative Services Smith spoke about the City's efforts to require outside utility vendors to sign and be in compliance with the City's Pole Attachment Agreement.

At 8:46 p.m., the Board of Aldermen voted to go into Closed Session pursuant to City Code for the purpose of discussing hiring, firing, disciplining or promoting of particular employees, pursuant to RSMo. 610.021(3). A motion was made by Alderman Mills and seconded by Alderman Davidson. In attendance and voting to go into Closed Session were Aldermen Chaney, Davidson, Franklin, Mills, Milner, Pfautsch, Turner and Mayor Mike Zaring. Mayor Zaring then convened the meeting in Closed Session. Alderman Doerhoff was excused.

Upon returning to the Work Session, a motion was made by Alderwoman Milner to adjourn from the Work Session. The motion was seconded by Alderman Turner. The motion carried with a unanimous vote. The meeting adjourned at 9:21 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairmen of the Board of Alderman

ATTEST:

Daniel Barnett, City Clerk

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING 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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from John Southard seeking approval of a Rezoning from Agriculture (A) District to Single-Family Residential (R-1) District on 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 in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Rezoning application on March 20, 2025, before the Planning & Zoning Commission and on April 7, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the February 20, 2025, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Rezoning was considered by the Planning and Zoning Commission on March 20, 2025, and, with a vote of 8-0, recommended that the Board of Aldermen approve the requested Rezoning with the two (2) conditions of approval in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Rezoning is in the best interest of the City of Harrisonville and its residents.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Rezoning from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres for the proposed expansion of *East Elm Estates* consisting of 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 in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 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.

Section 2: The Rezoning comprises the following real estate in the City of

Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

LOT 4 OF THE NORTHEAST QUARTER, EXCEPT THE WEST 1560 FEET THEREOF;
ALL IN SECTION 3, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 7TH OF APRIL 2025 AND WAS
READ FOR A SECOND TIME BY TITLE ONLY ON THE 21ST DAY OF APRIL 2025 AND
PASSED BY THE BOARD OF ALDERMEN THIS 21ST DAY OF APRIL 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

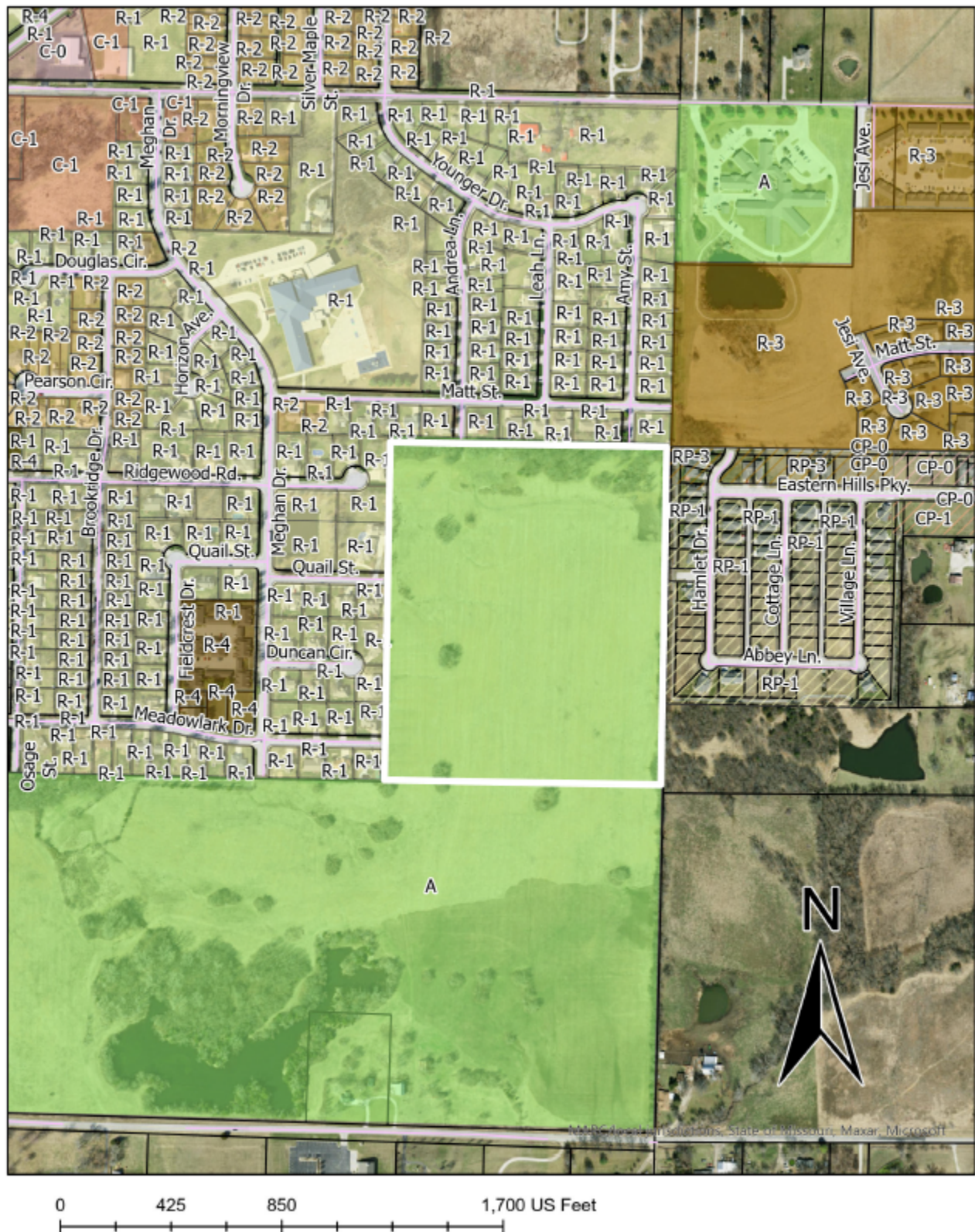
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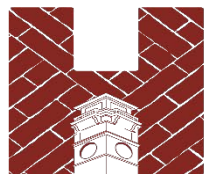
Daniel Barnett, City Clerk

WITNESS my hand and seal this 21ST day of April 2025

Attachment I: Zoning Map

Zoning Map





THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: April 21, 2025

Re: Appl. #SUP-25-001—SPECIAL USE PERMIT for outdoor storage of empty and unused roll-off containers at land located at 2101 Clearwater Drive and Parcel #13-31-05-000-000-008.001

GENERAL INFORMATION

Applicant: Chris Lilley

Requested Actions: Approval of Special Use Permit

Date of Application: March 17, 2025

PROPOSAL

Mr. Chris Lilley, with Sunshine Disposal, is seeking approval of the attached Special Use Permit for outdoor storage of empty and unused roll-off containers on land located at 2101 Clearwater Drive and Parcel #13-31-05-000-000-008.001 (see attached Zoning and Aerial Maps).

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned as follows:

North: Light Industrial (M-1) District—J's Southland Tow

West (across Clearwater Drive): Light Industrial (M-1) District—Vista Productions, Inc.

South: Light Industrial (M-1) District—B&H Freight

East (across Railroad Right-of-Way): Light Industrial (M-1) District—Vacant undeveloped industrial property

PREVIOUS ACTIONS

- January 19, 1966—The Board of Aldermen approved Ordinance #666 establishing regulations pertaining to the maintenance of sanitary conditions on public and private premises and the collection and disposal of garbage and refuse and the licensing and regulation of those engaged in the business of collecting and disposing of garbage and refuse.
- August 6, 1969—The Board of Aldermen approved Ordinance #833, which annexed several tracts of land including a tract of which this property was a portion thereof.
- 1995—According to the Cass County parcel data the building was constructed at this time.
- It appears that these properties have been utilized for outside storage since at least 2003.
- August 1, 2016—The Board of Aldermen approved Ordinance #3371 amending Sections 405.490 and 405.495 of the Zoning Regulations regarding the performance standards and height regulations within the M-1 Light Industrial District. More specifically, this amendment established the current day Section 405.495.B language.

- September 6, 2022—The Board of Aldermen approved Ordinance #3601, which amended the Code to provide staff the ability to look at multi-family properties and decide how to best serve both the property owners/occupants and the City/citizens as a whole.
- October 17, 2022—The Board of Aldermen approved Ordinance #3607, which established the current Section 240.050.G and H that provides for an administrative variance process.
- February 26, 2025—A Code Compliance letter was sent out on this date by Code Enforcement regarding the unscreened roll-off containers on 2101 Clearwater Drive (#ENCLOSURE-25-0001). Additionally, a Code Compliance letter was sent out this date by Code Enforcement regarding the storage of dumpsters on the vacant lot (Parcel #13-31-05-000-000-008.001)—no secondary use is permitted without a primary use in place (Section 405.550; case #ZN-25-0001).
- April 17, 2025—The Planning & Zoning Commission voted 8-0 to recommend approval to the Board of Aldermen.

KEY ISSUES

- It appears that these properties have been utilized for outside storage since at least 2003.
- Section 240.050.G was established in 2022 and became effective October 17, 2024.
- Our Codes Enforcement Officer has been working with the property owner to bring the properties into compliance.

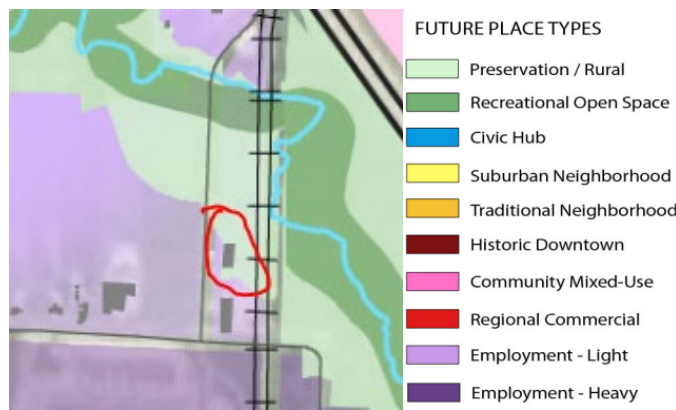
ANALYSIS

Zoning/Use. The properties are currently zoned Light Industrial (M-1) District. According to the Land Use Table the uses of a “Contractor’s shop and/or yard (including construction equipment and/or materials storage areas)” and “Storage of boat, recreational vehicles, and/or any other vehicle” are allowed uses in this District with an approved Special Use Permit (SUP), while these are not the exact same use the storage is similar. Additionally, Section 405.030 defines:

- “Outdoor Storage” as “the keeping in an unroofed, open area of any goods, junk, material, merchandise or vehicles in the same place for more than twenty-four (24) hours”;
- “Use, Permitted” as “Any building, structure or use which, on the effective date of this Chapter, complies with the applicable regulations governing permitted uses of the zoning district in which such building, structure or use is located”

A Code Compliance letter was sent out on February 26, 2025, which referenced Section 240.050.G—Screening, Containers for Garbage/Refuse. Subpart 2 states: “Within 2 (two) years of the adoption/enactment of this Section 240.050, Subsection (G), all existing multi-family residential projects’ and all non-residential projects’ garbage/trash receptacles, containers, or compactors, and grease recycling collectors, of any size, visible from a public thoroughfare must be screened from view of the public way or thoroughfare. The screen is to be a wall, solid fence, or natural barrier of a minimum of six (6) feet in height, on any side of the collection area which may be visible from a public way or thoroughfare adjacent to the collection area...Chain link and slat screening is only allowed in “M-1” and “M-2” zoning. The screen must be opaque.”

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows the western area as “Employment-Light” and “Preservation/Rural”. According to page 34 of the City’s 2040 Comprehensive Plan “The Preservation /Rural place type represents area in Harrisonville that are not expected to substantially develop...over then next 20 years. These area may include environmentally sensitive areas, such as floodways and woodlands.” Whereas, “the Light Employment areas are intended to support employment formats that are not appropriately integrated into a downtown or mixed-use setting, such as office parks, institutional campuses, or light manufacturing hubs in the community” (page 46 of the City’s 2040 Comprehensive Plan).



It is important to note that a Special Use Permit (SU-19-003) was approved on August 5, 2019, for a solid waste transfer station at 2901 Brickplant Road (now 2701) for 10 years.

While staff does not want to see the storage of these roll-off containers or similar structures unscreened staff is understanding of the request to allow additional time for the site improvements to occur. However, since staff does not want to encourage prolonged periods of Code not being met and the use is similar to that of contractor's yards and vehicle storage staff deems it appropriate to recommend a short-term Special Use Permit to allow the use to continue while site improvements are being made for the required fencing to be installed.

In support of the proposed Special Use Permit:

- The property owner is attempting to come into compliance with the Zoning Regulations.
- These properties have been utilized for outdoor storage since at least 2003.
- There are similar, or compatible, uses in the immediate area.

STAFF RECOMMENDATION

Staff recommends approval of the requested Special Use Permit with the following conditions:

1. The applicant shall install the required screening once the land disturbing activities have been completed and settling has occurred.
2. The time limit associated with this Special Use Permit shall be 5 years, at which time a new Special Use Permit is required to continue without the required screening being in place.

ATTACHMENTS

Application
 Google Earth Timeline Images
 Zoning Map
 Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Application Type

☐ Rezoning (Fee \$300.00 + \$65 Notice Fee)

☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☒ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): CHRIS LILLEY Signature: [Signature]
Company Name: SUNSHINE DISPOSAL
Street Address: 2101 Clearwater Dr. City: Harrisonville State: MO Zip: 64701
Phone: 816-380-5800 Email: chris@sunshinedisposal.net

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): Dale Atkinson Signature: [Signature]
Street Address: 2101 Clearwater Dr. City: Harrisonville State: MO Zip: 64701
Phone: (602) 321-2451 Email: _____

Firm Preparing Application:

Contact: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

*All correspondence should be sent to: Applicant ☒ Property Owner _____ Firm _____

Project Information

General Location or Address: 2101 Clearwater Dr. HV MO
Project Description: North Lot Improvements (13-31-05-000-000-008.001)
Acres or Sq. Ft. 5 Ac.
Current Zoning: M-1 Proposed Zoning: M-1 No change on zoning

Items to be Submitted 30 Days Before Planning Commission Meeting

- ___ 1) Application
- ___ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
- ___ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 ½" x 11", and one (1) electronic copy emailed to the planner.
- ___ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: SUP 25-001 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 3/17/25

Staff-only approval: _____ P&Z meeting: 4/17/25 BOA Meeting: 4/21/25



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Resources

City Website	www.harrisonville.com
Zoning Map	https://www.harrisonville.com/DocumentCenter/View/9508/Zoning-Final-Draft?bidID=
Zoning Regulations	https://www.unicode.com/27908265
Subdivision Regulations	https://www.unicode.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

Contacts

City Hall, 300 E. Pearl St, Harrisonville, MO 64701	816-380-8900	
John Morris, Building Official	816-380-8917	jmorris@harrisonville.com
Christina Stanton, AICP, Community Development Director	816-380-8922	cstanton@harrisonville.com
Jamie Martin, Office Administrator	816-380-8958	jmartin@harrisonville.com
Public Works Department, 201 W. Chestnut, Harrisonville, MO 64701	816-380-8964	
Carl Brooks, P.E., CFM, Public Works Director		cbrooks@harrisonville.com
Ted Martin, P.E., CFM, City Engineer		tmartin@harrisonville.com

3/17/2025

Property Improvement Plan Description

To Whom It May Concern:

The lot located at 2101 Clearwater Dr. and land to the north are currently in the process of being improved. 100's of tons of dirt are being brought in to level the lot to make the lot more useable. There are currently plans for a fence at some point, but it would not make sense to install the fence while the dirt work is still settling. Once the dirt settles and any additional fill is added and final grading is completed, the intent is to add a fence.

Sunshine Disposal, a local family-owned small business, is currently operating out of this space and has been for the past 25+ years. We haul commercial and residential debris using our roll-off containers. These lots are simply being used to store empty and unused containers until they are rented out and placed into service. Inventory at this location ranges from 1 – 10 typically depending on the season and current demand. We take pride in keeping our lots neat and tidy.

It is also our understanding that other special use permits have been given to similar businesses in the same corridor, and we are just asking to be treated in a similar fashion.

Thank you in advance for your consideration in the matter.

Google Earth 1996:

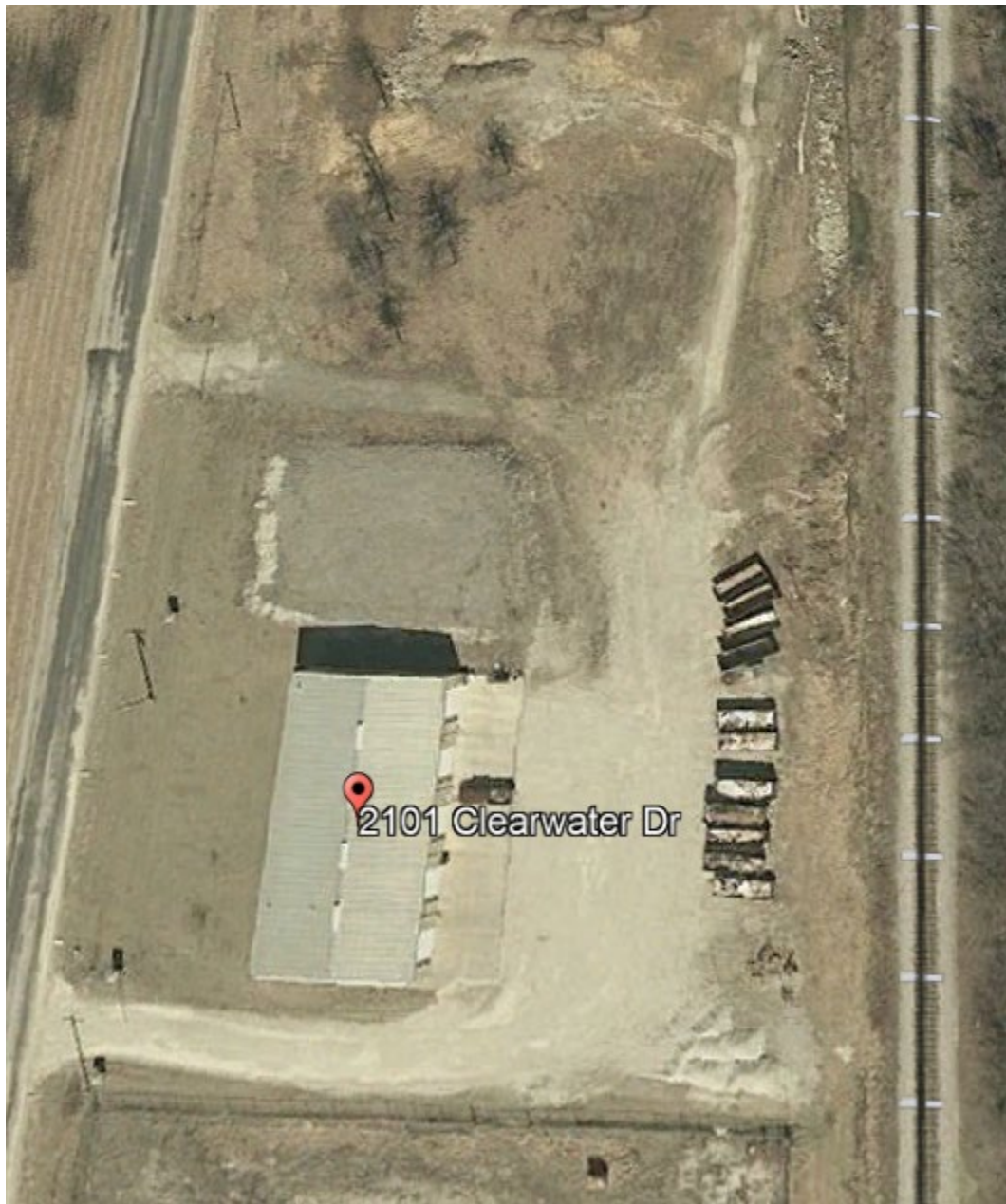




Google Earth 2006:



Google Earth 2008:



Google Earth 2009:





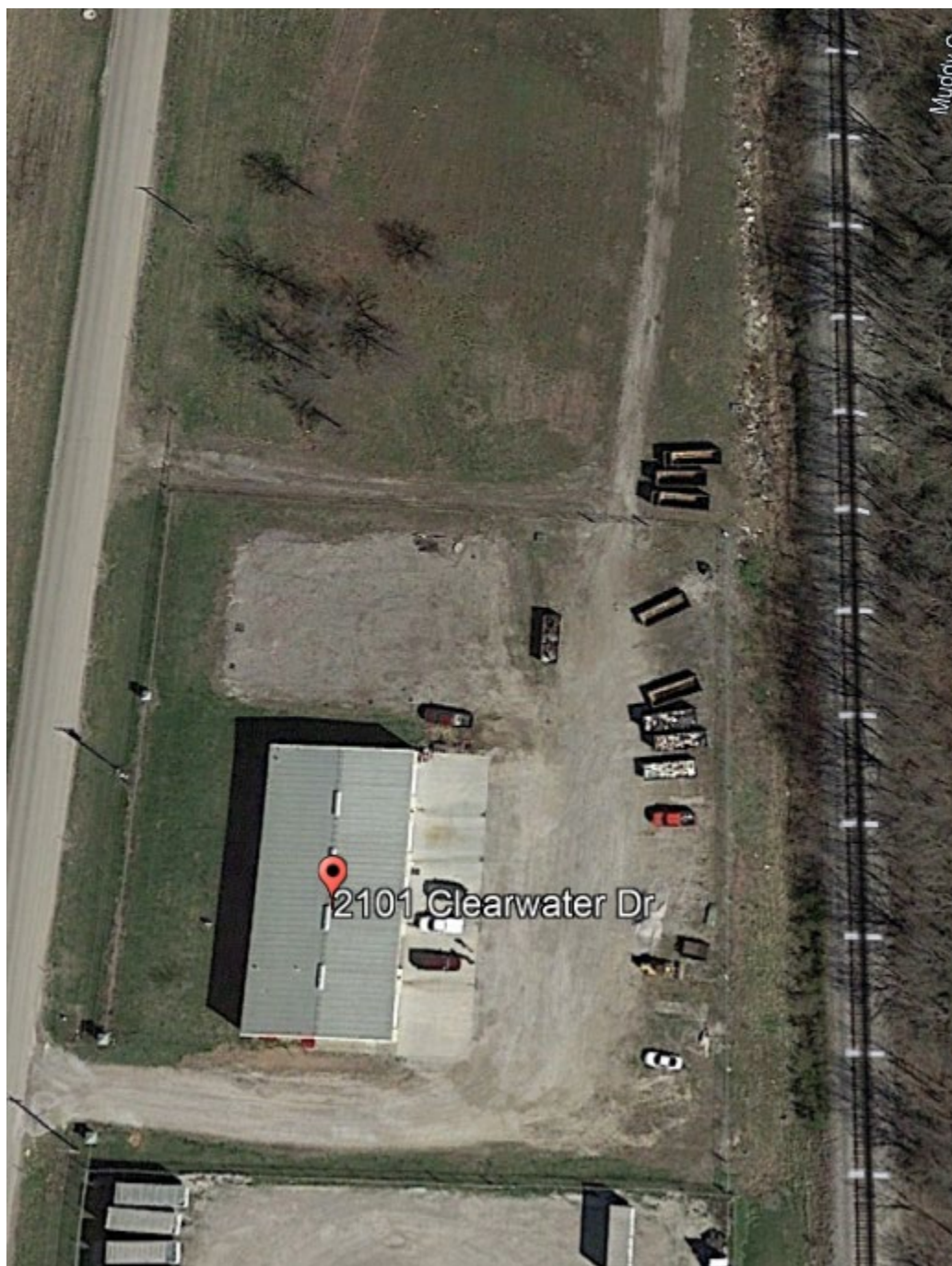




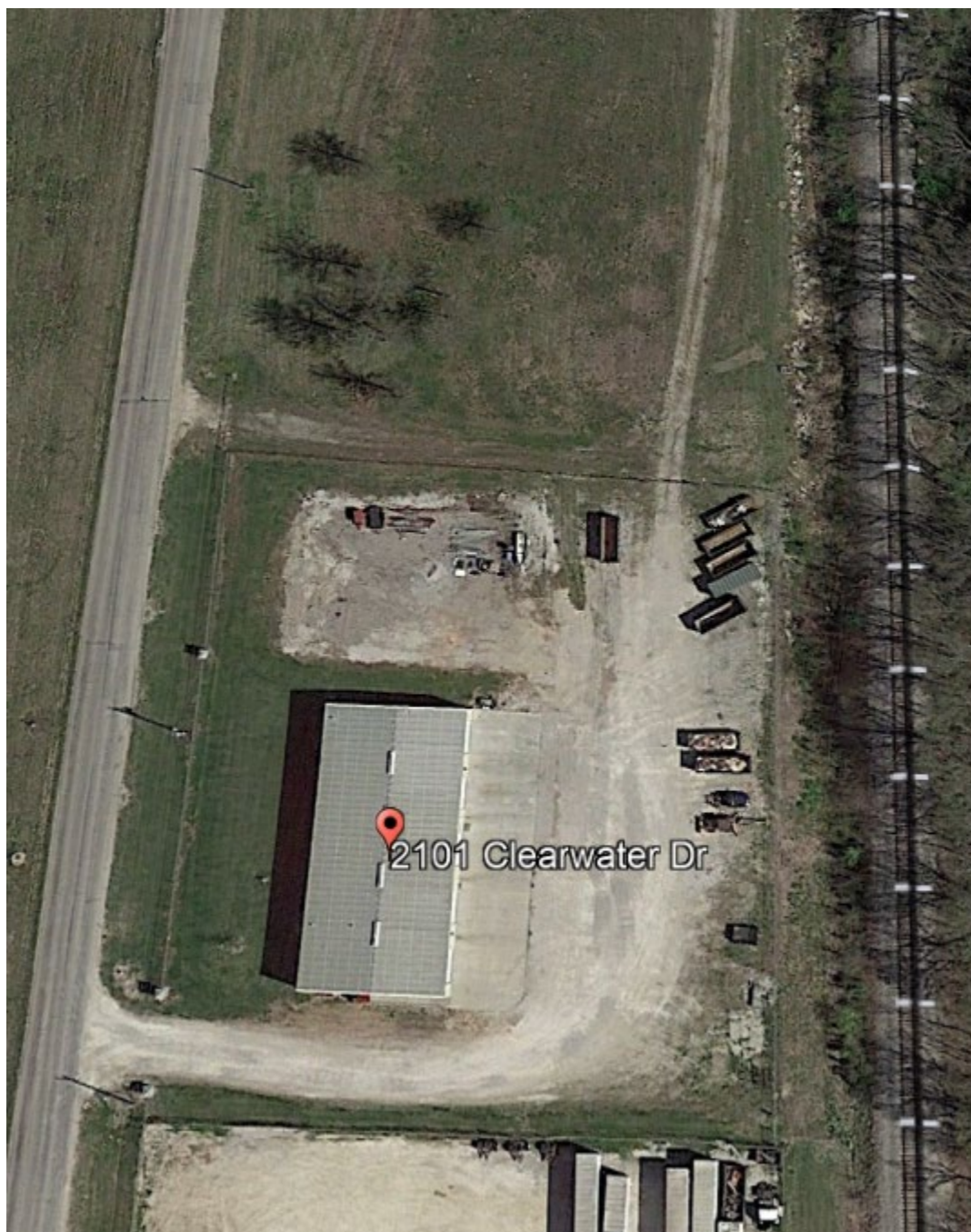












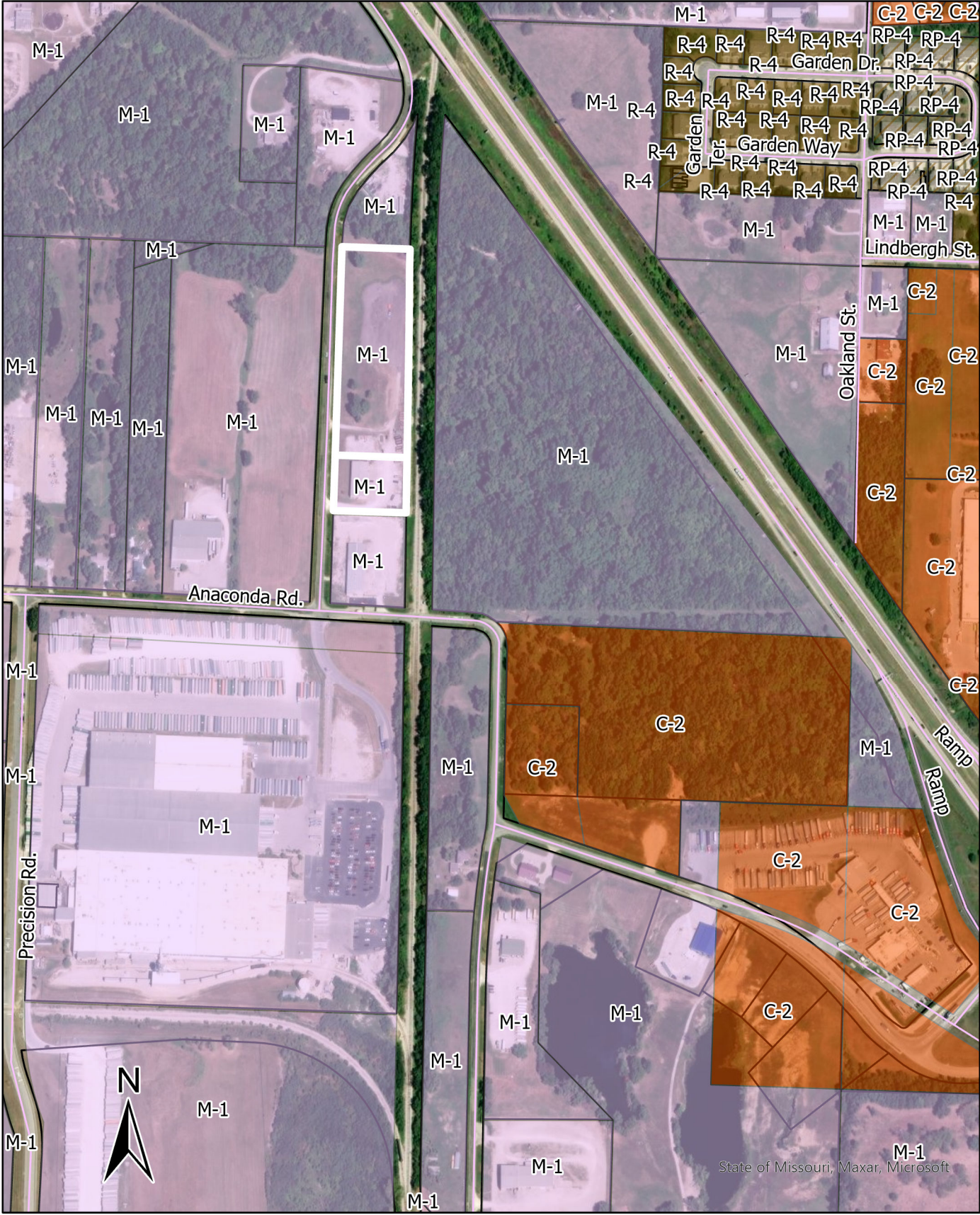








Zoning Map



0 362.5 725 1,450 US Feet

Aerial Map



0 230 460 920 US Feet

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE OUTDOOR STORAGE OF EMPTY AND UNUSED ROLL-OFF CONTAINERS ON LAND LOCATED AT 2101 CLEARWATER DRIVE AND PARCEL #13-31-05-000-000-008.001 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Chris Lilley, with Sunshine Disposal, seeking approval of a Special Use Permit for the outdoor storage of empty and unused roll-off containers on land located at 2101 Clearwater Drive and Parcel #13-31-05-000-000-008.001 in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Special Use Permit application on April 17, 2025, before the Planning & Zoning Commission and on April 21, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the March 27, 2025, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on April 17, 2025, and, with a voice vote of 8-0, recommended approval to the Board of Aldermen with the two (2) conditions of approval in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Special Use Permit is in the best interest of the City of Harrisonville and its residents.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Special Use Permit for the outdoor storage of empty and unused roll-off containers on land located at 2101 Clearwater Drive and Parcel #13-31-05-000-008.001 in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 1) The applicant shall install the required screening once the land disturbing activities have been completed and settling has occurred.
- 2) The time limit associated with this Special Use Permit shall be 5 years, at which time a new Special Use Permit is required to continue without the required screening being in place.

Section 2: The Special Use Permit comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

PART OF THE WEST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID WEST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 5, RUN THENCE NORTH 87 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 306.53 FEET; THENCE NORTH 1 DEGREE 02 MINUTES 30 SECONDS EAST, 218.60 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 30 SECONDS WEST, 255.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF ANACONDA ACCESS ROAD; THENCE SOUTH 2 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID ROAD, 218.56 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO UNITED TELEPHONE COMPANY OF MISSOURI, BY INSTRUMENT RECORDED IN BOOK 569, PAGE 97, IN THE OFFICE OF THE RECORDER OF DEEDS FOR CASS COUNTY; THENCE SOUTH 87 DEGREES 47 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE, 260.33 FEET TO THE POINT OF BEGINNING. (2101 CLEARWATER DRIVE) AND

THAT PART OF THE WEST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE RAILROAD AND EAST OF CLEARWATER DRIVE, EXCEPT THEREFROM A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 47 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 306.53 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION TO BE DESCRIBED; THENCE CONTINUING ON NORTH 87 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 267.77 FEET TO THE EAST LINE OF CLEARWATER DRIVE; THENCE NORTH 2 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID CLEARWATER DRIVE A DISTANCE OF 578.50 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 30 SECONDS EAST, A DISTANCE OF 255.40 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF THE RAILROAD; THENCE SOUTH 01 DEGREES 02 MINUTES 30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 548.61 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, SUBJECT TO THAT PART THEREOF IN ROAD. (PARCEL #13-31-05-000-000-008.001) ALL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS, NOW OF RECORD, IF ANY.

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21ST OF APRIL 2025 AND WAS
READ FOR A SECOND TIME BY TITLE ONLY ON THE 5TH DAY OF MAY 2025 AND
PASSED BY THE BOARD OF ALDERMEN THIS 5TH DAY OF MAY 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

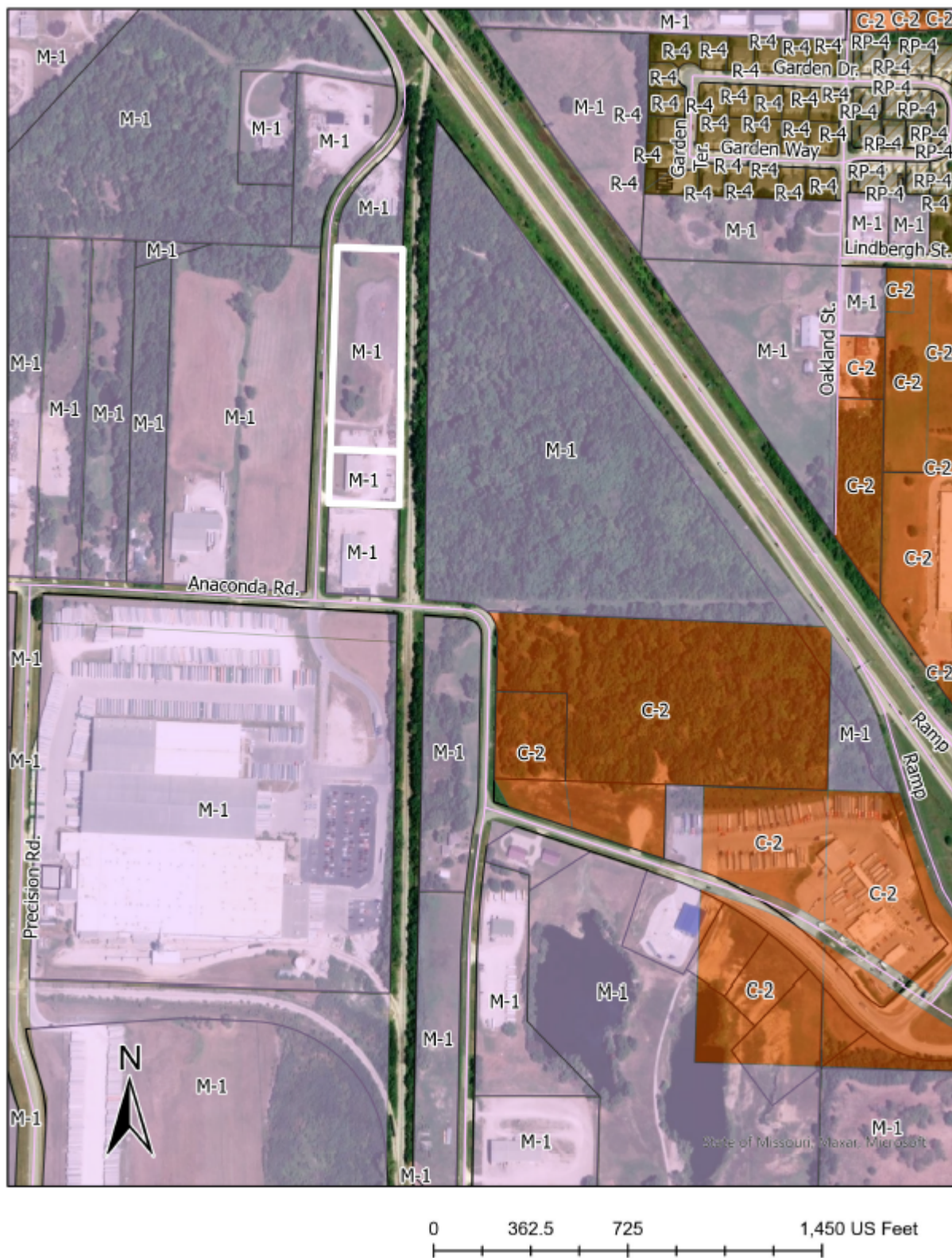
Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

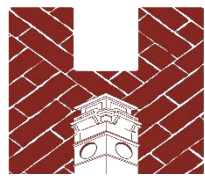
ATTEST:

Daniel Barnett, City Clerk
WITNESS my hand and seal this 5th day of May 2025

Attachment I: Zoning Map

Zoning Map





THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: April 21, 2025

Re: Mechanic Street Overlay District Boundaries

GENERAL INFORMATION

Applicant: City of Harrisonville

Requested Actions: Approval of Requested Boundaries for Mechanic Street Overlay District

Date of Application: N/A

PROPOSAL

A recent inquiry for a potential commercial development prompted staff to look into the Mechanic Street Overlay District. After researching the history of the Mechanic Street Overlay District Regulations that were approved on December 5, 2011, staff realized that the Mechanic Street District Boundaries were never formally adopted. The Regulations that were established in 2011 are not being changed. This is only to formally adopt the boundaries over the residential portions along Mechanic Street as originally intended. The Mechanic Street Overlay provides requirements for the residential properties to be converted to limited commercial uses while maintaining a residential aesthetic.

Please see the attached zoning and aerial maps.

PREVIOUS ACTIONS

- June 17, 2010--The Planning & Zoning Commission discussed Original Harrisonville and how they wanted to go forward with amending the Zoning Ordinance and adopting design guidelines.
- January 20, 2011--Staff informed the Planning & Zoning Commission that direction had been provided to not proceed with the original Harrisonville Plan and to go directly to writing the ordinance. Additionally, it should be noted: "Mr. Chiodini asked if the square properties would need to comply as well. Mr. DeLuca said they would not because they are not residential structures, so the square wouldn't be in this district."
- February 17, 2011--The Planning & Zoning Commission expressed that they wanted to do the original Harrisonville Zoning amendments and design guidelines in phases. It was decided to start with Mechanic Street, then once completed they would move on to another area in original Harrisonville. Additionally, it should be noted: "Walter Bruens asked about the areas where it is already mostly businesses. Mr. DeLuca said he would put some text together that excludes the areas that are zoned CBD-1 and CBD-2, because businesses are already allowed there."
- September 15, 2011--The Planning & Zoning Commission held a Public Hearing on the Code Amendments to establish the Mechanic Street Overlay District and associated design guidelines. The Code Amendments were recommended to the Board of Aldermen for approval. The staff

report stated that the "actual establishment of the boundaries of the overlay would occur after establishment of the district".

- November 21, 2011--The Board of Aldermen held a Public Hearing on the Code Amendments to establish the Mechanic Street Overlay District and associated design guidelines. The Ordinance for the Code Amendment and the Resolution for the Design Guidelines were continued to the next meeting, December 5, 2011. The staff report stated that the proposal would "amend the zoning ordinance, but would NOT establish the boundaries of the overlay district. If the Board approved the ordinance and design guidelines, then staff would have a legal description compiled and the zoning district overlay amendment would be presented to the Planning and Zoning Commission and the Board of Aldermen."
- December 5, 2011--The Board of Aldermen changed the minimum lot width from 50' to 45' and approved the Code Amendment by Ordinance #3197 and adopted the Design Guidelines by Resolution #050-11.
- January 3, 2012--The Board of Aldermen discussed options presented to them by Mr. DeLuca for how to proceed in addressing the Original Harrisonville. "The consensus of the Board was to schedule three Neighborhood meetings in which the Planning and Zoning Commission would attend and then rezone the entire original Harrisonville at once."
- January 19, 2012--Mr. DeLuca shared with the Planning & Zoning Commission that the Board of Aldermen had directed staff to move forward with doing the entire Original Harrisonville at one time. Mayor Wood stated that staff was directed to do it all at once because of the notification process and the overlapping or letters to be sent out.
- October 22, 2021--MSOD (Mechanic Street Overlay District) layer was created in GIS.
- August 29, 2022--MSOD layer was updated.
- April 17, 2025--The Planning & Zoning Commission voted 8-0 to recommend approval to the Board of Aldermen.

KEY ISSUES

- The boundaries for the Mechanic Street Overlay District (MSOD) were never formally adopted.
- The regulations, which were approved in 2011, were not intended to be applied to the commercially zoned properties.

ANALYSIS

Mechanic Street Overlay District Regulations. The Mechanic Street Overlay District Regulations were specifically written to address residentially zoned properties that front on Mechanic Street within the boundaries of the Original Town of Harrisonville to allow for limited commercial uses and the retention of the residential appearance.

Rezoning Criteria. Section 405.630.D.1 list review criteria a-q as that may be considered, to the extent they are pertinent to the particular application, by both the Planning & Zoning Commission and the Board of Aldermen. The establishment of the Overlay District boundaries are similar to establishing a zoning district and have their own set of regulations that sit on top of the standard zoning district for each property that they are applied to. These review criteria are normally reviewed with an application for rezoning.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Mechanic Street Overlay District boundaries as shown on the attached Zoning Map.

ATTACHMENTS

Mechanic Street Overlay District Regulations
Section 405.630.D

Chapter 405. Zoning Regulations

ARTICLE XXV. Mechanic Street Overlay District

Section 405.650. Statement of Intent.

[Ord. No. 3197 §1, 12-5-2011]

The purpose of this overlay district designation is to encourage development that will be an asset to Harrisonville. This corridor represents a gateway into Harrisonville and, as such, gives a "first impression" of the City for visitors and residents. Therefore, it is important that this area be attractive and functional. Mechanic Street is much more visible and is adjacent to higher traffic counts than most residential areas. Therefore, it shall be developed with a mix of residential and light commercial uses. The intent of this overlay is to allow certain light commercial uses, while keeping the overall residential feel to the corridor. Mixed uses, both residential and non-residential, are encouraged in this overlay district.

Section 405.655. West Mechanic Corridor Overlay District Designated.

[Ord. No. 3197 §1, 12-5-2011]

The Mechanic Street Corridor Overlay District shall generally include the area along Mechanic Street in the original part of Harrisonville. The geographic boundaries shall be established within the ordinance that outlines the geographic boundaries of said overlay district. In the event that a question arises concerning the application of this Chapter to a particular property, the Director of Community Development shall make a determination about the applicability. The Director of Community Development's interpretation may be appealed to the Planning and Zoning Commission.

Section 405.660. Permitted Uses.

[Ord. No. 3197 §1, 12-5-2011; Ord. No. 3616, 11-21-2022]

In the Mechanic Street Corridor Overlay District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.^[1]

[1] *Appendix A, Land Use Table, is included as Attachment 1 of this chapter.*

Section 405.665. Special Approvals.

[Ord. No. 3197 §1, 12-5-2011; Ord. No. 3616, 11-21-2022]

In the Mechanic Street Corridor Overlay District, a building, structure, land or premises may be used, erected, constructed, reconstructed, moved or altered if the applicant obtains written permission from all property owners and/or residents within one-hundred twenty (120) feet of the applicant's property. Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section **405.525**, Special Use

Permits. Furthermore, provided written permission has been granted for one (1) of the commercial uses identified as "S*" for special use permit in the Land Use Table in Appendix A,^[1] and a written complaint regarding the commercial use has been filed with the City, the Board of Aldermen, following review of the evidence supporting the complaint, may allow the business to remain on the property, require that the commercial use be removed from the property, or grant conditional approval for the business to stay on the property.

[1] *Appendix A, Land Use Table, is included as Attachment 1 of this chapter.*

Section 405.670. Performance Standards.

[Ord. No. 3197 §1, 12-5-2011]

The following standards shall apply to all structures and properties which are used or proposed to be used for a business within this overlay district:

- A. The standards as outlined in the building code, fire code, storm water regulations and any other applicable City Codes must be adhered to.
- B. No equipment shall be kept on the premises outside a building.
- C. No merchandise shall be handled or displayed except inside buildings.
- D. One (1) unilluminated sign of no more than three (3) square feet may be permitted for a structure with a commercial business. Said sign must be wood and meet the standards outlined in the City sign ordinance.
- E. All lighting used must be arranged to direct light away from surrounding properties and public right-of-way. Furthermore, no glare should be created. The lighting used shall be similar to that of a residential use.
- F. No deliveries shall be made between the hours 6:00 P.M. and 8:00 A.M.

Section 405.675. Parking and Driveway Standards.

[Ord. No. 3197 §1, 12-5-2011]

The following standards shall apply to all structures and properties which are used or proposed to be used for a business within this overlay district:

- A. Five (5) off-street parking spaces in the side or rear yard shall be provided for each one thousand (1,000) square feet of floor area (one (1) space for every two hundred (200) square feet). It is the prospective business' responsibility to provide sufficient parking for its employees and/or customers. Overflow parking shall not be allowed on streets or adjacent private property.
- B. Parking shall be located in the rear portion of the lot behind the primary structure. No parking shall be placed in the front yard.
- C. All parking must be paved with a minimum of two (2) inches of concrete or asphalt. Curbs may not be required in order to maintain the areas residential character.
- D. All parking spaces must be set back a minimum of five (5) feet from the side or rear yard property lines.
- E. Additional access points to Mechanic Street will not be allowed. Access to a proposed business must be off of an alley or other acceptable road. If a structure or property cannot obtain adequate parking or follow appropriate access management standards, the property shall not be used for commercial purposes.

Section 405.680. Height and Area Standards.

[Ord. No. 3197 §1, 12-5-2011]

In the Mechanic Street Corridor Overlay District, the height of buildings, the minimum dimensions of lots and yards, the minimum lot area shall be as follows:

- A. *Height.* Buildings or structures shall not exceed three (3) stories or thirty-five (35) feet in height.
- B. *Front yard.* Front yard setbacks may be reduced from thirty (30) feet to twenty-five (25) feet.
- C. *Side yard.* There shall be a side yard on each side of the building of no less than five (5) feet. Buildings on a corner lot (either street or alley frontage) shall provide a side yard on the street side of not less than fifteen (15) feet.
- D. *Rear yard.* Rear yard setbacks shall be thirty (30) feet in an "R-1" District and twenty (20) feet in an "R-2" District.
- E. *Lot area.* Every structure hereafter erected, moved or altered shall provide a lot area of not less than five thousand (5,000) square feet per family for each one-family dwelling or six thousand (6,000) square feet per family for two-family dwellings.
- F. *Lot width.* The width of the lot shall be no less than forty-five (45) feet.
- G. *Lot depth.* The depth of the lot shall be no less than one hundred (100) feet.
- H. *Building coverage.* The building coverage shall not exceed thirty-five percent (35%).

Section 405.685. Building Demolition.

[Ord. No. 3197 §1, 12-5-2011]

In the Mechanic Street Corridor Overlay District, if an individual wishes to demolish any primary structure within this overlay district, said individual must obtain written permission from all property owners and/or residents within one hundred twenty (120) feet of the applicant's property. Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section **405.525**, Special Use Permits for requested demolition. If a building is deemed a dangerous building by the Building Official, said building may be demolished without permission from the surrounding property owners or a special use permit.

Section 405.690. Design Guidelines.

[Ord. No. 3197 §1, 12-5-2011]

Development within the Mechanic Street Corridor Overlay District shall be subject to the design guideline standards for the Original Harrisonville Design Guidelines as adopted.

Chapter 405. Zoning Regulations

ARTICLE XXIII. Land Use Applications and Procedures

Section 405.630. Generally.

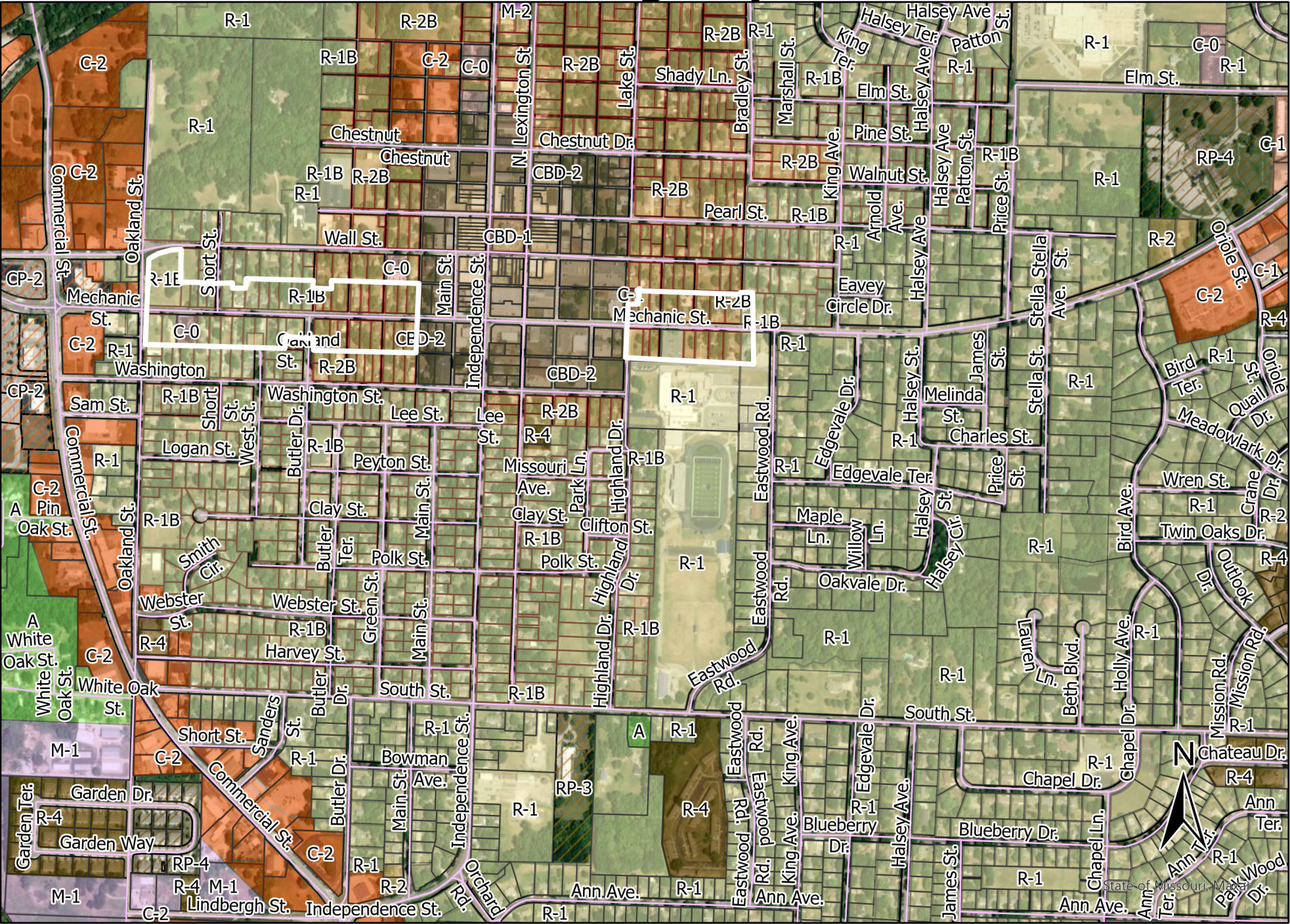
D. Review Criteria.

1. In considering any application for rezoning or special use permit, the Planning and Zoning Commission and Board of Aldermen may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The Planning and Zoning Commission and Board of Aldermen may also consider other factors that may be relevant to a particular application.
 - a. The character of the neighborhood.
 - b. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
 - c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
 - d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
 - e. The length of time, if any, the property has remained vacant as zoned.
 - f. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
 - g. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
 - h. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.
 - i. The extent to which the proposed use will negatively affect the values of the property or neighboring properties.
 - j. The extent to which there is a need for the use in the community.
 - k. The economic impact of the proposed use on the community.
 - l. The ability of the applicant to satisfy any requirements applicable to the specific uses imposed pursuant to this Chapter.
 - m. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
 - n. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of

the application.

- o. The conformance of the proposed use to the Comprehensive Plan, the Capital Improvements Plan, and other adopted planning policies.
 - p. The recommendation of professional staff.
 - q. The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
- 2. The Planning and Zoning Commission and Board of Aldermen shall use the applicable zoning district regulations as a guide for review of the preliminary development plan. If the Planning and Zoning Commission and/or Board of Aldermen imposes conditions or restrictions on a preliminary development plan, it may designate specific requirements that must be met before an applicant may submit a final development plan application. The Board of Aldermen, in establishing conditions of approval, may require the applicant to execute a development agreement that is acceptable to both the applicant and the City. Such development agreement shall become part and parcel to the ordinance approving the rezoning of the property for which the development plan represents. In considering any preliminary development plan application, the Planning and Zoning Commission and Board of Aldermen may give consideration to the following criteria:
 - a. Conformance with the Comprehensive Plan, the Capital Improvements Plan, and other adopted planning policies;
 - b. Development will not impede the normal and orderly development and improvement of the surrounding property; and
 - c. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.

Zoning Map



Aerial Map



Council Bill No.

Ordinance No.

**AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE
ESTABLISHING THE MECHANIC STREET OVERLAY DISTRICT BOUNDARIES,
AS IDENTIFIED IN THE ATTACHED ZONING MAP, IN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has research this history associated with the Mechanic Street Overlay District and found that the boundaries for said Overlay District were never formally adopted and has proposed to establish the Mechanic Street Overlay District Boundaries ass shown on the attached Zoning Map; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested rezonings on April 17, 2025, before the Planning & Zoning Commission and on April 21, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the March 27, 2025, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Overlay Boundaries were considered by the Planning and Zoning Commission on April 17, 2025, and, with a voice vote of 8-0, recommended that the Board of Aldermen approve the Mechanic Street Overlay District Boundaries as recommended; and

WHEREAS, the Board of Aldermen held a public hearing for the requested Overlay Boundaries on April 21, 2025, and the Ordinance was read for the first time only and scheduled the second reading for the May 5, 2025, Board meeting; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Rezonings is in the best interest of the City of Harrisonville and its residents.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby establishes the Mechanic Street Overlay District Boundaries as identified in the attached Zoning Map.

Section 2: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 4: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21ST OF APRIL 2025 AND WAS
READ FOR A SECOND TIME BY TITLE ONLY ON THE 5TH DAY OF MAY 2025 AND
PASSED BY THE BOARD OF ALDERMEN THIS 5TH DAY OF MAY 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk
WITNESS my hand and seal this 5th day of May 2025

Attachment I: Zoning Map

Zoning Map

