



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

MINUTES
CITY OF HARRISONVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
APRIL 17, 2025
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Kevin Wood.

A. Roll Call

Present: Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring
Others Present: Chris Lilley, Applicant; Mark and Angela Roach, Mechanic Street Residents;
Tracy Thomas, Mechanic Street Resident, Christina Stanton, Community Development Director;
and Theresa West, Deputy City Clerk recording.

2. Approval of Minutes

RESULT: Approved
MOVER: Mayor Mike Zaring
SECONDER: Brian Pulliam
AYES: Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring
EXCUSED:

With no additions or corrections, the minutes from the March 20, 2025, meeting were unanimously accepted.

A. Minutes from the March 20, 2025, meeting.

3. Agenda Items

A. 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 - PUBLIC HEARING

Director Stanton presented the Staff Report for a Special Use Permit Application. The applicant is seeking approval of a 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 as shown on the attached Zoning and Aerial Maps. Director Stanton said that a review of the Google Earth Images indicates that these properties have been utilized for outdoor storage purposes since at least 2003. Section 240.050.G was established in 2022 and became effective

October 17, 2024. She said that our Codes Enforcement Officer has been working with the property owner to bring the properties into compliance.

The properties are currently zoned Light Industrial (M-1) District. The uses of a contractor's yard and "storage of boat, recreational vehicles, and/or other vehicle", while not the exact same use, the storage component is similar. Both of these uses are allowed with an approved Special Use Permit in this Zoning District.

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 hours"; and "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". She said another similar use, a solid waste transfer station, was approved with a Special Use Permit in 2019. Section 240.050.G requires that "...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 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."

The City's 2040 Comprehensive Plan shows the area as "Employment-Light" and "Preservation/Rural". According to page 34 of the City's 2040 Comprehensive Plan "The Preservation/Rural place type represents areas in Harrisonville that are not expected to substantially develop... over the next 20 years. These areas may include environmentally sensitive areas, such as floodways and woodlands." "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.

Director Stanton said that staff does not want to see the storage of these roll-off containers or similar structures unscreened; however, we are understanding of the request to allow for additional time for the on-going site improvements to occur. Additionally, we do not want to encourage prolonged periods of Code not being met. Considering the other similar uses mentioned earlier, 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.

Director Stanton said that staff recommends approval of the proposed Special Use Permit with the following conditions:

- The applicant shall install the required screening once the land disturbing activities have been completed and settling has occurred.

- The time limit associated with this Special Use Permit shall be five years, at which time a new Special Use Permit is required to continue without the required screening being in place.

Chris Liley told the Commission that Sunshine Disposal has used the lots for the last 25 years. He said that he didn't think the intent applied to this area.

Mayor Zaring asked if he was okay with the recommended 5 years. Mr. Lilley said yes, they plan to get the lot level and buildable by then.

The Public Hearing was closed at 6:09 PM.

B. 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 - CONSIDERATION

RESULT: Recommend approval to the Board of Aldermen
MOVER: Mayor Mike Zaring
SECONDER: Joe Parkhurst
AYES: Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring
EXCUSED:

C. Mechanic Street Overlay District Boundaries - PUBLIC HEARING

Director Stanton presented the Staff Report for the proposed Mechanic Street Overlay District Boundaries. She said that a recent inquiry for a potential commercial development prompted staff to look into the Mechanic 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 Overlay 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. Staff is proposing to officially establish the Mechanic Street Overlay District Boundaries as shown on the attached Zoning and Aerial Maps.

Director Stanton said that some of the Key Issues and Previous Actions worth noting include:

- Discussions on Original Harrisonville and necessary Zoning Ordinance amendments pertaining thereto began as early as June 17, 2010. The focus was on the residentially zoned properties.
- At the January 20, 2011, Planning and Zoning Commission meeting "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."
- At the Planning and Zoning Commission's following meeting on February 17, 2011, it was decided to start with Mechanic Street before moving on to other areas within the Original Harrisonville boundaries. It should also be noted that "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 there."

- On September 15, 2011, the Planning and Zoning Commission held a Public Hearing over the Code Amendments to establish the Mechanic Street Overlay District and associated design guidelines. The staff report stated that the "actual establishment of the boundaries of the overlay would occur after establishment of the district."
- On November 21, 2011, the Board of Aldermen held a Public Hearing to establish the Mechanic Street Overlay District and associated design guidelines. The Ordinance for the Code Amendment and 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."
- On December 5, 2011, at the Board of Aldermen meeting, the Board 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.
- The Boundaries were supposed to have come back through the Public Hearing process, but never did.
- Rather, the focus of the Planning and Zoning Commission shifted to the remainder of the Original Harrisonville neighborhoods.

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. Section 405.630.D.1 lists review criteria 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. 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 the standard zoning district for property that they are applied to. A copy of these criteria are included within the Packet along with the Mechanic Street Overlay District Regulations. Director Stanton said that Staff recommends approval of the proposed Mechanic Street Overlay District Boundaries as shown on the attached Zoning Map.

Kevin Wood said that the Overlay District started because lots that were 45' in width would not be able to meet setback requirements if something happened to a home and needed to be rebuilt. This was set up to help homeowners and to allow the narrow lots to be usable.

Tracy Thomas, a resident on Mechanic Street, said she didn't understand what the changes meant. Kevin Wood explained that this protects homeowners if something should happen to their home as some lots are very narrow. This would allow for setbacks to adjust.

The Public Hearing was closed at 6:20 PM.

D. Mechanic Street Overlay District Boundaries - CONSIDERATION

RESULT:	Recommend Approval to the Board of Aldermen
MOVER:	Brian Pulliam
SECONDER:	Mike Zaring

AYES: Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring

EXCUSED:

4. Discussion Items

There were no discussion items.

5. Adjourn

RESULT: Adjourn

MOVER: Mayor Mike Zaring

SECONDER: Joe Parkhurst

AYES: Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring

EXCUSED:

Respectfully Submitted:

Jamie Martin, Recording Secretary