



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

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

1. **Call to Order**
 - A. **Roll Call**
2. **Approval of Minutes**
 - A. **Minutes from the June 18, 2025, Planning and Zoning Commission meeting.**
3. **Agenda Items**
 - A. **Appl. #FP-25-003--FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East - PUBLIC HEARING -TO BE CONTINUED TO A DATE CERTAIN OF AUGUST 21, 2025.**
 - B. **Appl. #FP-25-003--FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East - CONSIDERATION - TO BE CONTINUED TO A DATE CERTAIN OF AUGUST 21, 2025.**
 - C. **Code Amendments--Land Use Table - PUBLIC HEARING**
 - D. **Code Amendments--Land Use Table - CONSIDERATION**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 9th day of July, 2025.

Daniel Barnett, City Clerk



**MINUTES
CITY OF HARRISONVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
JUNE 18, 2025
6:00 PM**

1. Call to Order

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

A. Roll Call

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

Others Present: Cole and Courtney Putthoff, Applicants; April Nourse, Resident; Corina Nourse, Resident; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from the May 15, 2025, Meeting

RESULT: Approved
MOVER: Chris Chiodini
SECONDER: Brian Pulliam
AYES: Cheryl Bush, Kevin Wood, Joseph Parkhurst, Chris Chiodini, Brian Pulliam, Scott Milner, Mayor Mike Zaring
EXCUSED: Dave Doerhoff

3. Agenda Items

A. Appl. #SUP-25-002--SPECIAL USE PERMIT for an Event Venue/Commercial Recreational Facility on property located at 101 & 103 S. Lexington Street - PUBLIC HEARING

Director Stanton presented the Staff Report for Special Use Permit Application 25-002. The applicant is proposing to rehab the existing buildings at 101 and 103 S. Lexington Street, creating four new loft apartment units, two for each building, office and retail spaces, and an event venue/commercial recreational facility space. This application is for the review of the proposed 938-square-foot event venue/commercial recreational facility space.

She said under the previous action section of the Staff Report it is important to note that both the Special Use Permits for the Davis (formerly Beck) Event Center and the newer event venue under construction on Commercial Street were approved for 20 years. Additionally:

- December 4, 2023- The Board of Aldermen approved various Code Amendments by Ordinance #3677, which included establishing a definition for "event venue" and changes to the Land Use Table that specified that an "event venue" is an allowed use with an approved Special Use Permit in Districts CBD-1, CBD-2, and C-2.
- August 19, 2024- The Board of Aldermen approved various Code Amendments by Ordinance #3702, which included establishing a definition for the uses "live entertainment" and "commercial recreational facility" and changes to the Land Use Table that specified that a "commercial recreational facility" is an allowed use with an approved Special Use Permit in Districts A, C-O, C-1, CBD-1, CBD-2, C-2, M-1, and M-2.

Under the Zoning Analysis Section of the Staff Report:

The zoning is identified as Downtown Core Business (CBD-1) District, and the uses of event venue and commercial recreational facility, which are both allowed with an approved Special Use Permit in the district, is discussed further: These uses are deemed appropriate for this district and this location. There are no additional requirements related to either of these types of special uses.

- Event Venue is defined as: "A facility that is used primarily for the purpose of leasing or renting for private functions on a temporary basis, such as meetings, banquets, weddings, anniversaries and similar celebrations."
- Commercial Recreational Facility is defined as: "An indoor and/or outdoor commercial establishment or place of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Recreation as defined here does not include "adult entertainment".
- Live Entertainment is defined as: "A use which includes any or all of the following activities, either principally or as accessory uses: performances by musicians, dancers, stand-up comedians or other performance artists; karaoke; live bands or musical acts; or the amplification of recorded music/entertainment by live disc jockeys."

Next, parking is briefly touched on: Staff notes that Section 405.290 states "no off-street parking is required in this district" and that the City is currently in the process of working with consultants to study the parking and traffic in the downtown area (which includes reviewing existing and proposed uses to make sure there is adequate parking in the area to serve these uses). Additionally, City Staff and the consultant met with Focus Groups last week. The Business Owner group said that there is ample parking if staff for business's parked somewhere other than the square. The City's 2040 Comprehensive Plan shows this area as "Historic Downtown". The proposed uses are supported by this place type in the Comprehensive Plan by the following statements:

- "Continuation of a variety of uses is desired in the

Historic Downtown, especially encouraging "experiential" commercial uses on the first-floor or buildings that are directly located on the Square, such as restaurants, cultural/retail destinations, and event spaces."

- "Seasonal "Pop-up" retail is also strongly encouraged as a temporary use for vacant lots or parking lots." She added that while this says vacant lots or parking lots, this is similar to what the applicants are looking at doing.
- "Strategic coordination amongst business and building owners to promote tourism, placemaking, and continued growth.

Director Stanton said that Staff recommends approval of the proposed Special Use Permit for an event venue/commercial recreational facility with the following conditions:

1. All appropriate state and local liquor licensing requirements shall be met.
2. This Special Use Permit shall be granted for a period of twenty years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

Director Stanton added that the standard 20 years is consistent with the other event venues.

Cole Putthoff spoke to the Commission. He introduced himself and his wife Courtney. He said that they have been in the area for 10 years, and they are very familiar with the Square. He said they are hoping to bring fun back to the square. They plan on having ticketed events for different holidays, the Superbowl, karaoke nights, Bunco nights, and different activities to bring life back to the square.

Brian Pulliam asked if they knew the capacity limits for the space. Mr. Putthoff said that he was meeting with the Codes Department the following day to determine that. The goal is to have 100 people for each event, so 130 people including staff. He added that he was working with the Building Official on not only capacity, but egress and fire suppression as well.

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

B. Appl. #SUP-25-002--SPECIAL USE PERMIT for an Event Venue/Commercial Recreational Facility on property located at 101 & 103 S. Lexington Street - CONSIDERATION

RESULT: Passed
MOVER: Cheryl Bush
SECONDER: Mayor Mike Zaring
AYES: Cheryl Bush, Kevin Wood, Joseph Parkhurst, Chris Chiodini, Brian Pulliam, Scott Milner, Mayor Mike Zaring

EXCUSED: Dave Doerhoff

Chairman Wood reminded the Commission that if there was a motion to approve the Special Use Permit, they need to include Staff's recommendations, including the 20-year time limit. Chris Chiodini asked if, on a Special Use Permit that lasts this long, they are typically reviewed every five years. Director Stanton said that it is reviewed sooner than five years if there are complaints.

Cheryl Bush made a motion to recommend approval of the Special Use Permit to the Board of Aldermen with Staff's recommendations in the Staff Report and the addition of the period of twenty years from the date of approval. Mayor Zaring seconded the motion. The motion passed unanimously.

4. Discussion Items

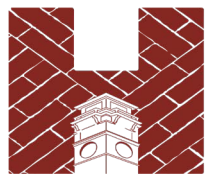
There were no discussion items.

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 6:17 PM.

Respectfully Submitted:

Jamie Martin, Recording Secretary



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: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: July 17, 2025

Re: Code Amendment—Land Use Table

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendment

Date of Application: N/A

PROPOSAL

The proposed Code Amendment to the Appendix A: Land Use Table, Chapter 405, is to allow the uses of packaging, processing, and warehousing within the Service Business (C-2) District with an approved Special Use Permit. These are typically industrial uses, but could make sense in the C-2 District in limited situations such as larger property that doesn't front on a main thoroughfare which is why staff is recommending the proposed change to the Land Use Table.

PREVIOUS ACTIONS

- November 21, 2022—The Board of Aldermen approved Ordinance #3616, which established Appendix A: Land Use Table, to Chapter 405-Zoning Regulations.
- February 21, 2023—The Board of Aldermen approved Ordinance #3632, which added “Accessory Dwelling Unit” to the Land Use Table; added apartment complex, multi-family, single-family, and two-family as allowed uses in the CBD-2 District; added apartment complex and multi-family as allowed uses in the C-2 District; included various changes related to adult businesses; added “Crematorium—Human or Animal” to the Land Use Table, as a use allowed with an approved Special Use Permit in either of the industrial districts and removed incineration of “dead animals” from the list of prohibited uses; added “Massage Establishment” as an allowed use in the C-2 District; added “Tattoo, Piercing and Branding Establishment” to the Land Use Table; and added “Manufacture of Assembly of products to be sold at retail on the premises” as an allowed use in the CBD-1, CBD-2, and M-1 Districts.
- December 4, 2023—The Board of Aldermen approved Ordinance #3677, which added the uses of “Apiary”, “Aviary”, “Campground”, “Cluster or Cottage Housing”, “Assisted Living Facility”, “Automobile Salvage or Wrecking Yard or Tow Lot”, “Automobile Service Station”, “Day Care Center”, “Event Venue”, Intermediate Care Facility”, “Short-Term Rental”, “Trailer Camp/RV Park”, and “Research Service and Laboratory” to the Land Use Table.
- August 19, 2024—The Board of Aldermen approved Ordinance #3702, which added the uses of “Art Gallery”, “Brew Pub”, “Brewery”, “Brewery, Micro”, “Performing Arts Theatre”, and “Film Production” to the Land Use Table.

KEY ISSUES

- **Currently these uses are prohibited within the Service Business (C-2) District, allowing them with a Special Use Permit allows staff, the Planning & Zoning Commission, and the Board of Aldermen the flexibility to review such uses within this District on a case-by-case basis and add appropriate restrictions or deny the use if it is not a good fit.**

ATTACHMENTS

Land Use Table Mark-ups

Land Use Table (amended 7-17-2025)

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Apiary	P	P														
Aviary	P															
Campground	S															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Accessory Dwelling Unit	P	P	P	P												
Cluster or Cottage Housing			P	P		P	P	P	P				P			
Dwelling, Apartment Complex									P				P	P		
Dwelling, Garden Apartments								P		P						
Dwelling, Loft											P	P	P			
Dwelling, Multi-Family									P				P	P		
Dwelling, Patio Home									P		P					
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P			P			
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P			P			
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S									S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S									S	S	S	S	S	S	S
Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P			S*			S*			P	P	P	P	P		
Museums, Public	P			S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial															P	
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S									S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade															S	
Adult Business Establishment																S
Adult Entertainment Facility														S		
Adult Media Outlet																S
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Art Gallery										P	P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Assisted Living Facility								P	P					P		
Athletic and Baseball Fields, Commercial	S									S	S	S	S	S	S	S
Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Salvage or Wrecking Yard or Tow Lot															S	S
Automobile Service Station														P		
Automobile Supplies												P	P			
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar											P	P	P	P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast	S	S	S	S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Brew Pub											P	P	P	P	P	
Brewery															P	P
Brewery, Micro											P	P	P	P	P	
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Crematorium--Human or Animal															S	S
Day Care Center										P	P			P		
Day Care Home (10+ Children)	S	S								P	P			P		
Delivery Services													P	P		
Drive-in Theater	S									S	S	S	S	P		
Driving Range	S									P	P			P		
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		
Event Venue												S	S	S		
Exposition Center/Building(s)	S									S	S	S	S	S	S	S
Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				P*							P	P	P	P		
Flower Shop				S*			S*				P	P	P	P		
Funeral Home	S	S	S							S	S	S	S	S	S	
Furniture and Appliances, Retail											P	P	P	P		
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*				P	P	P	P		
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P									S	S	S	S	P	S	S
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and Paint, Retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel												P	P	P		
Hydroponic Farm, Commercial	S									S	S	S	S	S	S	S
Interior Decorating				P*			P*				P	P	P	P		
Intermediate Care Facility								P	P					P		
Investigative and Protective Services												P	P	P		
Janitorial Services														P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P													P	S	S
Laundry											P	P	P	P		
Marijuana Dispensary Facility										P	P			P		
Marijuana Testing Facility										P	P			P	P	P
Massage Establishment		S	S	S										P		
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
Mortuary	S	S	S							P	P	S	S	S	S	
Motel												P	P	P		
Motorcycle Sales													P	P		
Movie Rentals											P	P	P	P		
Music Supplies											P	P	P	P		
Novelties											P	P	P	P		
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		
Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General											P	P	P	P		
Optical Shop											P	P	P	P		
Outpatient Facility, Alcohol or Drug Abuse											P	S	P	P		
Pawnshop/Small Loan Establishment														S		
Performing Arts Theatre											P	P	P	P		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*				P	P	P	P		
Photographic Equipment											P	P	P	P		
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S									S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail Store											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Sanitarium	P															
Seamstress and Tailoring				P*			P*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Short-Term Rental	P	P	P	P		P	P					P	P			
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S									S	S	S	S	S	S	S
Tattoo, Piercing and Branding Establishments												S		S		
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Trailer Camp/RV Park	S													S		
Veterinarian	P									S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S														S	S
Asphalt and/or Concrete Batch Plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P
Bus Barns or Lots																P
Cold Storage Plant																P
Composting, Fertilizer Manufacture (Commercial)																
Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S													S	S	S
Creosote Manufacture or Treatment																
Disassembling															P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																
Dumping, Reduction or Incineration of Garbage, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S													P	S	S
Film Production												P	P	P	P	P
Freight Terminal															P	P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises												P	P	P	P	
Manufacturing															P	P
Marijuana-Infused Products Manufacturing Facility															P	P
Mini-Warehouse Facility														S	S	
Oil and/or Gas Drilling and Production	S														S	S
Packaging														S	P	P
Petroleum Storage																P
Plumbing and Sheet Metal Shop																P
Printing and Publishing											P	P	P	P		
Processing														S	P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S														S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P		
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P					
Refining of Petroleum or Coal Oil																
Repairing															P	P
Research Service and Laboratory														P	P	P
Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S														S	S
Sanitary Landfills	S														S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S									S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Truck and Bus Storage and Service																P
Warehousing														S	P	P
Wholesaling													P	P	P	P

P*=Permitted Use on Mechanic or Independence Street.

S*=Permitted with an Approved Special Use Permit on Mechanic or Independence Street.