



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
JULY 8, 2025
6:00 PM**

1. Call to Order

A. Roll Call

Attendee Name	Title	Status	Arrived
Michelle Hart	Board Member	Present	
Charles Hotchkiss	Board Member	Present	
Bryan Wooten	Chairman	Excused	
Obie Carl	Vice Chairman	Present	
April McLaughlin	Board Member	Present	
Angela Kramer	Board Member	Present	
Amanda Stites	Alternate	Excused	

Others present: Leah (Christy) Young, Applicant; Cody Young, Family Member of Applicant; Carol Looney, Realtor; Charles Taylor, Resident and Developer; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.
Alex Felzien, City Attorney; and Katherine Reed, City Attorney; attended virtually.

2. Approval of Minutes

A. Minutes from the December 10, 2024, Meeting

RESULT: Approved
MOVER: Charles Hotchkiss
SECONDER: April McLaughlin
AYES: Michelle Hart, Charles Hotchkiss, Obie Carl, April McLaughlin, Angela Kramer
EXCUSED: Amanda Stites, Bryan Wooten

B. Minutes from the February 11, 2025, Meeting

RESULT: **Approved**
MOVER: April McLaughlin
SECONDER: Charles Hotchkiss
AYES: Michelle Hart, Charles Hotchkiss, Obie Carl, April McLaughlin,
 Angela Kramer
EXCUSED: Amanda Stites, Bryan Wooten

3. Agenda Items

A. Appl. #VAR-25-001--Variance of Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12' from the south side yard on property located at 2905 Canyon Way - PUBLIC HEARING

Director Stanton presented the Staff Report. The applicant is seeking a variance to Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12 feet from the south side yard, a variance of approximately 8 feet.

Under the Background portion of the Staff Report:

- March 14, 2006 -The Final Plat of The Ranch was recorded with the Cass County Recorder's Office by Instrument #353090.
- October 19, 2009 - The Board of Aldermen approved various Code Amendments by Ordinance #3107, including an Amendment to the Accessory Uses section, which is when the clause regarding corner lots was added.
- July 27, 2023 - The Minor Plat of *Lot 6A, The Ranch - Phase 1*, was recorded with the Cass County Recorder's office by Instrument #737401. This was to combine two lots to make one larger lot.
- July 25, 2025 - A Building Permit, #23422, for a new single-family home at 2905 Canyon Way was issued a Certificate of Occupancy.
- November 5, 2024 - Staff received an anonymous complaint, which is when staff first became aware of the situation. Staff has been in conversations with the property owner to work towards Code compliance and were directed to a variance request.
- November 25, 2024 - A Building Permit, #24552, for a 6 foot vinyl privacy fence was approved.
- November 26, 2024 - A Building Permit, #24555, for a GFCI for a hot tub was approved.
- May 19, 2025 - A Building Permit, #25183, for a 16' X 20' garden shed was applied for and shortly after the Variance Application was submitted.

Under the Key Issues Section it is stated that:

- The property is currently zoned Planned Single-Family Residential (RP-1) District.
- Under current Zoning Regulations, Section 405.550.B.1: "A detached accessory building shall be located not less than eight feet from any side or rear lot line and no closer to the front of the building than eight feet. In the case of corner lots, accessory buildings shall

be set back not less than the distance required for residences from side streets...".

Under the Analysis Portion of the Staff Report, the five Standards are reviewed:

- The particular physical surroundings, shape or topographical conditions of the specific property do not create a particular hardship upon the owner based on Staff's review of what documentation was provided. The hardship is self-imposed and is due to the owner having a concrete pad for a future 16' X 20' shed structure poured and placed without having discussed the placement with staff. Had the owner or contractor contacted the City, they would have known about the location up front.
- The requested variance stems from a self-imposed hardship, not a hardship created by unique circumstances or conditions of the property. Though, it is worth noting that the adjacent right-of-way is 60 to 90 feet, 90 feet at the intersection with Mechanic/MO-7 Highway and 60 feet closer to the intersection of Jones Ranch Parkway and Canyon Way. As is evident in the attached pictures, neither the fence nor the proposed detached accessory structure would create any impediments to line of sight within the sight distance triangle, as they are still setback quite a bit because of the larger right-of-way.
- The concrete pad was poured sometime after the construction of the house and was brought to staff's attention via an anonymous complaint. The alleged difficulty or hardship stems from the property owner having the concrete pad poured without discussing placement with staff.
- The granting of the requested variance will not result in a detriment to the public welfare in the area. The variance would allow the property owner to install a 16' X 20' garden shed approximately 12 feet from the south side property line adjacent to an already considerable right-of-way. The larger right-of-way, and the fence, will make the proposed detached accessory structure less visibly intrusive.
- The requested variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor will it substantially diminish or impair property values within the neighborhood.

In support of the requested variance are the following facts:

- The structure will be located behind the 6-foot-tall vinyl fence;
- The detached accessory structure will be located approximately 12 feet from the south side property line adjacent to an already considerable right-of-way; and
- The granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent property or increase the danger of fire or otherwise endanger the public safety or diminish or impair surrounding property values.

Staff recommended denial of the requested variance as staff saw it as self imposed.

Ms. Young said that she purchased the home in October. She asked her brother-in-law for help getting things done, and he suggested pouring the pad before the fence was put in due to the difficulty of getting concrete trucks inside the fence. Ms. Young got a plot plan and met with the contractor. She said she asked who pulls the permits and was told the contractor does and that it is written in the contract. After the concrete pad was poured, she received a letter from John Morris and her brother-in-law met with him to discuss the pad and fence. After that the electrician that was hired to do some work was told to leave because he did not have a permit. She said that she met with Mr. Morris and he said that he would not contest the shed because it is inside the fence and would not interfere with the sight triangle.

April McLaughlin confirmed with Ms. Young that the slab was poured before the fence was installed. She asked Ms. Young if she could see the contract from the concrete company. Ms. McLaughlin confirmed that the contractor would pull permits was in the contract.

Michelle Hart asked if there was any discussion about what would be on the slab when meeting with Mr. Morris. She said the discussion was mostly with her brother-in-law.

Obie Carl asked if the fence was inspected. Ms. Young said yes. Mr. Carl asked if the setback is standard. Director Stanton said that corner lots are difficult. They usually have a large lot size but then have larger setbacks.

Alex Felzien, City Attorney, told the Board that corner lots are unique but also not unique. Corner lots are more regulated than normal lots.

Michelle Hart stated that this lot had extra uniqueness. Mr. Felzien responded that the Code specifically treats corner lots differently.

Mr. Carl asked if Ms. Young's land went all the way to 7 Hwy. Ms. Young said that she thought it did but a large portion is a Recreational Easement and a great deal of it is not usable.

The Public Hearing was closed at 6:33 PM.

B. Appl. #VAR-25-001--Variance of Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12' from the south side yard on property located at 2905 Canyon Way - CONSIDERATION

Variance request has met all of the criteria. Variance was approved.

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, April McLaughlin made a motion to adjourn. Michelle Hart seconded. The meeting was adjourned at 6:38 PM.