



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

**MINUTES  
CITY OF HARRISONVILLE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
OCTOBER 16, 2025  
6:00 PM**

**1. Call to Order**

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

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

**A. Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Cheryl Bush	Commissioner	Excused	
Kevin Wood	Chairman	Present	
Joseph Parkhurst	Commissioner	Present	
Chris Chiodini	Vice-Chairman	Present	6:13 PM
Milton Sigenthaler	Commissioner	Present	
Brian Pulliam	Commissioner	Present	
Scott Milner	Commissioner	Present	
Mayor Zaring	Commissioner	Present	

Others present: Joseph Peeples, VFW Post #4409; Jack Hopkins, Community Bank of Raymore; Bryce Renner, Applicant Pac-Rite; Steven Riggs, RFW Construction; Doug Henzlik, Representative for Applicant JBQ Meats; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

**2. Approval of Minutes**

**A. Minutes from the August 21, 2025, meeting.**

**RESULT:** Approved  
**MOVER:** Mayor Zaring  
**SECONDER:** Brian Pulliam  
**AYES:** Kevin Wood, Joseph Parkhurst, Milton Sigenthaler, Scott Milner,

Mayor Zaring  
Cheryl Bush, Chris Chiodini

**EXCUSED:**

### **3. Agenda Items**

#### **A. Appl. #SUP-25-003/PDP-25-001 – SPECIAL USE PERMIT for Packaging, Processing, and Warehousing in the Service Business (C-2) District and a PRELIMINARY DEVELOPMENT PLAN for JBQ Meats on property located at 2000 N. Commercial Street - PUBLIC HEARING**

Director Stanton presented the Staff Report for the Special Use Permit application and the Preliminary Development application for JBQ Meats. The applicants are seeking approval of a Special Use Permit for the uses of packaging, processing, and warehousing in the Service Business (C-2) District and are proposing to rehab the existing building located at 2000 N. Commercial Street into a state-of-the-art USDA food processing facility. She told the Commission of the recent history for this application.

- October 16, 2023 -The Board of Aldermen approved various Code Amendments, including the establishment of Section 405.565 - Design Standards, by Ordinance #3669.
- May 6, 2025 - Staff held an initial Pre-Application Meeting with the applicants regarding their desire to renovate the existing site and turn it into a state-of-the-art USDA facility. The planned operations of the facility do not include slaughter, but does include raw trimming and packaging. Expected odors would include bbq from the smokers. It was stated in this initial pre-application meeting that they were anticipating having rubs and sauces available for retail sales and having some hot foods available. Additionally, there was an interest to split off a portion(s) of the front of the property. The applicants expressed that they are hoping to have the building operational by January 2027.
- August 4, 2025 - The Board of Aldermen approved Code Amendments to allow the uses of packaging, processing, and warehousing within the Service Business (C-2) District with an approved Special Use Permit by Ordinance #3739.
- September 9, 2025 - Staff held a second Pre-Application Meeting with the applicants. In this meeting the applicants provided further details on their project stating that would include food processing, marinating, cooking, and packaging. The applicants also discussed that they planned to add new pavement for three new docks on the eastern side of the building and route the truck traffic only onto Royal Street to keep the trucks from interfering with the employee traffic.

Director Stanton said that the Key Issues identified in Staff's report include:

- That the applicant is proposing to renovate the existing site and turn it into a state-of-the-art USDA facility for food processing, marinating, cooking, packaging, and warehousing of the coded meats until they can be shipped out to various retail locations.
- The City's 2040 Comprehensive Plan shows the property and surrounding area as "Regional Commercial", which are "areas of the city designated for highway-oriented commercial land use types."
- The property is currently zoned Service Business (C-2) District.

- The uses of packaging, processing, and warehousing are allowed uses with an approved Special Use Permit, in the C-2 Zoning District.
- The existing building sits further back on the site and there is potential for additional retail lots to be created along N. Commercial Street.
- The property is located within the Missouri Route 291 TDD, which collects an additional 1% sales tax to fund public transportation improvements within the TDD.

She said that under the Analysis section of the Staff Report:

- The zoning and uses are briefly discussed. These uses are deemed appropriate for this district and this location as the building sits further back on the site and has the potential for additional commercial uses to be located along the front of the property. There are no additional requirements related to either of these types of special uses. Also, these uses are "special uses" for this district, but permitted by right within the industrial districts.
- Next, the Comprehensive Plan is briefly touched on. It is noted that this area is shown as "Regional Commercial", which are "areas of the city designated for highway-oriented commercial land use types". While the proposed project is not currently focused on retail, this is a user that would benefit from the proximity to the highway and may add more typical retail development both as part of the applicants' project as well as with the creation of additional first-tier commercial lots.

Site Design and Building Design are briefly reviewed as well.

- The list of proposed improvements are cited under the Site Design section of the staff report. The applicants intend to route the truck traffic so that it only accesses Royal Street to keep the trucks from interfering with the employee traffic.
- A request for a modification to the four-sided architecture is discussed under the staff report:
  - The applicants have requested a modification to the four-sided architecture requirement (Section 405.565.C.4) for the rear (north) and east elevations as these sides are not highly visible from the main streets and public view due to the existing vegetation and screening. Staff supports the requested modification to this requirement as the rear of the building sits lower than Royal Street and is screened by existing trees making it barely visible from Royal Street, and the east side is bordered by existing heavy vegetation along the unnamed intermittent stream.

Director Stanton said that Review Criteria is the last section under the Analysis portion of the staff report. This section looks at pertinent criteria such as:

- The character of the neighborhood;
- Existing and proposed zoning and uses of adjacent properties, and the extent to which the proposed uses are compatible;

- The length of time the property has remained vacant;
- The potential effect on neighboring property;
- Availability of public facilities and services to meet the demand for the facilities and services generated by the proposed uses, which we have had confirmation from Public Works; and
- The gain to public health, safety and welfare due to approval as compared to the hardship imposed upon the landowner if denied.

Staff recommends approval of the proposed Special Use Permit for packaging, processing, and warehousing and the Preliminary Development Plan with the following conditions:

1. All exterior building and site lighting shall comply with the requirements specified in Section 405.565.G of the City's Municipal Code.
2. The site shall meet or exceed all applicable landscaping and screening requirements contained in Section 405.565.F of the City's Municipal Code.
3. A modification shall be granted to the four-sided architecture requirement of Section 405.565.C.4 of the City's Municipal Code to allow for the metal panels and canopy elements to only be on the front (south) and west side facades.
4. The time limit associated with this Special Use Permit shall be 30 years, at which time a new Special Use Permit is required to continue these uses. The staff report had said 25 years, but the applicants requested 30 years. Staff is okay with the request.

With no questions or comments from the public, the Public Hearing was closed at 6:10 PM.

**B. Appl. #SUP-25-003/PDP-25-001 – SPECIAL USE PERMIT for Packaging, Processing, and Warehousing in the Service Business (C-2) District and a PRELIMINARY DEVELOPMENT PLAN for JBQ Meats on property located at 2000 N. Commercial Street - CONSIDERATION**

**RESULT:** Approved  
**MOVER:** Mayor Zaring  
**SECONDER:** Joseph Parkhurst  
**AYES:** Kevin Wood, Joseph Parkhurst, Milton Sigenthaler, Brian Pulliam, Scott Milner, Mayor Zaring  
**EXCUSED:** Cheryl Bush, Chris Chiodini

Mayor Zaring made a motion to recommend approval to the Board of Alderman with Staff's recommendation and adjusting the term of the Special Use Permit to 30 years. Joseph Parkhurst seconded. The motion passed unanimously.

**C. Appl. #SUP-25-004—SPECIAL USE PERMIT for RV and Boat Storage on land located at 1640 W. Mechanic Street - PUBLIC HEARING**

Director Stanton presented the Staff Report for the Special Use Permit application from Pac-Rite Storage LLC. The applicant is seeking approval of a Special Use Permit for the uses of RV and boat storage on land located at 1640 W. Mechanic Street.

She said under Previous Actions:

- August 6, 1969 - The Board of Aldermen approved Ordinance #833, which declared the results of a special annexation election that resulted in the corporate boundaries of the City of Harrisonville being expanded over several tracts of land including the subject property.
- January 30, 1979 - The Zoning Map shows that 300' from the Wall Street right-of-way was zoned Service Business (then C-3 now C-2) District, and further north was zoned Light Industrial (M-1) District.
- November 4, 2019 - The Board of Aldermen approved a Rezoning, Application #RZ-19-003, of approximately 6.29-acres (Renner Place) from Light Industrial (M-1) District to Service Business (C-2) District by Ordinance #3478. This ordinance included five findings pertaining to the proposed use of mini-storage.

Under the Analysis Section of the staff report:

- It is stated that the property is currently zoned Service Business (C-2) District. The proposed uses of RV and Boat Storage are allowed uses within this zoning district with an approved Special Use Permit.
- Additional criteria for these uses are listed in Section 405.525.C.7, which states: "Boat, recreational vehicle, and/or any other vehicle storage, open or enclosed, of one or more similar vehicles which are not the property of the landowner. Open storage must be screened by a view-reducing wall, fence or landscaping material from adjacent roads and residentially zoned or used property." A fence with mesh screen was installed on the street frontage side of this property as part of the mini warehouse facility.
- The City's 2040 Comprehensive Plan shows this area as "Employment-Light", which are places 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."
- While the City does not wish to see this use take up a large portion of developable land, this use seems appropriate in this location for the same reasons that were listed as findings for the then proposed use of mini-storage when the property was rezoned in late 2019. In support of the Special Use Permit: The property already includes screening, the property is a second tier commercial property adjacent to other industrial users, and the proposed Boat/RV Storage would be minimally visible from the Mechanic Street right-of-way.

Director Stanton said that Review Criteria is the last section under the Analysis portion of the staff report. This section looks at pertinent criteria such as:

- The character of the neighborhood: Which includes the daily activities and services of the businesses in the area such as Pizza Hut, Harrisonville Animal Clinic, Casey's, Aldi's, and Nutrien Ag Solutions.
- 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: The existing

zoning is C-2, which is compatible with the existing businesses. The proposed use fits in this location for the same reasons that the property was rezoned and approved for the mini-warehouse use in 2019.

- The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property: The proposed uses of RV and boat storage will not seriously injure or detrimentally affect the appropriate use of the neighboring property as the property is currently being used for mini-warehousing and sits back behind many of the existing businesses that front on W. Mechanic Street and this use is already screened.

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

1. The applicant shall install the required pavement improvements as specified in Section 405.565.E.3 prior to utilizing this space for the proposed use; and
2. The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue these uses.

With no questions or comments from the public, the Public Hearing was closed at 6:17 PM.

**D. Appl. #SUP-25-004—SPECIAL USE PERMIT for RV and Boat Storage on land located at 1640 W. Mechanic Street - CONSIDERATION**

**RESULT:** Approved  
**MOVER:** Joseph Parkhurst  
**SECONDER:** Brian Pulliam  
**AYES:** Kevin Wood, Joseph Parkhurst, Chris Chiodini, Milton Sigenthaler, Brian Pulliam, Scott Milner, Mayor Zaring  
**EXCUSED:** Cheryl Bush

Joseph Parkhurst made a motion to recommend approval to the Board of Aldermen with Staff's recommendations. Brian Pulliam seconded. The motion passed unanimously.

**E. Code Amendments Pertaining to Complete Streets - PUBLIC HEARING**

Director Stanton presented the Staff Report for proposed Code Amendments that seek to implement the City's Complete Streets Policy, which was adopted on November 18, 2024. Previous Actions include:

- July 7, 2003 - The Board of Aldermen approved Resolution #03-28 approving Access Management Guidelines for the City of Harrisonville, Missouri.
- May 19, 2022 - The Planning and Zoning Commission approved Resolution 2022-01 adopting the City's 2040 Comprehensive Plan.
- June 6, 2022 - The Board of Aldermen approved Ordinance #3585 affirming the adoption of the 2040 Comprehensive Plan.
- October 16, 2023 - The Board of Aldermen approved Ordinance #3669 establishing

certain design standards for apartments, commercial, and industrial developments. These design standards included the requirement for street trees for private development.

- May 20, 2024 - The Board of Aldermen approved Ordinance #3691 establishing the Community Forestry Plan, which includes requirements pertaining to the types of street trees allowed within the rights-of-way and various distances and clearances for planting said trees.
- November 18, 2024 - The Board of Aldermen approved Resolution #2024-30 establishing the Complete Streets Policy for the City of Harrisonville, Missouri.

Under the Key Issues section of the staff report:

- The City's 2040 Comprehensive Plan, Goal #1.4 encourages "consideration of a "Complete Streets" approach for all new roadways and reconstruction of existing arterials and collectors in the CIP".
- The Comprehensive Plan also recommended drafting a "Complete Street policy in line with the Transportation Outlook 2040, MARC's Complete Streets Policy to ensure compliance with future funding requirements outlined in the RTP 2050 Regional Transportation Plan."
- Implementation of the Complete Streets Policy requires certain amendments within the City's Municipal Code to identify complete streets and complete street elements, to draw attention to the City's intent to provide for complete streets, and to address certain standards.
- Additionally, a good next step would be the development of a design and construction manual that could better address the myriad of design considerations involved with complete streets.

She said that under the Analysis section of the staff report, the changes included in this amendment are:

- The addition of various definitions pertaining to complete streets. Some of these definitions are from the policy,
- The addition of references to relevant design guides pertaining to complete streets,
- The addition of requirements (under both the design standards article and the public improvements article of the subdivision regulations) for developments with the new streets to include complete streets elements,
- The addition of exceptions for the requirement of complete streets elements (from the policy),
- The correction of a code reference, and
- Changing the required minimum sidewalk width from 4' to 5'.

Staff recommend approval of the proposed Code Amendments.

Chris Chiodini asked how the City owned and maintained ROW's would be handled. Director

Stanton said the City would have to comply. She said there is an exemption for budget constraints in the policy.

There was discussion on how the City side would have to be held to the same standard as a developer. Director Stanton said that Public Works is looking at CIP projects in this light. There was more discussion on regulatory agencies and traffic lane widths.

Kevin Wood suggested contacting a Traffic Engineer. Chris Chiodini suggested reaching out to counterparts in other cities that have implemented Complete Streets.

Mayor Zaring made a motion to continue the application to the November 20, 2025, meeting. Milton Sigenthaler seconded the motion. The motion passed unanimously.

#### **F. Code Amendments Pertaining to Complete Streets - CONSIDERATION**

**RESULT:** Continued to November 20, 2025, meeting.  
**MOVER:** Mayor Zaring  
**SECONDER:** Milton Sigenthaler  
**AYES:** Kevin Wood, Joseph Parkhurst, Chris Chiodini, Milton Sigenthaler, Brian Pulliam, Scott Milner, Mayor Zaring  
**EXCUSED:** Cheryl Bush

Mayor Zaring made a motion to continue to the November 20, 2025, meeting. Milton Sigenthaler seconded. The motion passed unanimously.

#### **4. Discussion Items**

Director Stanton told the Commission that there may be another Code Amendment coming to the Commission in November.

#### **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 6:49 PM.

Respectfully Submitted:

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Jamie Martin, Recording Secretary