



**AGENDA
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
CITY HALL
APRIL 18, 2017
6:00 PM**

I. Attendance

- A. Roll Call**

II. Approval of Minutes

- A. Community Development Committee - Regular Meeting - Nov 15, 2016 6:00 PM**

III. Discussion

- A. Temp Signs**
- B. Building Inspection Revision**
- C. Econ Dev. Revisions**

IV. Adjourn

This meeting will be open to the public.

Posted on City Hall Bulletin Board this 12th day of April 2017

Sheryl Stanley, Deputy City Clerk



**MINUTES
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
CITY HALL
NOVEMBER 15, 2016
6:00 PM**

I. Attendance

Attendee Name	Organization	Title	Status	Arrived
David Dickerson	Harrisonville	Member	Present	
Brian Hasek	Harrisonville	Chair	Present	
Clint Long	Harrisonville	Member	Present	
Brad Bockelman	Harrisonville	Member	Present	
Matt Turner	Harrisonville	Member	Present	

Others attending: Alderman Judy Bowman, Economic Development Manager Jim Clarke, and Community Development Director Rick DeLuca

II. Approval of Minutes

- 1. Community Development Committee - Regular Meeting - Aug 16, 2016 6:00 PM** Accepted

III. Agenda

IV. Discussion

A. Harrisonville Villas Discussion

Director DeLuca provided an overview of the project. The updates included the erosion control on the west side of the property. The reasons why the sanitary sewer main was upsized. Information about the water line between the water main and the water meter. The flow line of the reinforced concrete pipe at Jefferson Parkway. The issues regarding the electric bid/electric plans. The problems that have surfaced due to the rock found on the site. Finally, the fire protection/fire access issues during construction.

B. Sign Ordinance

It was stated that the committee would like to review the regulations regarding political signs. Specific thoughts include limiting all political signs to 2 feet x 2 feet and reviewing the requirement about having signs within right of way. It was also stated that the committee may review other aspects of the sign code in the future.

C. Economic Development Policy

Mayor Hasek stated that he thinks that the current Board should have an economic development policy of their own. David Dickerson stated that he liked Chapter 100. Alderman Dickerson stated that he wanted the Enhanced Enterprise Zone done away with because there are non-elected officials making decisions regarding abatement. Jim Clarke stated that the Board of Aldermen approves the abatement schedule and the approval process. Mr. Clarke stated that these can be changed by the Board of Aldermen.

D. Old Hospital on Pearl Street

Director DeLuca stated that there may be an alternative way that the City can make the property owner fix or demolish the structure. He stated that this approach is very aggressive and historically, the Board has either discouraged or directed Staff to be lax on property maintenance codes. Director DeLuca stated that, to the best of his knowledge, the City has never taken this approach to a dangerous structure. He stated that the City may be able to ticket, fine and/or imprison the property owner. The Committee directed staff to inform the City Attorney and the Board will discuss at an upcoming work session.

V. Adjourn

Alderman Dickerson made the motion to adjourn the meeting, Alderman Long seconded the motion and it was approved. The meeting ended at 7:30pm.

 Brian Hasek, Mayor & Ex-Officio
 Chairman of the Board of Aldermen

ATTEST:

 Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Nov 15, 2016 6:00 PM (Approval of Minutes)



STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: April 5, 2017
SUBJECT: Temp Signs

Type of Item: *Discussion*

Here is the temporary sign ordinance and a request has been made for us to review whether to allow signs in the ROW, limit the size of yard signs to 2X2 (or some such number), change the time limits for events, etc. I've included the ordinance language as it is currently adopted.

A. Action Item (ID # 2485)

Temp Signs

Attachments:

Temp Sign Code (PDF)

Sign Code

Temporary signs shall be erected and maintained in a safe and attractive manner and shall be subject to applicable regulations except as specifically modified herein.

1.

Duration. The sign may be placed upon initiation of the temporary event, and must be removed within a set time period as provided below:

a.

Real estate sale or lease. Initiation upon the actual availability of the property or premises for sale or lease, and termination upon execution and acceptance of a final contract for the real estate transaction. Real estate signs do not require a permit.

b.

Building construction or remodeling. Initiation upon issuance of a building permit — or upon initiation of construction for activity requiring no permit — and termination upon issuance of the certificate of occupancy or approval for connection to electric power for the work authorized by the building permit — or termination of the work for activity requiring no permit. Construction signs do not require a permit.

c.

Election. Candidates for offices, levy signs or other elections may be displayed thirty (30) days prior to an election. They may not be put on State, County or City rights-of-way or easements and must be removed five (5) working days after the election. The signs must be removed even if the candidate qualifies for the primary and/or general election. Signs may be redisplayed thirty (30) days ahead of each election and removed five (5) working days after the election. Election signs do not need a permit.

d.

Special, temporary events. Time-limited events that require attention-getting devices, a banner or fabric message display for a temporary period may display not more than two (2) temporary signs for up to twenty-one (21) days. Such signs shall be removed upon completion of the special event, not to exceed two (2) events per calendar year on one (1) parcel. In lieu of this Section, the provisions of Section 435.120(1)(f) "Banners and Fabric Message Displays" may be applied, but not both. Signs used for special, temporary events require a permit.

e.

Temporary stand alone signs. One (1) temporary stand alone sign may be permitted in lieu of a banner or fabric message display for three hundred sixty-five (365) days effective on January first (1st) of each year with a permit. The provisions of Section [435.130\(B\)](#) "Sign Maintenance" shall apply. Temporary stand alone signs require a permit.

f.

Banners and Fabric Message Displays. One (1) banner or fabric message display may be permitted for three hundred sixty-five (365) days effective on January first (1st) of each year with a permit. The provisions of Section [435.130\(B\)](#) "Sign Maintenance" shall apply. The same banner or fabric message display may not be displayed for more than ninety (90) days. In lieu of this Section, the provisions of Section 435.120(1)(d) "Special Temporary Events" may be applied, but not both. Banners and fabric message displays require a permit.

2.

Number of temporary signs. Only one (1) temporary sign requiring a sign permit may be located on a parcel at any one time.

3.

Size of temporary signs.

a.

Single- and two-family residential districts. Temporary signs located on properties occupied by or zoned for residences shall not exceed six (6) square feet in area and three (3) feet in height. Temporary stand alone sign gross face area shall not exceed nine (9) square feet.

b.

Multi-family and non-residential districts. Temporary signs located on properties occupied by or zoned for non-residential uses shall not exceed thirty-two (32) square feet in area and eight (8) feet in height; except that an inflatable sign may be larger. Temporary stand alone sign gross face area shall not exceed thirty-two (32) square feet.

4.

Construction. Construction of temporary signs shall meet commonly accepted design parameters, as well as construction and materials standards for each sign type, and shall be removed if found to be a threat to the health, safety and welfare of the public by City Zoning and Building Officials; except that electrified temporary signs shall meet electrical codes.



STAFF REPORT

TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: April 5, 2017
SUBJECT: Building Re-roof Inspection Revision

Type of Item: *Discussion*

One of the items that requires a permit and inspection is re-roofing. We recommend eliminating the inspection and permit requirement. The cost for staff to do the permit process and inspect is more than the permit of \$30 and we don't have the equipment to do a complete roof inspection that will be expected from homeowners.

B. Action Item (ID # 2486)

Building Inspection Revision



TO: Community Development Committee
FROM: Happy Welch, City Administrator
DATE: April 5, 2017
SUBJECT: Econ Dev. Revisions

Type of Item: *Discussion*

We need to review the requirements for economic development in our code, especially Section 430.040C that has conflicting time schedules for public hearing and applicant notifications.

C. Action Item (ID # 2487)

Econ Dev. Revisions

Attachments:

Econ Dev. Code Section (PDF)

JUST COMPENSATION — Payment of an amount no less than the approved appraisal of the fair market value of the property.

Section 430.040. Procedural Requirements.

[Ord. No. 2764 §1(140.040), 4-1-2002]

- A. *Submission Of Application.* Three (3) applications for approval of a development plan shall be filed by the corporation at the office of the City Clerk. Additional copies may be requested as necessary to allow adequate review. Concurrent with such filing, the applicant shall file an application for rezoning to the appropriate land use district in accordance with the requirements of the zoning regulations of the City of Harrisonville if the current zoning of the proposed project is incompatible with the proposed development plan.
- B. *Contents Of Application.* An application for approval of a development plan shall contain the following supporting information:
1. A development plan of the property which shall include the following information:
 - a. A legal description of each parcel of land included in the proposed redevelopment area and a legal description of all property proposed to be acquired by eminent domain and a statement outlining the reasons why eminent domain is requested.
 - b. A proposed phasing or staging plan for the development, if more than one (1) phase or stage is intended, and the time schedule for acquisition, commencement and completion of each phase or stage.
 - c. Existing structures to be demolished, retained and renovated and the time schedule for each.
 - d. Proposed new construction including, but not limited to, type of building (i.e., residential, commercial, industrial, office building heights, square footage, parking space).
 - e. Public improvements proposed with the development, including any proposed changes in existing public facilities, including, but not limited to, streets, sidewalks and utilities.
 - f. Amenities proposed to be included with the development.
 - g. Necessary zoning changes.
 2. A blight study prepared in accordance with the requirements of Section 430.060 of this Chapter.
 3. A relocation plan in accordance with the requirements of Section 430.070 of this Chapter.
 4. Appraisals of all parcels of property proposed for acquisition in accordance with the requirements of Section 430.080 of this Chapter.

5. An affidavit from the corporation certifying financial capability of the redevelopment corporation to complete the project as proposed in accordance with the requirements of Section 430.100. In addition, a market study demonstrating the financial and market feasibility of the proposed new development project.
6. A study analyzing post project tax impact versus current tax levels to fully justify the tax abatement as economically essential to the proposed project and assessing the impact of abatement on all taxing jurisdictions. This document shall also be provided as the basis for determining any in-lieu-of tax payments to be made by the corporation during the period of abatement. A statement from the applicant indicating a willingness to make payments in lieu of taxes as necessary. Submittal of copies of return receipts indicating notice has been given to all taxing jurisdictions in accordance with the requirements of Section 430.090 herein.
7. A provision for the disposition of surplus earnings of the corporation as provided in Chapter 353, RSMo.
8. Identification, including background and experience of the individuals who will be responsible for the management of the development plan and the development therein.
9. Certificate of Incorporation of the Redevelopment Corporation, including a certified copy of the articles of incorporation, names and addresses of the officer, directors and registered agent.
10. A statement that each person or entity having a property interest of record (including any interest which is a security interest or any leasehold interest of record) and each occupant or resident in the project area has been given written notice of the filing of the development plan by depositing such notice in the regular United States mail, postage prepaid, addressed to such person or entity having a property interest of record at the address indicated in the records of the Recorder's office of Cass County in which the property is located and addressed to each occupant at the address of such occupant in the project area.
11. A deposit of five hundred dollars (\$500.00) plus one hundred dollars (\$100.00) per individual tract of ground included in the proposed redevelopment to a maximum of one thousand five hundred dollars (\$1,500.00) which shall be used to cover costs associated with the review of the application.
12. Any additional information from time to time which is deemed necessary.

C. *Review Process.*

1. *Filing application and review.* Upon receipt of the application, the City Clerk shall refer the application to the City Administrator for a determination that all required information has been submitted. A public hearing on said application shall be scheduled before the Board of Aldermen no later than sixty (60) days after determining the application is complete.
2. *Public notice.* A notice of said public hearing shall be published in a newspaper having a general circulation in the City of Harrisonville providing no less than

fifteen (15) days' notice of the time and place of hearing before the Board of Aldermen. Applicant shall be required to give notice by mail to all property owners and occupants in the redevelopment area, to the taxpayers listed on the County tax rolls for any hearings before the Board of Aldermen no less than thirty (30) days before the date of the hearing. Evidence of mailing of notices for each and every public hearing shall be given to the City.

3. *Board of Aldermen.* The Board of Aldermen shall have the following duties and responsibilities:
 - a. A development plan shall not be recommended for approval by the Board of Aldermen until and unless the Board makes the following determinations:
 - (1) *Necessity.* That the area within which the redevelopment is to be made is blighted and that redevelopment in accordance with this development plan is necessary or advisable to effectuate the purposes declared in Section 430.010 of this Chapter.
 - (2) *Compliance with the Comprehensive Plan.* That the development complies with the Comprehensive Plan of the City.
 - (3) *Sufficient size.* That the area is of sufficient size to allow its redevelopment in an efficient and economically satisfactory manner.
 - (4) *Stages of plan.* That the various stages, if any, by which the redevelopment is proposed to be constructed or undertaken as stated in the development plan are practical and in the public interest.
 - (5) *Public facilities.* That public facilities, including, but not limited to, school, fire, water, sewer, Police, transportation, park, playground or recreation, are presently adequate, or will be adequate at the time that the redevelopment is ready for use, to service the area and if additional public facilities are deemed necessary, the corporation is required to build all public improvements to support the proposed development.
 - (6) *Zoning, street changes.* That the proposed changes, if any, in the case of the zoning ordinance or map have been approved by the Planning and Zoning Commission and in streets or street levels or any proposed street closings, are necessary or desirable for the redevelopment and its protection against blighting influences and for the City as a whole.
 - (7) *Financial capability.* Evidence of existing financial capability to complete the project and provision for the continuing availability of funding in accordance with the requirements of Section 430.100 of this Chapter.
 - (8) *Relocation plan.* That the relocation plan submitted with the application complies with the requirements of Section 430.070 of this Chapter.
 - (9) *Notice to taxing authorities.* That proper notice has been given to all taxing jurisdictions as required in Section 430.090(A) of this Chapter.

- (10) *Payments in lieu of taxes.* Approve and authorize execution of any agreement between the City and the applicant regarding payments in lieu of taxes.
 - (11) That the area included within a development plan is a blighted area and that the clearance, redevelopment, replanning, rehabilitation or reconstruction thereof is necessary for the public convenience and necessity
 - (12) That if a corporation seeks to acquire all or any part of the real property within a blighted area by exercise of the power of eminent domain, such acquisition is for the public convenience and necessity.
 - (13) That approval of the development plan and construction of the redevelopment project are necessary for the preservation of the public health, safety and general welfare.
- b. Upon making the findings and the declaration required, the Board of Aldermen shall consider an ordinance approving the development plan. If the Board of Aldermen approves the ordinance, the Board of Aldermen shall authorize the Mayor to enter into a contract with the corporation on behalf of the City, such contract to contain, among other provisions, the provisions as embodied in the plan, the approving ordinance, a provision that the applicable provisions of this Chapter shall be incorporated by reference into such contract, a provision outlining any required payments in lieu of taxes, a provision pertaining to non-compliance remedy of breach of contract as more particularly stated in Section 430.130 and a provision that the terms, conditions or provisions of the contract can be neither modified nor eliminated except by mutual agreement between the City and the corporation; provided however, that no such contract shall be construed as an enlargement of the authority conferred upon the City by Chapter 353, RSMo.

Section 430.050. Plan Implementation.

[Ord. No. 2764 §1(140.050), 4-1-2002]

- A. *Certification Of Public Convenience And Necessity For Corporation To Acquire Property By Eminent Domain.* If the corporation proposing a development plan seeks to acquire all or any part of the real property described in the development plan by eminent domain, the Board of Aldermen shall, by the ordinance approving such plan, determine that the public convenience and necessity will be served by the development plan and the redevelopment project and shall grant to such a corporation a certificate of public convenience and necessity authorizing and empowering such corporation to acquire by the exercise of eminent domain such real property in fee simple or other estate; provided that such real property shall be devoted to the purposes and uses described in the development plan. The corporation may thereafter exercise the power of eminent domain in the manner provided for corporations in Revised Statutes of Missouri or it may exercise the power of eminent domain in the manner provided by any other applicable statutory provision. Property already devoted to a public use may be acquired in like