



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
AUGUST 8, 2017
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Board of Zoning Adjustments - Regular Meeting - Jul 11, 2017 6:00 PM**
- 3. Agenda Items**
 - A. Public Hearing for VAR-1702: Variance Application of Rayland Downey for a variance to Section 405.565 of the Zoning Regulations regarding Parking and Loading Regulations.**
 - 1. Application for Variance**
 - 2. Truck Wash Layout**
 - 3. Certified Letters**
 - B. Consideration of VAR-1702: Variance Application of Rayland Downey**
 - 1. Staff Report**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 4th day of August, 2017.

Randall K. Jones, City Clerk



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JULY 11, 2017
6:00 PM**

1. Call to Order

The meeting was called to order at 6:06 PM by Mike Davis

Attendee Name	Organization	Title	Status	Arrived
Viola Wieberg	Harrisonville		Absent	
Mike Davis	Harrisonville		Present	
Keith DeBrot	Harrisonville		Present	
Cary Corley	Harrisonville		Absent	
Shannon Sipple	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	

Also in Attendance were Mr. and Mrs. Ohnermus, Donal J Parham, Happy Welch; City Administrator, Jim Clarke; Community Development manager; Jamie Martin; Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Aug 9, 2016 6:00 PM

With no additions or corrections, the August 9,2016, minutes were approved as written.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Keith DeBrot
SECONDER:	Shannon Sipple
AYES:	Mike Davis, Keith DeBrot, Shannon Sipple, Virgil Butler
ABSENT:	Viola Wieberg, Cary Corley

3. Agenda Items

- A. Public Hearing for VAR-1701: Variance Application of Thomas Ohnemus for a variance to Section 405.585 of the Zoning Regulations regarding Permitted Uses in "M-1" Light Industrial District.**

Chairman Mike Davis opened the public hearing at 6:09 PM.

Thomas Ohnemus, of 23716 S. Northridge Rd, Harrisonville, MO explained the request. He stated that he has been a resident of Harrisonville since 2000. He is looking to rent space at 2500 Anaconda Rd. to sell 1 or 2 cars a month. The space is currently JP's Collision. There would be no change to the existing business.

Virgil Butler commented that it would take more than 2 a month to make a living.

Chairman Davis asked Mr. Ohnemus how many vehicles would be on site at one time?

Mr Ohnemus stated that he would have 2 in the parking lot and if he had more than that they would be parked behind the fence.

Virgil Butler asked Mr. Ohnemus if he was buying cars salvage.

Mr. Ohnemus replied that he was not at this time. He planned on buying them at auction in Belton.

Chairman Davis asked Mr. Ohnemus about his signage.

Mr. Ohnemus stated that he has a professionally done sign by Bennett Sign. It is smaller and not on a pole.

Chairman Davis asked where his office would be located?

Mr. Ohnemus said the office would be in the same area as the shop office.

Donal Parham, of 23718 S St Rt 291, Harrisonville, MO, is the owner of JP's Collision. He stated that the expansion would be mutually beneficial to both parties. He does not want the zoning to change from Light Industrial.

With no questions or comments from the audience, Chairman Davis closed the public hearing at 6:18 PM

B. Consideration of VAR-1701: Variance Application of Thomas Ohnemus

Community/Economic Development Director, Jim Clarke; presented the staff report. He emphasized the property is already zoned as light industrial and that there would be no change to that. There would be no impact to the property. Staff has no opposition to the request.

Chairman Davis asked if there was any concern to the maximum number of cars kept at the location?

Mr. Clarke thought the board should decide a maximum number, for example between 5 - 10.

Chairman Davis asked if there would be a limit to activity for the site because it is currently behind a residence.

Mr. Clarke confirmed that it will be confined to JP's Collision.

Chairman Davis asked Mr. Ohnemus if a limit of 5-10 cars was a good number for him. Mr. Ohnemus agreed that was a good number.

Chairman Davis asked if there was a variance change, should it have limitations to its continuation. Chairman Davis further inquired if the variance should be attached to the Property, or the Applicant? Mr. Clarke stated that the variance should be attached to the applicant.

1. Motion to accept

Keith DeBrot made a motion to accept a limit of 10 cars at a time, limited to the body shop area only. Virgil Butler seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith DeBrot
SECONDER:	Virgil Butler
AYES:	Mike Davis, Keith DeBrot, Shannon Sipple, Virgil Butler
ABSENT:	Viola Wieberg, Cary Corley

4. Discussion Items

NONE

5. Adjourn

With no further business to come before the board, Keith DeBrot made a motion to adjourn and Shannon Sipple seconded. The motion passed and the meeting was adjourned at 6:21 PM.

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

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Jul 11, 2017 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
AUGUST 9, 2016
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mike Davis

Attendee Name	Organization	Title	Status	Arrived
Viola Wieberg	Harrisonville		Present	
Mike Davis	Harrisonville		Present	
Keith DeBrot	Harrisonville		Present	
Cary Corley	Harrisonville		Present	
Shannon Sipple	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	

Also present were Andrew Smith, QT; Rick DeLuca, Director of Community Development; and April Clark, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - May 10, 2016 6:00 PM
Accepted

With no additions or corrections, the May 10, 2016, minutes were approved as written.

3. Agenda Items

A. Public Hearing for VAR-1605: Variance Application of QuikTrip Corporation for a variance to Section 405.325.A.2 of the Zoning Ordinance regarding setbacks, on the property at 1402 N. 291 Highway
Discussion

Chairman Mike Davis opened the public hearing at 6:03 PM.

Andrew Smith, Real Estate Project Manager for QT, explained the request. He said they were asking to extend the canopy 3' past the front setback to provide better coverage for customers and staff.

Minutes Acceptance: Minutes of Jul 11, 2017 6:00 PM (Approval of Minutes)

With no questions or comments from the audience, Chairman Davis closed the public hearing at 6:05 PM.

B. Consideration of VAR-1605: Variance Application of QuikTrip Corporation Approved

Director DeLuca presented the staff report. He said the applicant meets 2 of the 3 standards. The properties in close proximity extend as far as they are asking. The extension won't cause any problems. Staff recommends approval. He explained that only the top of the canopy would encroach, nothing else.

Virgil Butler asked to be shown exactly where the canopy would encroach. He also asked if it would accommodate a 5th-wheel.

Mr. Smith said they would look at that when getting the construction documents ready, but he believes it complies with clearance standards.

Cary Corley made a motion to approve the variance. Keith DeBrot seconded. The motion passed unanimously.

4. Discussion Items

Chairman Davis welcomed new member, Virgil Butler, to the Board.

5. Adjourn

With no further business to come before the Board, Keith DeBot made a motion to adjourn and Cary Corley seconded. The motion passed and the meeting was adjourned at 6:10 PM.

Respectfully Submitted,

April Clark, Recording Secretary



TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: August 4, 2017
SUBJECT: Application for Variance

Type of Item: *Discussion*

- 1. Action Item (ID # 2598)**
Application for Variance

Attachments:

Application for Variance - BZA - Rayland Downey - 8-8-17 (PDF)

APPLICATION FOR VARIANCE City of Harrisonville

Case No. VAR- BZA Date: (Staff use only.)

Please print or type

It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Board of Zoning Adjustment meeting will not be scheduled until the application is complete. It is the applicants responsibility to submit evidence that a variance is justified. The applicant should be aware that obtaining a variance is difficult and ample evidence justifying a variance must be provided. It is the applicants responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. Attach additional sheets if necessary.

Legal Description: Lot 5, Love's Addition, A subdivision of land in the city of Harrisonville, Cass County, Missouri as previously platted and recorded in the office of the Recorder of Deeds, Cass County, Missouri.

Location or address of subject property: Love's Addition, Lot 5

Zoning on subject property: Comm Current Land Use: Grass

Request: Cite section and subsection of the Land Use Ordinance from which variance is being requested and describe the reason for requesting a variance.

PROPERTY OWNER'S NAME: Kevin Anderson - The Brickyard Inc. PHONE: 816-380-3366 MAILING ADDRESS: PO Box A, Harrisonville, MO 64701

APPLICANT/AGENT'S NAME: Rayland Downey PHONE: 816-225-7737 MAILING ADDRESS: 4720 NE County Rd 14004, Adrian, MO 64720

NOTE: See attached material for instructions and examples.

Application Fee: \$50.00

APPLICANTS SIGNATURE: [Signature] DATE: 7-14-17

Received By: _____

Attachment: Application for Variance - BZA - Rayland Downey - 8-8-17 (Application for Variance)

APPLICATION FOR VARIANCE

Page 2

(Attach additional sheets if necessary.)

1. Can the subject property yield a reasonable return if used under the regulations governing the zoning district in which it is located?

Yes No

Explain: _____

2. Is the plight of the owner due to unique circumstances? (Unique circumstances may include, but is not limited to, the shape, topographical conditions, or physical surroundings of the property.)

Yes No

Explain: Driveway to be widened for semi truck
entry. Trucks coming from the north need
enough turn to get into driveway going west.

3. Will the variance, if granted, alter the character of the locality and/or neighborhood?

Yes No

Explain: _____

4. Will the variance adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare?

Yes No

Explain: _____

5. Does the request arise from a condition which was created by an action(s) of the property owner or the applicant?

Yes No

Explain: _____

Attachment: Application for Variance - BZA - Rayland Downey - 8-8-17 (Application for Variance)

It is the applicant's responsibility to demonstrate that these conditions have been met at the time of application. Applicants are encouraged to submit any materials which will support their case, including site plans, photographs, studies, letters of support, etc.



TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: August 4, 2017
SUBJECT: Truck Wash Layout

Type of Item: *Discussion*

2. Action Item (ID # 2599)

Truck Wash Layout

Attachments:

Truck Wash Layout - With 140' Entrance - 7-18-17 (PDF)

ANDERSON ENGINEERING
EMPLOYEE OWNED



ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
811 E. THIRD STREET, JOPLIN, MISSOURI 64801 • PHONE (417) 782-7399
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
		ZACH MYERS	
		TROY BOWERS	
		PE-201200823	
			JULY 17, 2017

© COPYRIGHT ANDERSON ENGINEERING, INC. 2017
JOB NUMBER: ---

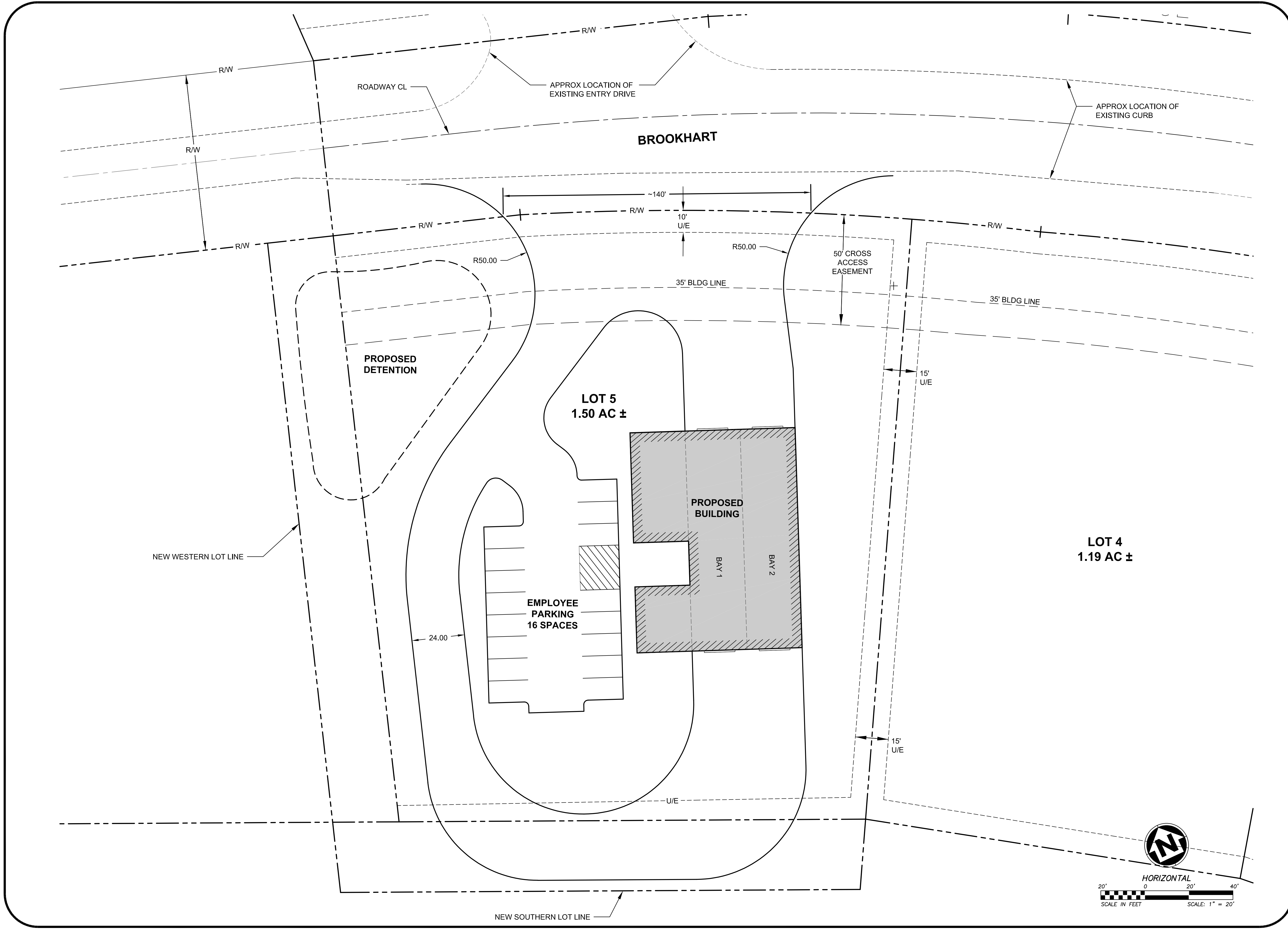
RAYLAND DOWNEY
PROPOSED TRUCK WASH
LOT 5 - LOVE'S ADDITION

CONCEPT PLAN

HARRISONVILLE, CASS COUNTY, MISSOURI

Attachment: Truck Wash Layout - With 140' Entrance - 7-18-17 (Truck Wash Layout)

SHEET NUMBER
1
OF
1





TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: August 4, 2017
SUBJECT: Certified Letters

Type of Item: *Discussion*

3. Action Item (ID # 2601)

Certified Letters

Attachments:

Certified Letters - Returned Receipts (PDF)

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete



or on the front if space permits.

1. Article Addressed to:

Kevin Anderson
PO Box A
Harrisonville, MO
64701

2. Article Number

(Transfer from service lab)

7015 3010 0000 6008 6098

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Kevin Anderson

Agent

Addressee

B. Received by (Printed Name)

KEVIN ANDERSON

C. Date of Delivery

7/20

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

3.A.3.a

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.



or on the front if space permits.

1. Article Addressed to:

Love's Truck Stop
2611 Brookhart Rd.
Harrisonville, MO
64701

2. Article Number

(Transfer from service label)

7015 3010 0000 6008 6104

COMPLETE THIS SECTION ON DELIVERY

- A. Signature

X *Sam Dunlap* Agent Addressee

- B. Received by (Printed Name)

Sam Dunlap

- C. Date of Delivery

- D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Attachment: Certified Letters -

Packet Pg. 15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete *Restricted Delivery* if desired.



or on the front if space permits.

1. Article Addressed to:

Love's Truck Stop
PO Box 26210
Oklahoma City, OK
73126

2. Article Number
(Transfer from service)

7015 3010 0000 6008 6081

COMPLETE THIS SECTION ON DELIVERY

3.A.3.a

A. Signature

x Betty Bynum

Agent
 Addressee

B. Received by (Printed Name)

Betty Bynum

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below:

No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Attachment: Certified Letters -

Packet Pg. 16



City of
Harrisonville^{est. 1836}
STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: August 4, 2017
SUBJECT: Staff Report

Type of Item: *Discussion*

1. Action Item (ID # 2600)

Staff Report

Attachments:

BZA - Staff Report - Aug. 8, 2017 - Rayland Downey (Truck Wash) (DOC)

M E M O R A N D U M

TO Board of Zoning Adjustments

FROM Jim Clarke, Community/Economic Development Director

DATE August 8, 2017

SUBJECT Lot 5, Love's Addition - Variance

GENERAL INFORMATION:

Applicant: Rayland Downey

Requested Action: A variance from Section 405.565 (C) of the Zoning Regulations. Section 405.565 (C) restricts the maximum width of drives to parking areas and service areas to 35 feet. The Applicant is requesting a width of 140 feet.

Purpose: Drive Entrance/Exit - Variance

Existing Zoning: "C-2" Service Business

Location: Lot 5, Love's Addition (across from Love's on Brookhardt Dr.)

Surrounding Zoning: North: "C-2" Service Business District
East: "C-2" Service Business District
West: "M-1" Light Industrial District
South: "M-1" Light Industrial District

Comprehensive Plan: Commercial Development

OVERVIEW

The Applicant is requesting a 140' drive entrance. The Applicant is proposing to build and operate a truck wash across from the Love's Travel Plaza operation. Due to the lot size and configuration, combined with the intended customers, the Applicant deems a drive entrance of 140' necessary to accommodate the truck customers his proposed operation will attract and serve.

RECOMMENDATION

Staff does not oppose this Variance request.

ATTACHMENTS

- Agenda
- Minutes of July 11, 2017 BZA meeting
- Application for Variance
- Staff Report
- Concept Plan showing proposed truck wash layout and entrance
- Public Hearing Notice Publishing
- Certified Letters Return Receipts