



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 15, 2019
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Jul 18, 2019 6:00 PM**
- 3. Agenda Items**
 - A. Motion to Continue Brian Renner Public Hearing and Rezoning and Platting Applications for 1600 W. Mechanic Street**
 - B. Public Hearing for Amendments to Sec. 405.550 (D)**
 - C. Amendments to Sec. 405.550 (D) Detached Accessory Buildings**
- 4. Discussion Items**
- 5. Adjourn**

Posted this 8th day of August, 2019

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JULY 18, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Present	
Jim Proctor	Harrisonville		Absent	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	

Also present were Roger Kroh, Community Development Planner; Happy Welch, City Administrator; Gale Holsman, Applicant; Mike Clagett, Applicant; Bill Shelton, Property Owner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - May 16, 2019 6:00 PM

With no additions or corrections, the May 16th minutes were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Judy Bowman, Mayor
AYES:	Jones, Chiodini, Milner, Turner, Butler, Young, Bush, Welton, Bowman
ABSENT:	Jim Proctor

Minutes Acceptance: Minutes of Jul 18, 2019 6:00 PM (Approval of Minutes)

3. Agenda Items

A. PUBLIC HEARING - SIGN ORDINANCE - SPECIAL SIGNS

B. Increase Maximum Size of Special Signs from 6 to 32 Sq. Ft.

Happy Welch presented the staff report, a request for recommendation that the Board of Alderman amend Section 435.125, Special Signs, to establish the maximum size to 32 square feet. There were no comments from the public. Barrett Welton made a motion to recommend approval. Chuck Jones seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Barrett Welton
SECONDER:	Chuck Jones
AYES:	Jones, Chiodini, Milner, Turner, Butler, Young, Bush, Welton, Bowman
ABSENT:	Jim Proctor

C. PUBLIC HEARING FOR SUP 19-012 - TRANSFER STATION

D. Special Use Permit for a Solid Waste Transfer Station at 2901 Brickplant Rd

Roger Kroh presented the staff report, application of Gale Holsman, for a Special Use Permit to operate a solid waste transfer station at 2901 S. Brickplant Road. Staff recommends approval of a Special Use Permit for Gale T. Holsman and American Waste Systems to operate a solid waste transfer station subject to the conditions listed in the staff report.

Gale Holsman and Mike Claggett of American Waste Systems Inc., are requesting a SUP as the first step in opening a transfer station at 2901 Brickplant Road. This building operated as a transfer station from 1994 to 2006. The second step in the process is approval by the Department of Natural Resources. The applicants said this facility would be good for the community as individuals would be able to drop off personal trash. It will primarily be used by American Waste Systems, but other haulers will also be able to use it.

Chris Chiodini had some concerns about smells coming from the property. Mr. Holsman stated that they would have a separate system for draining. They would have a system in place for cleaning and sanitation everyday. Dorothy Young asked about odor from trucks sitting overnight. Mr. Holsman stated that the trucks with trash would not be sitting overnight. The plan is to keep the trash moving and to not let it build up and accumulate which would help eliminate odors. Barrett Welton asked if the building could handle the capacity since it has been over 12 years since it was last used as a transfer station. Mr. Holsman stated that it would handle "his" capacity and the remaining capacity would be used by private individuals and other haulers. Mr. Chiodini asked staff if the SUP would transfer to a new owner if the property sold. Roger Kroh stated that the SUP would go with the land and the new owners would have to comply with the conditions in the Staff Report. Dorothy Young asked about the gravel parking lot. Mr. Kroh stated that they can continue with the existing gravel since they are not building a new building. Mr. Holsman stated they will do a chip seal on the lot. Dorothy Young asked about additional traffic. Mr. Kroh stated there are many big trucks out there already, they don't see any problems with traffic to the transfer station. Chuck Jones made a motion to Recommend approval with conditions stated in the staff report. There were no comments from the public. Cheryl Bush seconded. The Commission voted unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chuck Jones

Minutes Acceptance: Minutes of Jul 18, 2019 6:00 PM (Approval of Minutes)

SECONDER: Cheryl Bush, Board Member
AYES: Jones, Chiodini, Milner, Turner, Butler, Young, Bush, Welton, Bowman
ABSENT: Jim Proctor

E. PUBLIC HEARING - RENNER REZONING -CONTINUED TO AUGUST 15, 2019

F. Brian Renner Rezoning, Prelim. Plat, Final Plat - 1600 W. Mechanic

Dorothy Young made a motion to continue Renner Rezoning until the August 15th, 2019 meeting. Virgil Butler seconded. The Commission voted unanimously.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dorothy Young
SECONDER: Virgil Butler
AYES: Jones, Chiodini, Milner, Turner, Butler, Young, Bush, Welton, Bowman
ABSENT: Jim Proctor

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Commission, Dorothy Young made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:52 PM.

 Chris Chiodini,
 Chairperson of the Planning & Zoning Commission

ATTEST:

 Jamie Martin, Secretary

Minutes Acceptance: Minutes of Jul 18, 2019 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: August 7, 2019
SUBJECT: Brian Renner Public Hearing and Rezoning and Platting Applications for 1600 W. Mechanic Street

Type of Item: *Public Hearing*

TO: Planning & Zoning Commission
FROM: Roger Kroh, Community Development Planner
DATE: August 7, 2019

SUBJECT:

Type of Item: Approval

Brian Renner's attorney is still awaiting Nutrien Systems to sign a shared access agreement that is required for Mr. Renner's applications. Staff recommends approval of a motion to continue to September 19, 2019 applications from Brian Renner for a public hearing and rezoning, preliminary plat and final plat for 1600 W. Mechanic St.

Recommendation: Approval

A. Action Item (ID # 3310)

Motion to Continue Brian Renner Public Hearing and Rezoning and Platting Applications for 1600 W. Mechanic St.



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: August 8, 2019
SUBJECT: Public Hearing for Amendments to Sec. 405.550 (D)

Type of Item: *Public Hearing*

B. Discussion Item (ID # 3312)

Public Hearing for Amendments to Sec. 405.550 (D)



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: August 8, 2019
SUBJECT: Amendments to Sec. 405.550 (D) Detached Accessory Buildings

Type of Item: *Amendment*

General Information:

Applicant/Location: Community Development Staff

Requested Action: Consideration of amendments to Sec. 405.550. (D) Detached Accessory Buildings.

Issue:

Staff has identified four (4) problems with zoning regulations regarding detached accessory buildings and past construction practices and seeks direction from the Planning and Zoning Commission and Board of Aldermen on addressing these issues.

- 1) Throughout the residential parts of the community there are many detached accessory buildings in side yards although the zoning ordinance only allows detached accessory buildings in rear yards behind rear building lines. Many of these are because the City has given property owners a handout on accessory buildings since 2011 that says that accessory buildings are permitted in side yards.
- 2) Throughout the community there are a number of detached accessory structures on street corners that are closer to the street than the zoning ordinance allows.
- 3) The requirements for building detached accessory buildings in the code are not clearly stated for the following zoning districts -- R-1B and R-2B Near Downtown Zoning Districts, M-1, M-2, E and A.
- 4) The staff receives numerous inquiries from residents asking where they can build detached accessory buildings and how large can they be. Currently, one has to look in the code in several places for answers. It would be very helpful to all if this information was in one location.

Below are the existing requirements and an amendment to address these problems.

Existing Requirements:

Section 405.550 Accessory Uses

D. *Detached Accessory Building(s)*.

1. For any "R-1," "R-1M," "R-2," "R-3" or "R-4" zoned lot, one (1) or more detached Accessory Building(s) may be permitted as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville ("Code"), as enacted from time to time. All Accessory Buildings shall be located in the Rear Yard only. A detached Accessory Building shall be located not less than eight (8) feet from any Side or Rear Lot Line. Accessory Buildings required to be supported by a concrete foundation shall not be located within a dedicated Easement of any kind. In the case of Corner Lots, Accessory Buildings shall set back not less than the distance required for residences from side streets.

2. For any "C-1," "CBD-1," "C-2," and "CBD-2" zoned lot, one (1) detached accessory building not to exceed two hundred (200) square feet may be permitted in the rear yard providing it adheres to existing set back requirements for accessory buildings and is effectively screened so as not to be visible from any public street or residential district. Any existing or future accessory building, whether for storage or for sale, on any property of which any portion of the property is in the flood zone, will require a building permit and must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters;

Proposed Amendment:

Section 405.550 Accessory Uses

D. *Detached Accessory Building(s)*: Detached Accessory buildings shall be permitted in association with and on the same lot as a principal building and are subject to the following additional limitations.

1. General Requirements Applicable to All Detached Accessory Buildings
 - a. Detached accessory buildings over 120 sq. ft. require a building permit.

 - b. Detached accessory buildings required to be supported by a concrete foundation shall not be located within a dedicated easement of any kind.

 - c. Any existing or future accessory building of any size, whether for storage or for sale, on any property of which any portion of the property is in the flood zone,

will require a building permit and must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters; or create a hazardous condition to any person or property.

- 2. For any "R-1," "R-1B," "R-1M," "R-2," "R-2B," "R-3" or "R-4" zoned lot, detached accessory building(s) may be permitted as long as said structure(s) complies with the standards outlined herein.
 - a. All detached accessory buildings shall be located in the rear and side yards only.
 - b. There shall be no limit on the number of detached accessory buildings, however the combined building coverage of all principal and accessory buildings shall not exceed thirty-five percent. (35%).
 - c. All accessory buildings shall meet the rear and side yard setbacks set forth in the following table.

Zoning District	Rear Yard Setback	Side Yard Setback	Side Yard Setback on Corner Lots
R-1	8	8	20
R-1B	8	5	10
R-1M	8	5	10
R-2	8	7.5 ft.	20
R-2B	8	5 ft.	10
R-3	15	15	20
R-4	15	15	20

- 3. For any "C-1," "CBD-1," "C-2," and "CBD-2" zoned lot, one (1) detached accessory building not to exceed two hundred (200) square feet may be permitted in the rear yard providing it adheres to existing set back requirements for accessory

buildings and is effectively screened so as not to be visible from any public street or residential district.

4. For any "A", "E", "M-1", and "M-2" zoned lot(s), one or more detached accessory buildings may be permitted in the side and rear yards providing they adhere to existing set back requirements for the district.

Recommendation: Approve motion recommending that the Board of Aldermen approve amendments regarding Section 405.550 (D) Accessory Buildings

C. Action Item (ID # 3311)

Amendments to Sec. 405.550 (D) Detached Accessory Buildings