

**Planning & Zoning Commission  
Council Chambers  
Hall of Waters Building  
201 East Broadway  
Excelsior Springs, MO**



## **Meeting Notice**

**April 26, 2021 at 6:00 PM**

### **Agenda**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING SUMMARY- February 22, 2021
  - a. Meeting Summary 2/22/21
4. COMMENTS OF VISITORS
5. Case No. ZTA-20-001: An application by The City of Excelsior Springs Historic Preservation Commission for a Zoning Text Amendment approval of Section 402.190. Design Guidelines of the City Code by adopting additional design guidelines for the Boarding House, Elms and Hall of Waters Historic Districts. (Public Hearing)
  - a. Case No. ZTA-20-001
6. Case No. PP/FP-21-001: An application by Pat Slusher for Preliminary and Final Plat approval of a subdivision of land located at 1900 W. 69 Highway along Lodwick Lane.
  - a. Case No. PP/FP- 21-001
  - b. Vicinity Map PP.FP-21-001
7. Case No. PP/FP-21-002: An application by The City of Excelsior Springs Parks and Recreation Department for Preliminary and Final plat approval of a tract of land located at 300 Sherri Lane.
  - a. Case No. PP/FP- 21-002
  - b. Vicinity Map PP.FP-21-002
8. Case No. SUP-19-001: An application by Melissa Norton for a renewal of a special use permit for a vacation rental facility in the R-3 – Cluster Townhouse or Garden Apartment District at 103 Temple Avenue (Public Hearing).
  - a. SUP-19-001
  - b. Vicinity Map SUP-19-001
9. Case No. SUP-21-001: An application by Shawn Hansell for a Special Use Permit

for the operation of a Tattoo shop and retail sales store at 1097 Italian Way. (Public Hearing)

A. SUP-21-001

B. Vicinity Map SUP-21-001

10. Case No. SUP-21-002: An application by Ryan and Kristina Radecki for a Special Use Permit for the use of a private, Apiary (bee keeping) for the production of honey, honey comb, other bee related by products at 120 Bluff Ave. (Public Hearing)

a. SUP-21-002

b. Vicinity Map SUP-21-002

11. STAFF COMMENTS

12. COMMENTS OF COMMISSIONERS

13. ADJOURN

Copies of this notice are available by contacting the Community Development Department at 201 E. Broadway, Excelsior Springs, MO 64024. 816-630-0756

Date and Time Posted:



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Meeting Summary 2/22/21

**ATTACHMENTS:**

Description	Type	Upload Date
Meeting Summary 2/22/21	Exhibit	4/22/2021

## **PLANNING AND ZONING COMMISSION**

### **MEETING SUMMARY**

February 22, 2021, 6:00 p.m.

Chairman Simmons Called the meeting to order at 6:16 p.m.

#### **1. ROLL CALL**

**PRESENT:** Bob Gerdes, Bill Griffey, Jake Simmons, Pat Slusher (By Phone), Jason Van,  
**ABSENT:** Mark Bullimore and Kenneth Manley

**STAFF PRESENT:** Doug Hermes, Planning Consultant, Melinda Mehaffy, Economic Development Director, Logan Sours, City Planner, Mayor Pro-Tem Sonya Morgan, Council member liaison, Laura Mize, Neighborhood Specialist, Lisa Morgan Administrative Assistant.

**VISITORS:** Brad Eales, Betty Bissell and Brian Rice

#### **2. APPROVAL OF MEETING SUMMARY – December 28, 2020**

Commissioner Slusher made a motion to approve the December 28, 2020 meeting summary. Commissioner Van Till seconded. Motion carried.

Vote: Motion passed 5-0-0

Yes: Commissioners: Gerdes, Griffey, Slusher, Simmons and Van Till

No: None

Abstain: None

#### **3. COMMENTS OF VISITORS**

There were no comments from visitors

#### **4. Case No. ZTA-20-001: An application by The City of Excelsior Springs Historic Preservation Commission for a zoning text amendment approval of Section 402.190. Design Guidelines of the City Code by adopting additional design guidelines for the Boarding House, Elms and Hall of Waters Historic Districts. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report for Case No. ZTA-20-001.

Chairman Simmons asked if there were any questions for the staff.

Commissioner Slusher stated that he and Commissioner Van Till at the last meeting felt uncomfortable with moving forward with the item and wanted the information in black and white of what has changed we don't have any of that we have the same document we had last



month and he is not comfortable with it. And maybe it's because we are not meeting in person and not able to meet face to face and can explain what is changing.

Commissioner Van Till maybe I missed something and is going back through the emails and having trouble finding those comparisons of things that have changed.

Mr. Hermes replied the information from the last two meetings was two things one to identify the modifications through the approval matrix that is a tool used for preservation activity and what level of consideration or review is applied, whether it would be administratively approved or go before the commission for a Certificate of Appropriateness. So the design guidelines process made some changes to that approval matrix plus some other changes the commission made to stream line the process to make it quicker and easier for property owners. The new matrix was attached to the meeting packet and the memorandum listed the changes on the new matrix.

The second item we took away from the commissions comments was to identify an example of best practices have been applied and a preservation example so we used the example of the Masonry example which you have access digitally on line. So we did not take away a modification of every item in the design guidelines.

Commission Slusher said that is the problem we need to know every change that was made before we can approve the Design Guidelines in his opinion. One page of a matrix out of a very large document. He wants to make sure there is no hidden agenda in the Design Guidelines. It just need to be clearer.

Chairman Simmons due to not meeting in person the commission would like to see a high lite summary of all moderate changes in the three districts apply to all three districts and feels in the past it has been very generic. And wants those spelled out specifically. He doesn't feel it's a hidden agenda as much as there might be things pushing through that wasn't clearly identified for proper opinion.

Chairman Simmons asked Mr. Hermes if there was documentation available showing the changes. Mr. Hermes said there was not we would have to create that.

Commissioner Van Till said that looking at the examples on the memorandum and the matrix doesn't tell him what has changed. So he doesn't know what we had verses what he is being asked to vote on.

Ms. Mehaffy said that we would need to do another study session and it would have to follow the March meeting and do that in person. Commissioner Van Till and Chairman Simmons agreed.

Chairman Simmons doesn't want to approve Design Guidelines that will hinder the same thing we are trying to preserve then more properties will go to waste. He recommends that we do this has a study session next month.

Mr. Hermes we will be prepared for the next study session to go over every modification if that is the direction the commission want to go. We would not have a joint session. There may be a couple of Historic commissioners available to answer questions.

Chairman Simmons opened the public hearing and asked if anyone wished to speak, hearing none the public hearing was closed.

Chairman Simmons then asked the commissioners if they would like to make a motion.

Commissioner Slusher made a motion to continue the public hearing for case No. ZTA-20-001 to the April meeting and a study session for the March meeting with the requested information.

Commissioner Van Till second the motion and the motion carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Gerdes, Griffey, Simmons, Slusher and Van Till

No: None

Abstain: None

5. **Case No. VAC-21-001: An application by Brad & Brenda Eales to vacate an existing sewer easement, located in the southeast Quarter of Section 3, Township 52, Range 30 (Clacton Estates), in the City of Excelsior Springs, Clay County, Missouri.**  
(Public Hearing)

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report for Case No. VAC-21-001.

Chairman Simmons asked if there were any questions for the staff.

Commissioner Van Till for clarification Doug does it look like that easement was originally granted in 1960. Mr. Sours said yes it was 1960.

Chairman Simmons invited the applicant to speak on the matter.

Brad Eales, the developer thanked Chairman Simmons the only thing he would add is that the final plat that had the new easements for the sewer mains that were existing that did not have easements all the years they had been there and water main that got added to the property without easements and have all been approved and recorded with the county.

Chairman Simmons then opened the floor to any further questions from the commissioners, who had no further questions for the applicant. The public hearing was then closed.

Commissioner Van Till made a motion to approve case No. VAC-21-001  
Commissioners Slusher and Van Till seconded the motion and the motion carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Gerdes, Griffy, Simmons, Slusher and Van Till

No: None

Abstain: None

6. STAFF COMMENTS

Mr. Hermes we will be well prepaid for the next meeting.

7. COMMENTS OF THE COMMISSIONERS

Chairman Simmons thanked everyone for attending the meeting and all the hours that were put in.

Commissioner Van Till thanked the city staff and Historic Preservation Commission for all the time that was put into the Design Guidelines.

8. ADJOURN

Commissioner Slusher made the motion to adjourn

Commissioner Van Till made a motion to adjourn the meeting, Second by Commissioner Slusher

The meeting was adjourned at 6:58 p.m.

**The next meeting of the commission is scheduled for March 29<sup>th</sup> of 2021 at 6:00 p.m.  
location is TBD.**

Meeting Summary prepared by Lisa Morgan Administrative Assistant.



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Case No. ZTA-20-001

**ATTACHMENTS:**

Description	Type	Upload Date
Case No. ZTA-20-001	Exhibit	4/22/2021

**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



April 26, 2021

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. ZTA-20-001 – An application by the City of Excelsior Springs Historic Preservation Commission for a zoning text amendment approval of Section 402.190. Design Guidelines of the City Code by adopting additional design guidelines for the Boarding House, Elms and Hall of Waters Historic Districts. (*Public Hearing*)

Applicant: Excelsior Springs Historic Preservation Commission

**General Information:**

Historic Preservation (Zoning) Overlay District: Chapter 402, City Code

**Background:**

In the City's established historic districts, any outside alteration to a building or structure is required to receive a Certificate of Appropriateness (COA). City staff and the Historic Preservation Commission (HPC) evaluate COA applications based upon established design guidelines meant to help maintain the appropriate historic character and quality of the districts. While certain general design guidelines for all districts are incorporated in Section 402.190, City Code, more specific design guidelines were adopted for the Hall of Waters and Boarding House Districts.

As a Certified Local Government under the Missouri State Historic Preservation Office, the City received a Historic Preservation Fund grant to update the current design guidelines that would apply to all three existing historic districts.

Last year, a preservation design consultant team worked with the city staff and HPC to develop proposed updates to the current design guidelines, including conducting three public review and input sessions on: June 10, 2020, July 22, 2020, and August 26, 2020.

The final proposed "Historic Preservation Guidelines" were presented to the City staff and HPC in August 2020.

The Historic Preservation (Zoning) Overlay District is part of the Zoning Regulations of City Code (Chapter 402). Adoption of design guidelines are considered an amendment to the Zoning Regulations and are considered through the formal zoning text amendment process.

The HPC formally considered the final proposed design guidelines at its regular session on October 14, 2020. Following discussion, the commission voted unanimously to adopt the new design guidelines and to recommend its approval to the Planning and Zoning Commission.

At its December 28, 2020 regular session, the Planning and Zoning Commission continued consideration of the application from the Historic Preservation Commission for adoption of the Historic Preservation Design Guidelines. The application was continued to the Commission's February 22, 2021 regular session to provide additional time for Commission review and to ask any questions of City staff. The Planning and Zoning Commission held a study session on January 25, 2021 to provide Commissioners the opportunity to discuss the Historic Preservation Design Guidelines. The Planning and Zoning Commission considered the application again at the February 22, 2021 and requested a comparison chart of all the design guidelines in order to compare the proposed changes, and continued consideration of the application to the April 26, 2021 regular session. This detailed comparison chart was discussed by the Planning and Zoning Commission at its March 29, 2021 study session.

Adoption of the new "Historic Preservation Guidelines" will replace the existing, more specific design guidelines previously adopted for the Hall of Waters and Boarding House Districts. The new guidelines would apply to all three of the existing historic districts.

### **Staff Analysis:**

As the Commission discussed, the proposed Historic Preservation Design Guidelines do not contain many changes to the current standards. Rather, the process was focused on compiling the various current guidelines into one resource that can be applied across all existing and any future historic districts, to be more user-friendly for home and business owners alike.

The Commission also learned that the guidelines are based on the "Secretary of Interior's Standards for the Treatment of Historic Properties". These standards offer guidance on the four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction. These standards are the basis for the historic preservation guidelines commonly found among Missouri's Certified Local Governments across Missouri, under guidance from the State of Missouri Historic Preservation Office.

The Commission requested clarification on how the guidelines might be applied in certain circumstances of roof replacement. This information was provided to the Commission by separate communication.

Staff feels the proposed new “Historic Preservation Guidelines” will be a valuable tool to assist property owners in the City’s Historic Districts with the appropriate method of preservation and restoration. And the proposed guidelines will provide increased clarity for City staff and HPC evaluation of COA applications and in preservation project discussions.

**Staff Recommendation/Action Requested:**

Staff recommends adoption of the new “Historic Preservation Guidelines” dated August 28, 2020.

Respectfully submitted,

Doug Hermes  
Planning Consultant  
City of Excelsior Springs

**Attachments:**

Exhibit A – “Historic Preservation Guidelines”



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Case No. PP/FP- 21-001

**ATTACHMENTS:**

Description	Type	Upload Date
Case No. PP/FP- 21-001	Exhibit	4/22/2021



## Community Development Department Planning & Zoning

Phone: 816-630-0756; Fax: 816-630-9572



April 26, 2021

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. PP/FP-21-001 – An application by Pat Slusher for preliminary and Final plat approval of a subdivision of land located at 1900 W. 69 Highway along Lodwick Lane.

Applicant: Pat Slusher

### **General Information:**

Address: 1900 W. 69 Highway  
Current Zoning: M-2, General Industrial District  
Current Land Use: Construction companies, construction equipment and materials yards.

Surrounding Zoning & Land Use: North – R-1; Public School  
East – M-2; Sign Shop  
South – C-3; Car Dealer  
West – M-2; Concrete Plant

### **Background:**

The applicant owns an approximate 2.1-acre tract at 1900 W. 69 HWY that is purposed to be split into two separate tracts in order to sell one lot with the continued use of general industrial development in each new lot proposed. The applicant is proposing a preliminary and final plat of two general industrial zoned lots. Lot 1A, the largest to the south of the site sits at 1.43 acres, the north portion, Lot 1B sits at about .6 acres.

### **Public Infrastructure:**

Streets: The site is served by Lodwick Lane on the south that curves to allow access to the east of the property through an existing 50' access easement. The existing 50' access easement along with a proposed 50' access easement to the east side of lot 1B allows access to both Lot 1A and Lot 1B. Lodwick has adequate capacity to support the development.

Public Water: The site is currently served by an existing eight-inch water main along Lodwick Lane providing adequate water flow and pressure to support the

development. Water service is currently provided by private service lines to both proposed lots.

Sanitary Sewer: The site is currently serviced by an 8-inch gravity main at the north east point of the property. Sewer service is currently provided by extension to both proposed lots.

Stormwater Management: A stormwater management study has been conducted by a licensed engineer that determined that the new subdivision will not adversely affect the community and environs surrounding it. Staff has recognized and accepted the determination.

**Comprehensive Plan:**

The Future Land Use Map identifies this property for future low-density residential uses.

**Staff Analysis:**

The purpose and intent of this subdivision is to divide off a piece of property to the north to sell with no new development and no change in land use.

The street layout for the development provides adequate access to the lots while maintaining one direct access to Lodwick Lane and providing proper frontages to the proposed lots.

The public utility plans will connect to existing water and sanitary sewer mains. The public system has adequate capacity to support the proposed development.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the preliminary plat application and final plat application.

Respectfully submitted,

Logan Sours  
City Planner  
City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map  
Exhibit B – Preliminary Plat,  
Exhibit C – Final Plat,



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Vicinity Map PP.FP-21-001

**ATTACHMENTS:**

Description	Type	Upload Date
Vicinity Map PP.FP-21-001	Exhibit	4/22/2021





PP/FP-21-001 1900 W. 69 HWY

#### GIS MAP DISCLAIMER

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#### Legend

 Parcels in Discussion



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Case No. PP/FP- 21-002

**ATTACHMENTS:**

Description	Type	Upload Date
Case No. PP/FP- 21-002	Exhibit	4/22/2021

## Community Development Department Planning & Zoning

Phone: 816-630-0756; Fax: 816-630-9572



April 26, 2021

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff report for Case No. PP/FP-21-002 – An application by The City of Excelsior Springs Parks and Recreation Department for preliminary and Final plat approval of a tract of land located at 300 Sherri Lane.

Applicant: The City of Excelsior Springs Parks and Recreation Department

### **General Information:**

Address: 300 Sherri Lane  
Current Zoning: R-1, Single Family Residential District  
Current Land Use: Vacant- Formerly Rainbow Swim Club Pool

Surrounding Zoning & Land Use: North – C-0; Church  
East – C-3; 69 HWY General Commercial  
South – R-1; Residential Homes  
West – R-1; Residential Homes

### **Background:**

The 1.3 acres of land that caps off the Wilson Acres subdivision has historically been known to be the home of the Rainbow Swim Club's pool. This property has gone from private hands to public at some point in the past and has never been formally platted as it has always been a semipublic use. This application has been proposed so that this tract of land may finally be formally platted to become a public splash park.

### **Public Infrastructure:**

Streets: The site is served by Sherri Lane which has adequate capacity to support the development.

Public Water: The site is currently served by an existing six-inch water main along Sherri Lane providing adequate water flow and pressure to support the development.

Sanitary Sewer: The site is currently serviced by an 8-inch gravity main on Sherri Lane which fronts the tract of land.

Stormwater Management: A stormwater management study has been conducted by a licensed engineer that determined that the new subdivision will not adversely affect the community and environs surrounding it. Staff has recognized and accepted the determination.

**Comprehensive Plan:**

The Future Land Use Map identifies this property for future low-density residential uses.

**Staff Analysis:**

The purpose and intent of this application is to formally plat this tract of land for public use in the form of a splash park.

The public systems have adequate capacity to support the proposed development.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the preliminary plat application and final plat application.

Respectfully submitted,

Logan Sours  
City Planner  
City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map  
Exhibit B – Preliminary Plat,  
Exhibit C – Final Plat,





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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Vicinity Map PP.FP-21-002

**ATTACHMENTS:**

Description	Type	Upload Date
Vicinity Map PP.FP-21-002	Exhibit	4/22/2021





PP/FP-21-002 300 Sherri Ln

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 Parcels in Discussion



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: SUP-19-001

**ATTACHMENTS:**

Description	Type	Upload Date
SUP-19-001	Exhibit	4/22/2021



## Community Development Department Planning & Zoning

Phone: 816-630-0756; Fax: 816-630-9572



April 26th, 2021

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case Number SUP-19-001 – An application by Melissa Norton for a renewal of a special use permit for a vacation rental facility in the R-3 – Cluster Townhouse or Garden Apartment District at 103 Temple Avenue (*public hearing*).

Applicant: Melissa Norton

### **General Information:**

Address: 103 Temple Avenue  
Current Zoning: R-3 – Cluster Townhouse or Garden Apartment District  
Current Land Use: Single-family house

Surrounding Zoning & Land Use: North – R-2; Two-Family Residential District  
East – R-2; Two-Family Residential District  
South – R-2; Two-Family Residential District  
West – R-3; Cluster Townhouse or Garden Apartment District

### **Background:**

The subject site is occupied by an existing single-family house that the applicant is currently renovating and wishes to rent out for defined periods of time to visitors and vacationers. The initial special use permit was approved by the city in April 2019.

### **Staff Analysis:**

The Zoning Regulations recognize that there are special land uses and circumstances which, because of their unique character, cannot be properly classified in any particular zoning district(s) without special consideration in each case of the impact of those uses upon neighboring property. These cases can be reviewed individually for their appropriateness and authorized through a Special Use Permit.

Staff finds that the proposed special use can be compatible with the surrounding properties and can be operated in an appropriate manner as to not cause concern for the public health and safety and adjacent land uses.

The intended use has not been in action since the initial permit was issued, therefore staff would suggest an additional time limit to allow for appropriate review after the use has been in operation.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the Special Use Permit for a two (2) year time period.

Respectfully Submitted,

Logan Sours  
City of Excelsior Springs- Planner

**Attachments:**

Exhibit A – Vicinity Map



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Vicinity Map SUP-19-001

**ATTACHMENTS:**

Description	Type	Upload Date
Vicinity Map SUP-19-001	Exhibit	4/22/2021





**SUP-19-001 103 TEMPLE**

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**Legend**

 **Parcels in Discussion**



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: SUP-21-001

**ATTACHMENTS:**

Description	Type	Upload Date
SUP-21-001	Exhibit	4/22/2021



**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



April 26th, 2021

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff report for case No. SUP-21-001 an application by Shawn Hansell for a Special Use Permit for the operation of a Tattoo shop and retail sales store at 1097 Italian Way. (*Public Hearing*)

Applicant: Shawn Hansell

**General Information:**

Address: 1097 Italian Way  
Current Zoning: C-3, Service Business District  
Current Land Use: Vacant (previously computer sales)

Surrounding Zoning & Land Use: North – MP-1; Light industrial Manufacturing  
East – C-3; General Retail  
South – C-3; Gas station  
West – C-3; Vacant

**Background:**

The applicant is requesting a special use to allow a tattoo shop and retail sales store in one of the existing tenant spaces.

The four tenant commercial building at 1097 Italian way sits on a little over half an acre and has been used since the late 1980's for general service businesses. It is surrounded on three sides by similar C-3 zoned tracts of land and fronted to the north by the American Italian Pasta Company which is zoned for light industrial use.

**Staff Analysis:**

City code states specifically for a tattoo facility that a special use permit may be obtained for an establishment engaging in tattooing only in a "C-2" General Business District or "C-3" Service Business District.



The proposed use and zoning both conform to city code and it matches the surrounding uses in a way that there are existing businesses nearby that work in the selective cosmetics.

The location in reference to 69 highways is convenient to the public as the highway offers a barrier from the businesses to the residential properties on the west side of the highway.

The proposed business does not show any signs of causing substantial injury to other properties in the area at this time.

Being the first consideration of this special use permit request, per city practice staff would recommend an initial two (2) year period for the permit with the option for the applicant to request renewal at the end of that time period.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the Special Use Permit for an initial two (2) year time period.

Respectfully submitted,

Logan Sours  
Planner - City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map



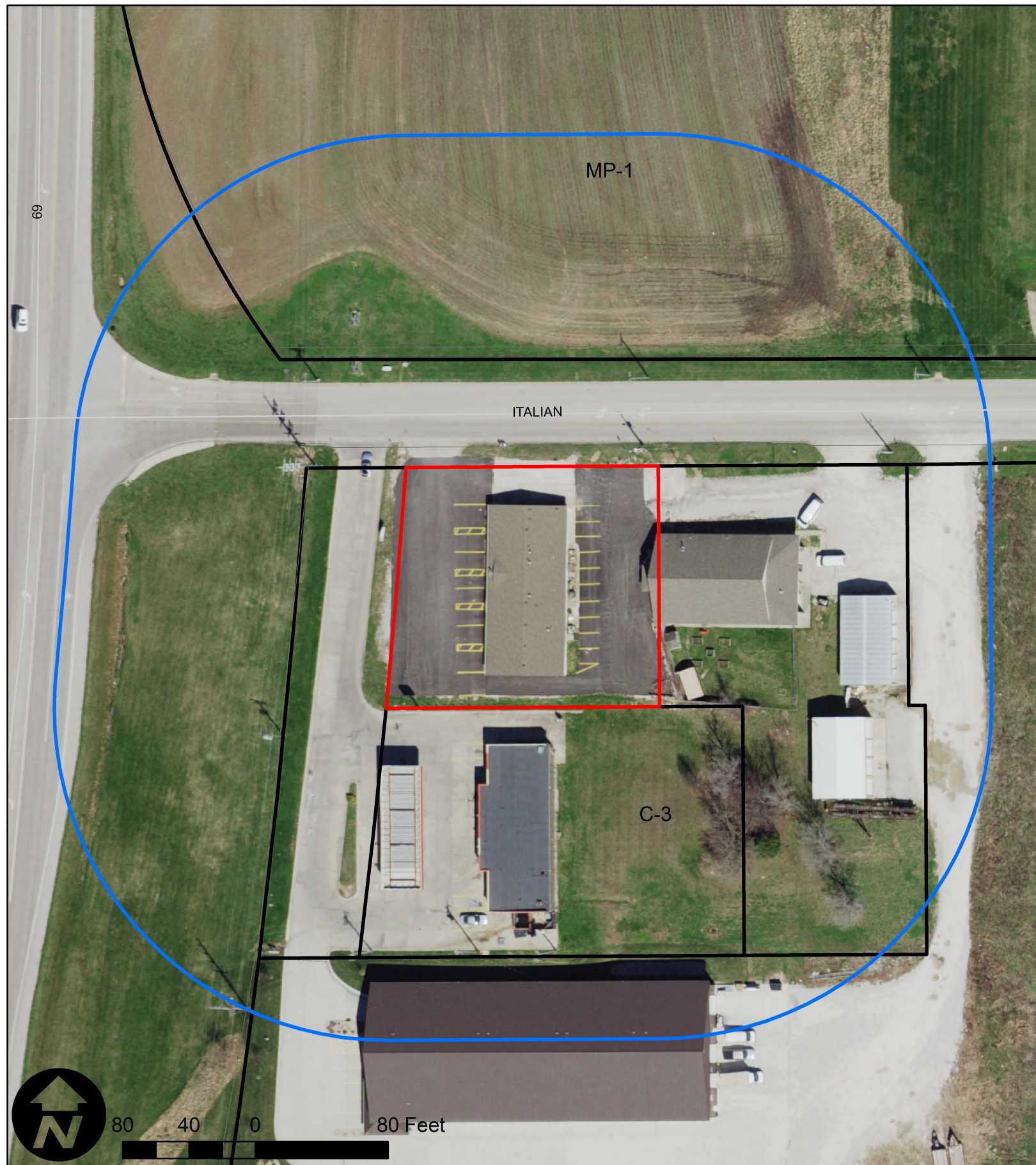
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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Vicinity Map SUP-21-001

**ATTACHMENTS:**

Description	Type	Upload Date
Vicinity Map SUP-21-001	Cover Memo	4/22/2021



# SUP-21-001 1097 ITALIAN WAY

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## Legend

 Parcels in Discussion



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: SUP-21-002

**ATTACHMENTS:**

Description	Type	Upload Date
SUP-21-001	Exhibit	4/22/2021



## Community Development Department Planning & Zoning

Phone: 816-630-0756; Fax: 816-630-9572



April 26th, 2021

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff report for case No. SUP-21-002 Application by Ryan and Kristina Radecki for a Special Use Permit for the use of a private, Apiary (bee keeping) for the production of honey, honey comb, other bee related by products at 120 Bluff Ave. (*Public Hearing*)

Applicant: Ryan and Kristina Radecki

### **General Information:**

Address: 120 Bluff Ave  
Current Zoning: C-0, Non-Retail Business District  
Current Land Use: Vacant

Surrounding Zoning & Land Use: North – R-3; Residential  
East – R-3, R-1A; Park space/ Residential  
South – C-2, R1A; Commercial/ Residential  
West – R-3, M-1; Residential/ Warehousing

### **Background:**

The currently vacant property is located on the northern skirts of downtown where the former Castle Rock Hotel and Spa View Nursing Home once stood. The unique geography of the tract of land stands out as a prominent bluff that overlooks downtown where nature has steadily reclaimed the land. The applicant is applying for a special use to establish a private, small scale, apiary for the production of honey and other bee related products.

The applicant has shared their future plans for potentially constructing a butterfly house, a walking trail for educational tours as well as a short term rental to expand the use of the property. These activities would require future commission review.

### **Staff Analysis:**

City Code States that Special Use Permits may be applied for if they meet certain criterion, one of such states - "Uses entirely private in character, but of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities." With an application for a

use not commonly brought forward into the public eye, this appears to be the most logical application to ensure compatibility with our community.

The applicant has provided answers to the list of conditional questions on the application as well as provided a site plan to convey their ideas.

The limited impact of this special use does not appear to be injurious to surrounding properties or neighborhoods, as active maintenance of the property through this use could offer increased beautification and environmental benefits to the community.

Acceptance of this special use would allow the applicants to establish their apiary while plans for a more public engaging use of the land are put together for review of the city at some time in the future.

The applicant will be required to meet any state regulatory standards.

Being the first consideration of this special use permit request, per city practice staff would recommend an initial two (2) year period for the permit with the option for the applicant to request renewal at the end of that time period.

**Staff Recommendation/Action Requested:**

City staff finds that this proposed use is an appropriate use and appears that it will not diminish the neighborhood safety or value.

City staff recommends approval of the Special Use Permit for an initial two (2) year time period.

Respectfully submitted,

Logan Sours  
Planner - City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map



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**Community Development  
Planning and Zoning Commission - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: Vicinity Map SUP-21-002