

CITY COUNCIL AGENDA

**Monday, October 7, 2024
City Council Meeting 6:00 PM**

Hall of Waters Council Chambers, 201 E Broadway, ESMO



NOTICE OF OPEN MEETING

Public Notice is hereby given that the City Council of the City of Excelsior Springs will conduct a **Council Meeting at 6:00 PM, October 7, 2024** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

Hall of Waters Council Chambers, 201 E Broadway, ESMO

AMENDED AGENDA

The tentative agenda of this meeting is as follows.

City Council
City of Excelsior Springs

A G E N D A

City Council Meeting, 6:00 PM
Monday, October 7, 2024

Hall of Waters Council Chambers, 201 E Broadway, ESMO

**Closed Session Immediately Following Pursuant to Sections 610.021.1,
610.021.9, & 610.021.12, RSMo.**

Call to Order

Opening

Pledge of Allegiance

Roll Call

Visitors

Visitors - This time is reserved for public comment addressed to the City Council. Each speaker is limited to 5 minutes. Any agenda item which has a Public Hearing is opened and comments on such item will be taken at that time.

Minutes of the Budget Work Session of September 10, 2024

Minutes of the Regular City Council Meeting of September 16, 2024

Minutes of the Special City Council Meeting of September 27, 2024

Consideration of Agenda

1. Proclamation - Knights of Columbus Tootsie Roll Drive
2. Proclamation - National Code Compliance Month
3. Consideration of Special Use Permit for the Operation of a Short-Term Rental in an R-3 Cluster, Townhouse or Garden Apartment District at 205 S Kansas City Ave. - Ordinance No. 24-10-01
4. Consideration of Special Use Permit for the Operation of a Tattooing Establishment in the C-2 General Business District at 463 S Thompson Ave. - Ordinance No. 24-10-02
5. Consideration of Vacation of Right of Ways at Lookout & Haynes Streets - Ordinance No. 24-10-03
6. Consideration of Preliminary/Final Plat Approval for Hunleth Addition Lot 1A Located at Lookout & Haynes Streets (414 Lookout) - Ordinance No. 24-10-04
7. Consideration of Special Use Permit for the Operation of Camping Facilities in an R-2 Two-Family Residential District at Lookout & Haynes Streets - Ordinance No. 24-10-05
8. Consideration of Easement Vacation Along Vintage Drive, Vintage Plaza Lot 15A - Ordinance No. 24-10-06
9. Consideration of Application by the City to Amend Chapter 400.130 "R-4" Medium Density Residential District in the Zoning Regulations Pertaining to Multi-Family Residential Housing of the City Code - Ordinance No. 24-10-07
10. Consideration of Amendments to the Personnel Policies of the City of Excelsior Springs - Ordinance No. 24-10-08
11. Remarks - City Manager
12. Remarks - City Council
13. Remarks - Mayor

Motion to Go Into CLOSED SESSION Pursuant to Sections 610.021.1, 610.021.9, & 610.021.12, RSMo.

14. Adjourn

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: AMENDED Thursday, October 3, 2024 at 5:15pm



City Council Meetings
Council Meeting 10/7/2024

To: Mayor and City Council

From:

Date

RE: Minutes of the Budget Work Session of September 10, 2024

ATTACHMENTS:

Description	Type	Upload Date
9-10-24 Budget Work Session Minutes	Cover Memo	10/3/2024

WORK SESSION OF THE CITY COUNCIL
CITY OF EXCELSIOR SPRINGS
EXCELSIOR SPRINGS, MISSOURI
September 10, 2024

The City Council of the City of Excelsior Springs, Missouri met in a Work Session on Tuesday, September 10, 2024 at 4:30 pm in the Conference Room of the Hall of Waters Building to discuss the proposed City Budget for general overview of the fiscal year October 1, 2024 to September 30, 2025. The meeting was also available virtually.

The meeting was called to order by Mayor Spohn.

Roll Call of Members: Present: Mayor Mark Spohn, Mayor Pro-Tem Stephen Spear, Councilman Gary Renne, Councilman Reggie St. John, and Councilman John McGovern.

Absent: None.

Present Representing the City: Molly McGovern, City Manager
Joe Maddick, Fire Chief
Greg Dull, Police Chief
Vonda Floyd, Finance Director
Chad Birdsong, Director of Public Works
Melinda Mehaffy, Director of Economic Development
Nate Williams, Director of Parks, Recreation, & Community Center
Shannon Stroud, Human Resources Manager/City Clerk

BUDGET COMMENTS:

Molly McGovern, City Manager began discussion and gave overview of the 2025 Fiscal Year Budget, which included all budgets and funds for Fiscal Year 2025.

With no further business at hand, Mayor Spohn adjourned the Budget Work Session at 5:45 pm.

ATTEST:

MARK D. SPOHN, MAYOR

SHANNON STROUD, CITY CLERK



City Council Meetings
Council Meeting 10/7/2024

To: Mayor and City Council

From:

Date

RE: Minutes of the Regular City Council Meeting of September 16, 2024

ATTACHMENTS:

Description	Type	Upload Date
9-16-24 Regular City Council Meeting Minutes	Cover Memo	10/7/2024

REGULAR CITY COUNCIL MEETING
CITY OF EXCELSIOR SPRINGS
EXCELSIOR SPRINGS, MISSOURI
September 16, 2024

The City Council of the City of Excelsior Springs, Missouri met in a Regular City Council Meeting at 6:00 pm on Monday, September 16, 2024 in the Council Chambers of the Hall of Waters Building. The meeting was also available virtually. The meeting was called to order by Mayor Spohn.

The opening was led by Pastor Mike Boudreaux of Crescent Lake Christian Center.

The Pledge of Allegiance was led by Mayor Spohn.

Roll Call of Members: Present: Mayor Mark Spohn, Mayor Pro-Tem Stephen Spear, Councilman Gary Renne, Councilman Reggie St. John, and Councilman John McGovern.

Absent: None.

VISITORS: None.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF AUGUST 28, 2024:

Councilman McGovern noted the Minutes of the Special City Council Meeting of August 28, 2024 has an incorrect adjournment time that needs to be corrected to 4:32pm.

Councilman St. John made a motion to approve the minutes of the Special City Council Meeting of August 28, 2024 with the amendment of adjournment time to 4:32pm. Motion was seconded by Councilman McGovern. All in favor; say aye.

All in Favor: motion carried.

Amended minutes of the Special City Council Meeting of August 28, 2024 passed and approved September 16, 2024.

MINUTES OF THE BUDGET WORK SESSION OF AUGUST 30, 2024:

Councilman Renne made a motion to approve the minutes of the Budget Work Session Meeting of August 30, 2024. Motion was seconded by Councilman McGovern. All in favor; say aye.

All in Favor: motion carried.

Minutes of the Budget Work Session of August 30, 2024 passed and approved September 16, 2024.

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 3, 2024:

Councilman St. John made a motion to approve the minutes of the Regular City Council Meeting of September 3, 2024. Motion was seconded by Councilman McGovern. All in favor; say aye.

All in Favor: motion carried.

Minutes of the Regular City Council Meeting of September 3, 2024 passed and approved September 16, 2024.

CONSIDERATION OF AGENDA:

Councilman McGovern made a motion to approve the agenda as printed and presented. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: McGovern, St. John, Renne, Spear, Spohn

Nays: None, motion carried.

The agenda as presented passed and approved September 16, 2024.

PROCLAMATION – MISSOURI GOOD NEIGHBOR WEEK:

Mayor Spohn read aloud the proclamation for Missouri Good Neighbor Week and proclaimed September 28 to October 4, 2024 as such. Neighborhood Specialist Laura Mize accepted the proclamation on behalf of the University of Missouri Extension and the Hopeful Neighborhood Project.

PROCLAMATION – NATIONAL DIAPER NEED AWARENESS:

Mayor Spohn read aloud the proclamation for National Diaper Need Awareness Week and proclaimed September 23 to 29, 2024 as such. Kelly Anderson of the Good Samaritan Center accepted the proclamation on behalf of HappyBottoms.

RESOLUTION NO. 1525, CONSIDERATION OF HOSPITAL BOARD APPOINTMENT:

Mayor Spohn read by title Resolution No. 1525.

Molly McGovern, City Manager briefed the Council of the Resolution.

Councilman McGovern made a motion to approve Resolution No. 1525 approving the board appointment of Brian Yarbrough to the Hospital Board. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: Renne, St. John, McGovern, Spear, Spohn

Nays: None, motion carried.

Resolution No. 1525 passed and approved September 16, 2024.

Shannon Stroud, City Clerk administered the Oath of Office to Brian Yarbrough.

RESOLUTION NO. 1526, CONSIDERATION OF MINOR HOME REPAIR AGREEMENT WITH REBUILDING TOGETHER KANSAS CITY:

Mayor Spohn read by title Resolution No. 1526.

Laura Mize, Neighborhood Specialist briefed the Council of the Resolution.

Councilman McGovern made a motion to approve Resolution No. 1526 approving an agreement for minor home repair and modification services between the City and Rebuilding Together Kansas City. Motion was seconded by Councilman St. John.

Roll Call of Votes: Ayes: St. John, McGovern, Renne, Spear, Spohn

Nays: None, motion carried.

Resolution No. 1526 passed and approved September 16, 2024.

RESOLUTION NO. 1527, CONSIDERATION OF MINOR HOME REPAIR AGREEMENT WITH NORTHLAND NEIGHBORHOODS, INC.:

Mayor Spohn read by title Resolution No. 1527.

Laura Mize, Neighborhood Specialist briefed the Council of the Resolution.

Councilman McGovern made a motion to approve Resolution No. 1527 approving an agreement for minor home repair and modification services between the City and Northland Neighborhoods, Incorporated. Motion was seconded by Mayor Pro-Tem Spear.

Roll Call of Votes: Ayes: Renne, McGovern, St. John, Spear, Spohn

Nays: None, motion carried.

Resolution No. 1527 passed and approved September 16, 2024.

ORDINANCE NO. 24-09-05, CONSIDERATION OF BUDGET APPROVAL FOR FISCAL YEAR 2025:

Mayor Spohn read by title Ordinance No. 24-09-05.

Molly McGovern, City Manager briefed the Council of the Ordinance.

Councilman St. John made a motion to place Ordinance No. 24-09-05 adopting a budget for the period October 1, 2024 through September 30, 2025, and authorizing the expenditures of funds, all for and in behalf of the City of Excelsior Springs, Missouri on second reading. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: St. John, McGovern, Renne, Spear, Spohn

Nays: None, motion carried.

Mayor Spohn read by title the second reading of Ordinance No. 24-09-05.

Councilman Renne made a motion to approve Ordinance No. 24-09-05 adopting a budget for the period October 1, 2024 through September 30, 2025, and authorizing the expenditures of funds, all for and in behalf of the City of Excelsior Springs, Missouri. Motion was seconded by Mayor Pro-Tem Spear.

Roll Call of Votes: Ayes: Renne, St. John, McGovern, Spear, Spohn

Nays: None, motion carried.

Ordinance No. 24-09-05 passed and approved September 16, 2024.

AUGUST 2024 REVENUE REPORT AND FINANCIALS FOR REVIEW:

Mayor Spohn read by title the consideration.

Vonda Floyd, Finance Director briefed the Council of the consideration.

The expenditure lists and payroll from August 2024 and the August revenue report were made available for review.

REMARKS – CITY MANAGER AND CITY COUNCIL:

City Manager, Molly McGovern:

1. Nothing more this evening.

Councilman Renne:

1. I would like to thank all the local residents and non-residents who voted for the Connecting Entrepreneurial Communities Conference that we're hoping to be able to host next year in 2025; many of us got to work after finding out on Friday that 395 votes separated the two finalists. We will find out the winner this Thursday.

Councilman McGovern:

1. I want to express my appreciation for the work Councilman Renne did on the vote for the 2025 CEC Conference host; he put forth a superhuman effort all the time he was out there campaigning to get people to vote and we owe him a debt of gratitude.

Councilman St. John:

1. We honored Dr. Shemwell for his 20 years on the Hospital Board of Trustees.
2. Non-residential construction prices are actually down 9/10th of 1% over the last twelve months, but that is still up 39.7% from what it was pre-pandemic.

Mayor Pro-Tem Spear:

1. There may have been three additional votes come in from Chicago since that is where I am located this evening; I took the opportunity to cast votes from my cell, my laptop, and one from my council iPad.

Mayor Spohn:

1. I would like to express appreciation to the Chamber and their involvement with the first ever annual Irish Festival in Excelsior Springs that was held at Shamrock Hills Winery; it is an event that will just continue to get better every year.
2. I will read aloud the card I received from Mary Joyce and John Shepherd thanking us for the honorary Coach John Sheperd Way designation on Leavenworth Street in front of the new Lewis Elementary. We had a photo op with Coach Brown, Coach Shouse and Coach Shepherd. There was a period of time in Excelsior Springs if you began high school as a freshman and graduated as a Senior, you never lost a football game.
3. Thank you to the firefighters for coming; we appreciate you so much.

MOTION TO ADJOURN:

Councilman St. John motioned to adjourn the Regular City Council Meeting of September 16, 2024.
Councilman Renne seconded. There was no discussion.

All in favor; motion carried.

The Regular City Council Meeting of September 16, 2024 adjourned at 6:46 pm.

ATTEST:

MARK D. SPOHN, MAYOR

SHANNON STROUD, CITY CLERK



City Council Meetings
Council Meeting 10/7/2024

To: Mayor and City Council

From:

Date

RE: Minutes of the Special City Council Meeting of September 27, 2024

ATTACHMENTS:

Description	Type	Upload Date
9-27-24 Special City Council Meeting Minutes	Cover Memo	10/7/2024

The Public Hearing was closed at 7:34 am.

ORDINANCE NO. 24-09-06, CONSIDERATION OF LEVYING GENERAL AND SPECIAL TAXES FOR TAX YEAR 2024:

Mayor Pro-Tem Spear read by title Ordinance No. 24-09-06.

Molly McGovern, City Manager briefed the Council of the Ordinance.

Councilman Renne made a motion to place Ordinance No. 24-09-06, approving an ordinance levying general and special taxes on the City of Excelsior Springs, Missouri for the Tax Year 2024 on second reading. Motion was seconded by Councilman McGovern.

Roll Call of Votes: Ayes: Renne, McGovern, St. John, Spear

Nays: None, motion carried.

Mayor Pro-Tem Spear read by title the second reading Ordinance No. 24-09-06.

Councilman St. John made a motion to approve Ordinance No. 24-09-06, approving an ordinance levying general and special taxes on the City of Excelsior Springs, Missouri for the Tax Year 2024. Motion was seconded by Councilman McGovern.

Roll Call of Votes: Ayes: St. John, Renne, McGovern, Spear

Nays: None, motion carried.

Ordinance No. 24-09-06 passed and approved September 27, 2024.

RESOLUTION NO. 1528, CONSIDERATION OF PURCHASE OF COMMUNITY DEVELOPMENT DEPARTMENT VEHICLES:

Mayor Pro-Tem Spear read by title Resolution No. 1528.

Melinda Mehaffy, Director of Economic Development briefed the Council of the Resolution.

Councilman McGovern made a motion to approve Resolution No. 1528 approving the purchase of three vehicles from Chuck Anderson Ford in the amount not to exceed \$95,420.24. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: McGovern, St. John, Renne, Spear

Nays: None, motion carried.

Resolution No. 1528 passed and approved September 27, 2024.

RESOLUTION NO. 1529, CONSIDERATION OF BOARD RE-APPOINTMENTS:

Mayor Pro-Tem Spear read by title Resolution No. 1529.

Molly McGovern, City Manager briefed the Council of the Resolution.

Councilman Renne made a motion to approve Resolution No. 1529 approving additions to the annual list of boards and commissions representatives for re-appointment. Motion was seconded by Councilman St. John.

Roll Call of Votes: Ayes: St. John, McGovern, Renne, Spear

Nays: None, motion carried.

Resolution No. 1529 passed and approved September 27, 2024.

RESOLUTION NO. 1530, CONSIDERATION OF BOARD APPOINTMENTS TO HISTORIC PRESERVATION COMMISSION & HOUSING AUTHORITY:

Mayor Pro-Tem Spear read by title Resolution No. 1530.

Molly McGovern, City Manager briefed the Council of the Resolution.

Councilman St. John made a motion to approve Resolution No. 1530 approving the appointments of Tricia Guarino to the Housing Authority, and Sonya Morgan to the Historic Preservation Commission. Motion was seconded by Councilman McGovern.

Roll Call of Votes: Ayes: Renne, St. John, McGovern, Spear

Nays: None, motion carried.

Resolution No. 1530 passed and approved September 27, 2024.

Shannon Stroud, City Clerk administered the Oath of Office to Tricia Guarino.

ORDINANCE NO. 24-09-07, CONSIDERATION OF RIGHT OF WAY DEED FOR DRY FORK GREENWAY PROJECT:

Mayor Pro-Tem Spear read by title Ordinance No. 24-09-07.

Chad Birdsong, Director of Public Works briefed the Council of the Ordinance.

Councilman Renne made a motion to place Ordinance No. 24-09-07 accepting a Right of Way Deed on second reading. Motion was seconded by Councilman McGovern.

Roll Call of Votes: Ayes: St. John, Renne, McGovern, Spear

Nays: None, motion carried.

Mayor Pro-Tem Spear read by title the second reading of Ordinance No. 24-09-07.

Councilman McGovern made a motion to approve Ordinance No. 24-09-07 accepting a Right of Way Deed. Motion was seconded by Councilman St. John.

Roll Call of Votes: Ayes: McGovern, Renne, St. John, Spear

Nays: None, motion carried.

Ordinance No. 24-09-07 passed and approved September 27, 2024.

ORDINANCE NO. 24-09-08, CONSIDERATION OF FISCAL YEAR 2025 BUDGET AMENDMENT:

Mayor Pro-Tem Spear read by title Ordinance No. 24-09-08.

Molly McGovern, City Manager briefed the Council of the Ordinance.

Councilman McGovern made a motion to place Ordinance No. 24-09-08 amending the budget for Fiscal Year beginning October 1, 2024 and ending September 30, 2025 on second reading. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: Renne, McGovern, St. John, Spear

Nays: None, motion carried.

Mayor Pro-Tem Spear read by title the second reading of Ordinance No. 24-09-08.

Councilman St. John made a motion to approve Ordinance No. 24-09-08 amending the budget for Fiscal Year beginning October 1, 2024 and ending September 30, 2025. Motion was seconded by Councilman McGovern.

Roll Call of Votes: Ayes: St. John, McGovern, Renne, Spear

Nays: None, motion carried.

Ordinance No. 24-09-08 passed and approved September 27, 2024.

ORDINANCE NO. 24-09-09, CONSIDERATION OF UTILITY SURCHARGE FEE:

Mayor Pro-Tem Spear read by title Ordinance No. 24-09-09.

Molly McGovern, City Manager briefed the Council of the Ordinance.

Councilman McGovern made a motion to table Ordinance No. 24-09-09 amending City Code Section 705.150 regarding the Water Utility Revenue Surcharge to the General Fund. Motion was seconded by Councilman St. John.

Roll Call of Votes: Ayes: McGovern, St. John, Renne, Spear

Nays: None, motion carried.

Ordinance No. 24-09-09 was tabled on September 27, 2024.

ORDINANCE NO. 24-09-10, CONSIDERATION OF APPROVING A GENERAL PAY SCALE:

Mayor Pro-Tem Spear read by title Ordinance No. 24-09-10.

Molly McGovern, City Manager briefed the Council of the Ordinance.

Councilman St. John made a motion to place Ordinance No. 24-09-10 approving a general pay scale on second reading. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: St. John, Renne, McGovern, Spear

Nays: None, motion carried.

Mayor Pro-Tem Spear read by title the second reading of Ordinance No. 24-09-10.

Councilman Renne made a motion to approve Ordinance No. 24-09-10 approving a general pay scale. Motion was seconded by Councilman St. John.

Roll Call of Votes: Ayes: Renne, McGovern, St. John, Spear

Nays: None, motion carried.

Ordinance No. 24-09-10 passed and approved September 27, 2024.

REMARKS – CITY MANAGER AND CITY COUNCIL:

City Manager, Molly McGovern:

1. No comment.

Councilman St. John:

1. I attended the DEP dinner and it was neat to see what has happened and that there is more to come in the future.

Councilman Renne:

1. Happy Birthday to Reggie.

Councilman McGovern:

1. I have some issue with the salary study, but it does address some of it. It still needs more work.

Mayor Pro-Tem Spear:

1. I echo Councilman St. John's comments about the DEP dinner.
2. The QT opening was great.

Mayor Spohn:

1. Absent.

MOTION TO ADJOURN:

Councilman St. John motioned to adjourn the Special City Council Meeting of September 27, 2024. Councilman Renne seconded. All in favor; motion carried.

The Special City Council Meeting of September 27, 2024 adjourned at 8:04 am.

STEPHEN SPEAR, MAYOR PRO-TEM

ATTEST:

SHANNON STROUD, CITY CLERK



City Council Meetings
Council Meeting 10/7/2024

To: Mayor and City Council

From:

Date

RE: Proclamation - Knights of Columbus Tootsie Roll Drive

ATTACHMENTS:

Description	Type	Upload Date
Proclamation - Knights of Columbus Tootsie Roll Drive	Presentation	10/3/2024

PROCLAMATION

WHEREAS, the Knights of Columbus is a charitable, Fraternal and Family Organization that has done much to promote the dignity and welfare of the mentally challenged; and

WHEREAS, the Knights of Columbus has made available diagnostic and therapeutic services to the mentally challenged at its Development Center; and

WHEREAS, the Knights of Columbus also provides personal and financial support to local agencies working with these special people; and

WHEREAS, the Knights of Columbus will hold its annual Tootsie Roll Drive on October 11th, 12th, and 13th, 2024, with all proceeds to benefit the mentally challenged.

NOW, THEREFORE, I, Mark Spohn, Mayor of the City of Excelsior Springs, Missouri, do hereby recognize the weekend of October 11th, 12th, and 13th, 2024 as

“KNIGHTS OF COLUMBUS 52nd ANNUAL TOOTSIE ROLL DRIVE”

in our City and call upon all its citizens to support the Knights of Columbus in this most worthwhile and humanitarian effort of assisting those less fortunate than ourselves.

SO DONE this 7th day of October, 2024.

SEAL:

Mayor, Mark D. Spohn



City Council Meetings
Council Meeting 10/7/2024

To: Mayor and City Council
From:
Date
RE: Proclamation - National Code Compliance Month

ATTACHMENTS:

Description	Type	Upload Date
Proclamation - Oct. as Code Compliance Month	Presentation	10/3/2024

Proclamation to Recognize
October as National Code Compliance Month

WHEREAS, the health, safety, and welfare of the citizens of Excelsior Springs, Missouri, is of utmost importance to the City, and maintaining clean, safe, and vibrant neighborhoods contributes to a higher quality of life for all residents; and

WHEREAS, Code Compliance Officers play a critical role in ensuring that our community remains a place of pride by enforcing ordinances related to property maintenance, zoning, building codes, and other regulations; and

WHEREAS, the responsibilities of Code Compliance Officers include addressing public nuisances, ensuring the safety of structures, and promoting environmental stewardship through the enforcement of municipal codes; and

WHEREAS, Code Compliance Officers engage in public education and outreach, collaborate with other city departments, and work closely with property owners to promote voluntary compliance, helping to keep Excelsior Springs a clean and desirable place to live and work; and

WHEREAS, the month of October is designated as National Code Compliance Month to recognize the dedicated efforts of Code Compliance professionals across the nation who work tirelessly to protect public safety, preserve property values, and enhance the aesthetic appearance of our communities; and

WHEREAS, it is fitting and proper to honor and celebrate the contributions of Code Compliance Officers in Excelsior Springs and to acknowledge their important work in ensuring our city remains a safe and thriving community.

NOW, THEREFORE, I, Mark Spohn, Mayor of the City of Excelsior Springs, Missouri, do hereby proclaim October 2024 as National Code Compliance Month in Excelsior Springs and encourage all citizens to join in recognizing the outstanding efforts of our Code Compliance Officers and to support their commitment to maintaining the health, safety, and beauty of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Excelsior Springs, Missouri, to be affixed this 7th day of October, 2024.

Mark D. Spohn
Mayor of Excelsior Springs, Missouri



**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council
From: Doug Hermes, Planning Consultant
Date:

RE: Consideration of Special Use Permit for the Operation of a Short-Term Rental in an R-3
Cluster, Townhouse or Garden Apartment District at 205 S Kansas City Ave. -
Ordinance No. 24-10-01

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report - SUP for 205 S Kansas City Ave	Cover Memo	10/7/2024
Ordinance	Ordinance	10/3/2024
P&Z Meeting Summary Excerpt	Backup Material	10/3/2024
Map - 205 S Kansas City	Backup Material	10/7/2024

Community Development Department Planning & Zoning

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



Re: Staff Report for Case Number SUP-24-006 - Application by Pete and Veronica Meeks for a Special Use Permit for the operation of a Short-Term Rental in an R-3 Cluster, Townhouse or Garden Apartment District at 205 S. Kansas City Ave.

Applicant: Pete and Veronica Meeks

P&Z met September 30, 2024 for public hearing.

General Information:

Address: 205 S. Kansas City Ave.
Current Zoning: R-3 Cluster, Townhouse or Garden Apartment District
Current Land Use: Single-family house - rental

Surrounding Zoning & Land Use: North – R-3 Cluster, Townhouse or Garden Type Residential District.
East – C-2 General Business District
South – R-3 Cluster Townhouse or Garden Type Residential District
West – R-2 Two Family Residential District

Background:

The subject site is occupied by an existing single-family house currently used as a long-term rental. The applicant wishes to change the rental use to short-term rentals to allow the renting out for defined periods of time to visitors and vacationers commonly known as an 'Airbnb' or 'VRBO'.

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.

Under the City's new Short-Term Rental standards, a short-term rental located in the Downtown Tourist Area is permitted outright if it can satisfy certain site standards. In

this case, the subject site cannot provide the necessary onsite off-street parking of a minimum of two onsite off-street parking spaces (covered or uncovered) for Short Term Rentals with up to three bedrooms. The standards explicitly state that a proposed Short-Term Rental located within the downtown tourist area that cannot meet the minimum off-street parking standard may be considered through Special Use Permit application. As this property is currently being used as a Long-Term Rental utilizing on-street parking along Kansas City Avenue, as permitted, the parking demand generated from a short-term rental is not expected to be that significantly different.

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.

Being a new special use permit, staff would suggest an initial time limit to allow for appropriate review after it has been in operation for a couple of years.

Staff Recommendation/Action Requested:

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

Respectfully Submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Vicinity Map

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL IN DISTRICT “R-3”, CLUSTER, TOWNHOUSE OR GARDEN APARTMENT DISTRICT AT 205 S. KANSAS CITY AVENUE, CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by Pete and Veronica Meeks (the “Applicant”) for a Special Use Permit for a Short-Term Rental in District “R-3”, Cluster, Townhouse or Garden Apartment District at 205 S. Kansas City Avenue, Excelsior Springs, Missouri; and

WHEREAS, the Commission held a public hearing on the application on September 30, 2024, and recommended approval of the Special Use Permit for a two-year time period; and

WHEREAS, proper public notice of the public hearing was published one (1) time in the official newspaper of the City.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the Applicant’s request for a special use permit for a Short-Term Rental in District “R-3”, Cluster, Townhouse or Garden Apartment District at 205 S. Kansas City Avenue, Excelsior Springs, Missouri is hereby approved.

Section 2. The Special Use Permit shall be granted for a period of two (2) years. Prior to expiration of the Special Use Permit, the applicant may apply for extension/renewal.

Section 3. The Applicant shall comply with all other Municipal Code requirements.

Section 4. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. SUP-24-006 – An application by Pete and Veronica Meeks for consideration of a Special Use Permit for the operation of a Short-Term Rental in an R-3 Cluster, Town house or Garden Apartment District at 205 S. Kansas City Ave. (Public Hearing)

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Commissioner Gerdes said the lot next to the applicant's property is owned by the City so could the Meeks possibly purchase the lot or otherwise make arrangements to use it for off-street parking?

Mr. Hermes said there has been some discussion about the City owned property, and while there are some challenges with that property and the utilities, those discussions are continuing.

Chairman Simmons asked if there had been any issues on parking for the current use as a long-term rental?

Mr. Hermes said there have been none that City staff are aware of.

Commissioner Goldstein asked how many bedrooms are at this location?

Mr. Hermes said the applicant can best answer that questions when the public hearing is opened.

Chairman Simmons asked if there were any more questions for City staff. Hearing none, the public hearing was opened at 6:06 pm

Chairman Simmons invited the applicant to the podium. Pete and Veronica Meeks who reside at 7061 SE US Highway 69, Lawson, MO.

Mr. Meeks said he was there to answer any questions. He said the home is two (2) bedrooms and they are working with City staff about possibly using the adjacent city owned property on Broadway as an entrance for a driveway that would go to an onsite parking area. But the current proposal is to continue utilizing on-street parking as the long-term rental tenants have done.

Chairman Simmons asked if this was their first time doing a short-term rental? Mr. Meeks replied yes.

Mrs. Meeks said they opened the first long-term rental in 2019 and the tenants just moved out in May.

She said the property really needed some upkeep done on it so they are working on that and it is currently vacant and they want to make it look better.

Mr. Meeks said they have already worked with the Historic Preservation Commission on the exterior changes to the house including a new deck.

Chairman Simmons thanked the applicant for their input. He asked if there was anyone else that would like to speak to the Commission regarding the application. There were no other members of the public requesting to speak.

Chairman Simmons closed the public hearing at 6:10 pm.

Chairman Simmons asked for commission discussion on the application.

Hearing none, he called for a motion.

Commissioner Gerdes made the motion to approve Case No., SUP-24-006 with a two (2) year time limit.

Commissioner Goldstein seconded the motion.

Motion Carried.

Vote: Motion passed 5-0-0

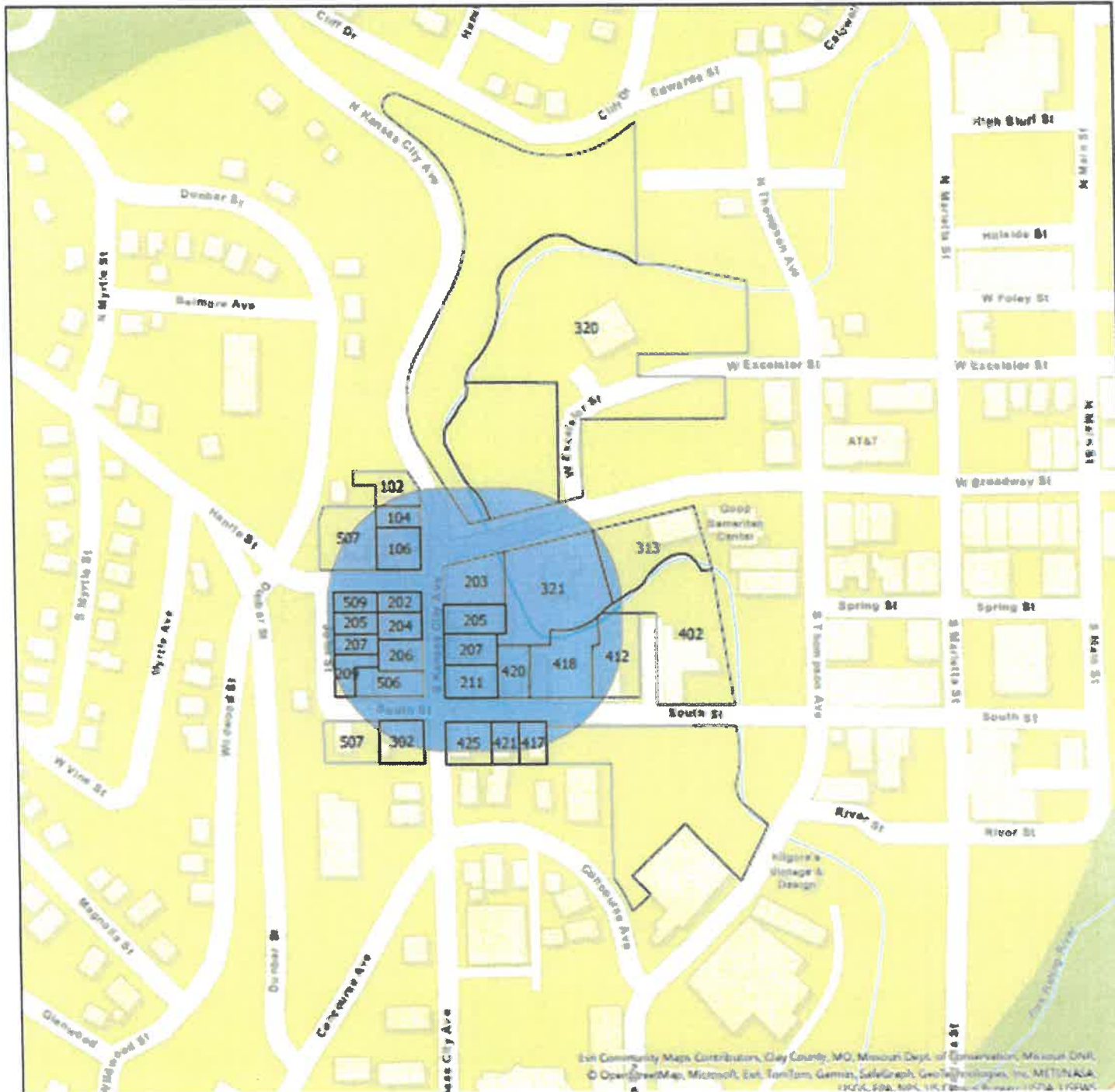
Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

o O o

205 S Kansas City



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**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council
From: Doug Hermes, Planning Consultant
Date

RE: Consideration of Special Use Permit for the Operation of a Tattooing Establishment in the C-2 General Business District at 463 S Thompson Ave. - Ordinance No. 24-10-02
Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report - SUP for 463 S Thompson	Cover Memo	10/7/2024
Ordinance	Cover Memo	10/3/2024
Meeting Summary Excerpt	Cover Memo	10/3/2024
Map - 463 S Thompson	Backup Material	10/7/2024

**Community Development Department
Planning & Zoning**

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



To: City Council

Re: Staff Report for Case Number SUP-24-007 - Application by Bethany Harvey for the operation of a tattooing establishment in the C-2 General Business District at 463 S. Thompson Ave.

Applicant: Bethany Harvey

P&Z met September 30, 2024 for public hearing.

General Information:

Address: 463 S. Thompson Ave.
Current Zoning: C-2 General Business District
Current Land Use: Retail

Surrounding Zoning & Land Use: North – C-2 General Business District
East – C-3 Service Business District
South – C-2 General Business District
West – R-3 Cluster, Townhouse or Garden Type Residential District.

Background:

The subject site is located in the Historic Hall of Waters District and was most recently Holistic Springs Herb Company. It is on the South end of a long story building with multiple entries. The applicant proposes to operate a tattooing establishment in the retail site.

Staff Analysis:

The Zoning Regulations explicitly require a Special Use Permit for “an establishment engaging in tattooing, body piercing or branding” only in the C-2 and C-3 zoning districts. This special use permit may only be valid for a period not to exceed two (2) years and is eligible for renewal for additional two (2) year periods.

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.

As required by the Zoning Regulations, staff would suggest an initial time limit of two (2) years.

Staff Recommendation/Action Requested:

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

Respectfully Submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Vicinity Map

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A TATTOOING ESTABLISHMENT IN DISTRICT “C-2”, GENERAL BUSINESS DISTRICT AT 463 S. THOMPSON AVENUE, CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by Bethany Harvey (the “Applicant”) for a Special Use Permit for a Tattooing Establishment in District “C-2”, General Business District at 463 S. Thompson Avenue, Excelsior Springs, Missouri; and

WHEREAS, the Commission held a public hearing on the application on September 30, 2024, and recommended approval of the Special Use Permit for a two-year time period; and

WHEREAS, proper public notice of the public hearing was published one (1) time in the official newspaper of the City.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the Applicant’s request for a special use permit for a Tattooing Establishment in District “C-2”, General Business District at 463 S. Thompson Avenue, Excelsior Springs, Missouri is hereby approved.

Section 2. The Special Use Permit shall be granted for a period of two (2) years. Prior to expiration of the Special Use Permit, the applicant may apply for extension/renewal.

Section 3. The Applicant shall comply with all other Municipal Code requirements.

Section 4. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

Mark Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. SUP-24-007 – An application by Bethany Harvey for operation of a tattooing establishment in the C-2 General Business District at 463 S. Thompson Ave (Public Hearing)

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Mr. Hermes advised the commission the applicant will be going before Historic Preservation Commission for signage at its October meeting.

Commissioner Goldstein noted there is already a sign on the window. Ms. Mehaffy said that sign is on the inside of the window which is permitted without for HPC review.

Hearing no further questions from the commission, Chairman Simmons opened the public hearing at 6:16 pm.

Chairman Simmons asked the applicant to approach the podium to discuss the application. Bethany Harvey said she will be opening the tattoo studio at 463 S. Thompson Avenue and the business name will be Glass House Tattoo Studio. Ms. Harvey said it will be appointment-based clients with a lot of the clients from out of town. She said the hours of operations will be 11:00 am to 7:00 pm. and they are doing a plant themed area in the building with a vintage decor.

Chairman Simmons thanked Ms. Harvey for the information. He asked if there were any other members of the public wishing to speak on the application.

Doreen Rhodus who is the owner of 463 S. Thompson Ave. She said she is the landlord of the property and they have had several retail businesses in this location and they just cannot make it so she is going back to service orientated businesses. She met with Bethany, and while she was a little skeptical at first, once she met her and saw her plans of what the inside would look like she thought this will go well with the rest of the buildings she owns. Ms. Rhodus said she is thinking of selling some of their buildings and this is one of them, and the people that are thinking of buying the building approve of this business also. She said the business will look like an art studio except its art on bodies. Ms. Rhodus said she just wants the commission to know she approves of this business.

Chairman Simmons asked if there were any other members of the public wishing to speak on the application. Seeing none, Chairman Simmons closed the public hearing at 6:20 pm.

Chairman Simmons asked for commission discussion on the application.

Hearing none, he called for a motion.

Commissioner Marker made the motion to approve Case No. SUP-24-007 with a two (2) year time limit.
Commissioner Gerdes seconded the motion.
Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

o O o

463 S Thompson



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USGS, BNA, IGN, US Census Bureau, USDA, USFWS



**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council

From: Doug Hermes, Planning Consultant

Date

RE: Consideration of Vacation of Right of Ways at Lookout & Haynes Streets - Ordinance
No. 24-10-03

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report - VAC*24-001 Vacation of ROW at Lookout & Haynes	Cover Memo	10/7/2024
Ordinance - Vacating ROW 414 Lookout	Ordinance	10/7/2024
Summary Meeting Excerpt	Cover Memo	10/3/2024

**Community Development Department
Planning & Zoning**

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



To: City Council

Re: Staff Report for Case No. VAC-24-001 - Application by Harmony Brown for Vacation of Right of Ways at Lookout & Haynes Streets. (P&Z met on 9/30/24 for *Public Hearing*)

Applicant: Harmony Brown

General Information:

The lots at the northeast corner of Lookout and Haynes Streets were platted sometime ago yet never developed. The lots are proposed to be combined through a combined Preliminary and Final Plat application to be considered separately.

Background:

Due to various site conditions, the subject site has not been developed and remains vacant. The applicant has purchased the property which includes a dedicated public right-of-way that has not been used for a public street or any other purpose.

Staff Analysis:

The subject right-of-way is not necessary for the current operation or future expansion of the City's public street system. It is not anticipated to be developed as a public street in the future. A proposed combined Preliminary and Final Plat application, to be considered separately, would combine all of the lots under the applicant's ownership thus not requiring the public right-of-way.

The public notice procedures have been satisfied and City staff has confirmed that no public infrastructure or utilities are located within or are planned for the existing public right-of-way. City staff finds that the formal vacation of the public right-of-way would be appropriate.

Staff Recommendation/Action Requested:

City staff recommends approval of the right-of-way vacation petition.

Respectfully Submitted,
Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Survey of public right-of-way

ORDINANCE NO. _____

AN ORDINANCE VACATING A CERTAIN PUBLIC RIGHTS-OF-WAY IN THE HUNLETH ADDITION AND BATES SECOND ADDITION, SUBDIVISIONS IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI.

WHEREAS, A petition has been submitted to the City of Excelsior Springs, Missouri, to vacate certain public rights-of-way in the Hunleth Addition and Bates Second Addition, Subdivisions in the City of Excelsior Springs, Clay County, Missouri; and

WHEREAS, the petitioners are property owners constituting two-thirds (2/3) of the abutting and adjoining property to said public right-of-way; and

WHEREAS, proper public notice has been published one (1) time in the official newspaper of the City; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri held a public hearing and considered the application on September 30, 2024, and recommended approval of the rights-of-way vacation to the City Council; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri considered and reviewed the petition at its regular meeting of October 7, 2024, and determined adoption and approval to be in the City's best interest and to promote the public health, safety and welfare.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. The public rights-of-way, further defined as follows:

Street Vacation (Centralia Avenue)

A 40 foot wide platted street right-of-way within HUNLETH ADDITION, a subdivision in Excelsior Springs, Clay County, Missouri described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 52, Range 30 in said City and State; Thence South 0°51'12" West, along the East Line of said Quarter-Quarter-Section, a distance of 268.26 feet; Thence North 89°08'48" West, a distance of 20.00 feet to a point on the Westerly right-of-way of N. Francis Street, said point being the Point of Beginning; Thence South 0°51'12" West, along said right-of-way, a distance of 40.07 feet; Thence South 87°24'41" West, a distance of 202.08 feet; Thence North 0°36'56" East, a distance of 40.06 feet; Thence North 87°24'41" East, a distance of 202.25 feet to the Point of Beginning.

Alley Vacation (Hunleth)

A 12 foot wide platted alley within HUNLETH ADDITION, a subdivision in Excelsior Springs, Clay County, Missouri described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 52, Range 30 in said City and State; Thence South 0°51'12" West, along the East Line of said Quarter-Quarter-Section, a distance of 136.24 feet; Thence North 89°08'48" West, a

distance of 20.00 feet to a point on the Westerly right-of-way of N. Francis Street, said point being the Point of Beginning; Thence South 0°51'12" West, along said right-of-way, a distance of 12.02 feet; Thence South 87°24'41" West, a distance of 202.75 feet; Thence North 0°36'56" East, a distance of 12.02 feet; Thence North 87°24'41" East, a distance of 202.80 feet to the Point of Beginning.

Alley Vacation (Bates)

A 15 foot wide platted alley within BATES SECOND ADDITION, a subdivision in Excelsior Springs, Clay County, Missouri described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 52, Range 30 in said City and State; Thence South 87°24'41" West, along the North Line of said Quarter-Quarter-Section, a distance of 223.39 feet; Thence South 0°36'56" West, a distance of 296.03 feet to the Point of Beginning; Thence continuing South 0°36'56" West, a distance of 114.54 feet; Thence South 87°50'21" West, a distance of 15.02 feet; Thence North 0°36'56" East, a distance of 99.65 feet; Thence South 88°18'50" West, a distance of 119.96 feet to the Easterly right-of-way of Haynes Street; Thence North 0°36'56" East, along said right-of-way, a distance of 15.01 feet; Thence North 88°18'50" East, a distance of 134.97 feet to the Point of Beginning.

are hereby vacated.

Section 2. The City Clerk is hereby directed to cause this ordinance to be recorded in the Office of the Recorder of Deeds, Clay County, Missouri.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. VAC-24-001 414 Lookout – Application by Harmony Brown for vacation of Right of Ways at Lookout & Haynes Streets. (Public Hearing)

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Chairman Simmons asked if this vacation would impact any other properties around this one.
Mr. Hermes said it appears not.

Chairman Simmons asked if there were any more questions for City staff. Hearing none, the public hearing was opened at 6:27 pm.

Chairman Simmons asked the applicant to approach the podium. Harmony Brown, 5026 N. Topping Ave, Kansas City MO, introduced herself. She said the development plans for the property are originally from the 1900's and the land is very hilly and wooded, not quite buildable.

Chairman Simmons asked if there were any other members of the public wishing to speak on the application. Seeing none, Chairman Simmons closed the public hearing at 6:29 pm.

Chairman Simmons asked for commission discussion on the application.

Hearing none, he called for a motion.

Commissioner Gerdes made the motion to approve Case No. VAC-24-001.
Commissioner Kelley seconded the motion.
Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

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**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council

From: Doug Hermes, Planning Consultant

Date

RE: Consideration of Preliminary/Final Plat Approval for Hunleth Addition Lot 1A Located at
Lookout & Haynes Streets (414 Lookout) - Ordinance No. 24-10-04

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report - Preliminary/Final Plat for 414 Lookout	Cover Memo	10/7/2024
Ordinance	Ordinance	10/3/2024
P&Z Meeting Summary	Backup Material	10/3/2024

**Community Development Department
Planning & Zoning**

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



Planning & Zoning Commission met on 9/30/24 for Public Hearing

Re: Staff Report for Case No. PP-24-002/FP-24-002 – Application by Harmony Brown for consideration of Preliminary and Final Plat approval of 414 Lookout, located at the corner of Lookout and Haynes Streets.

Applicant: Harmony Brown

General Information:

Address: 414 Lookout
Current Zoning: R-2, Two-Family Residential District
Current Land Use: Vacant

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-2 Two-Family Residential District

Background:

The lots at the northeast corner of Lookout and Haynes Streets were platted some time ago yet never developed.

The proposed combined preliminary and final plat will combine the lots currently under the applicant's ownership into one lot for the purposes of a proposed Special Use Permit to operate an enhanced Camping Facilities on the property.

Public Infrastructure:

Streets: The site is served by Lookout and Haynes Streets, both local streets.

Public Water: The site is served by a watermain along Lookout and Haynes Streets providing adequate water flow and pressure to support the development.

Sanitary Sewer: The site is served by an existing sanitary sewer main. The sanitary sewer system in this area can adequately serve the proposed development.

Stormwater Management: A stormwater management plan will be required for any development on the subject site. Proposed plans for an enhanced Camping Facilities indicate less than 10% of the site would be impacted thus potentially not requiring on-site stormwater retention.

Comprehensive Plan:

The Future Land Use Map generally identifies this property for future residential uses.

Staff Analysis:

Due to various site conditions, it is not anticipated that the contemplated residential subdivision on this property would proceed in its current design.

The development does not require the additional improvements to the public water or sanitary sewer facilities.

City staff feels the preliminary and final plats conform substantially to the Comprehensive Plan and comply with the City Subdivision Regulations.

Staff Recommendation/Action Requested:

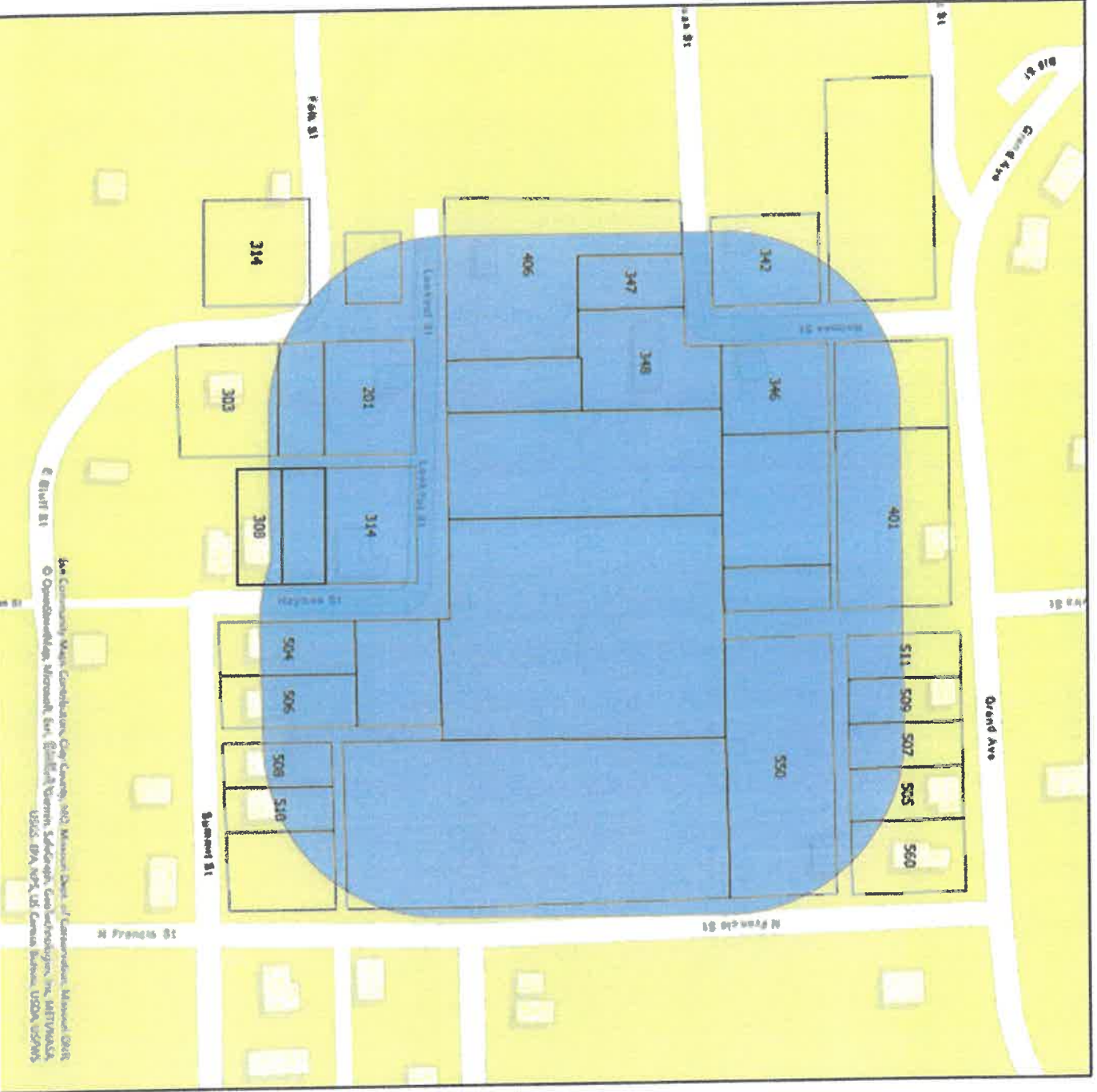
City staff recommends approval of the combined preliminary/final plat application.

Respectfully submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

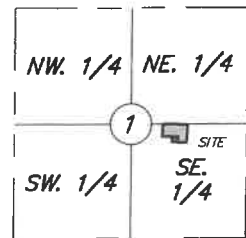
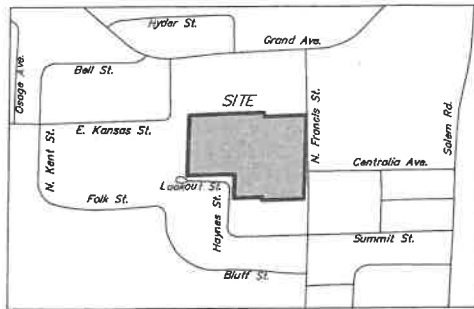
Exhibit A – Vicinity Map
Exhibit B – Preliminary Plat
Exhibit C – Final Plat



414 Lookout

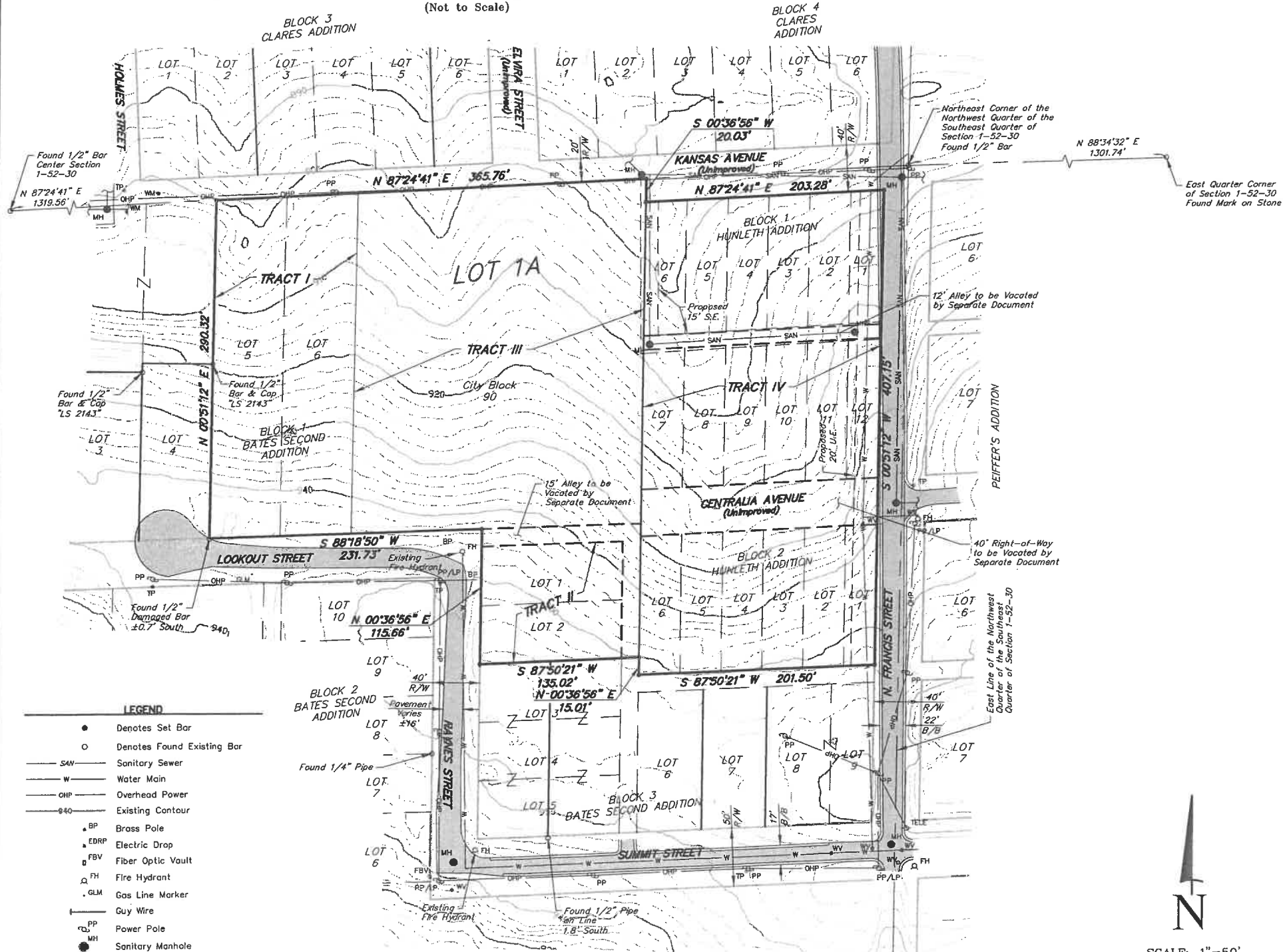
PRELIMINARY PLAT LOT 1A, HUNLETH ADDITION

SE 1/4 of Sec. 1, Twp. 52, Rng. 30
Excelsior Springs, Clay County, Missouri

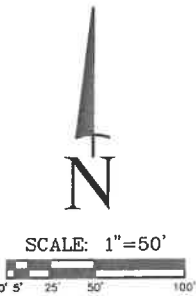


VICINITY MAP
Not to Scale

SECTION LOCATION
Section 1, Twp. 52, Rng. 30
(Not to Scale)



LEGEND	
●	Denotes Set Bar
○	Denotes Found Existing Bar
— SAW	Sanitary Sewer
— W	Water Main
— OHP	Overhead Power
— 940	Existing Contour
BP	Brass Pole
EDRP	Electric Drop
FBV	Fiber Optic Vault
FDH	Fire Hydrant
GLM	Gas Line Marker
—	Guy Wire
PP	Power Pole
MH	Sanitary Manhole
—	Signage
TDRP	Telephone Drop
TP	Telephone Pedestal
TELE	Telephone Pole
WM	Water Meter



PARENT DESCRIPTION:

TRACT I:
Lots 5 and 6, Block 1, in BATES SECOND ADDITION, City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

TRACT II:
All of Lots 1 and 2, in Block 3, BATES SECOND ADDITION to the City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

TRACT III:
City Block Ninety (90), to the City of Excelsior Springs, Clay County, Missouri.

TRACT IV:
All of Blocks One (1) and Two (2), in HUNLETH ADDITION to the City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

PROPERTY BOUNDARY DESCRIPTION:

A tract of land in the Southeast Quarter of Section 1, Township 52, Range 30 part of which was previously platted within BATES SECOND ADDITION and HUNLETH ADDITION and all within the City of Excelsior Springs, Clay County, Missouri described as follows: Commencing at the Center of said Section 1; Thence North 87°24'41" East, along the North Line of the Southeast Quarter of said Section 1, a distance of 1319.56 feet to the Northeast corner of Lot 4, Block 1, BATES SECOND ADDITION, said point being the Point of Beginning; Thence continuing North 87°24'41" East, along said Section Line, a distance of 365.76 feet; Thence South 0°36'56" West, a distance of 20.03 feet to the Northwest corner of Block 1, HUNLETH ADDITION, said point also being on the South right-of-way line of unimproved Kansas Avenue; Thence North 87°24'41" East, along said South right-of-way line, a distance of 203.28 feet to the Northeast corner of said Block 1, said point also being on the West right-of-way line of N. Francis Street; Thence South 0°51'12" West, along said West right-of-way line, a distance of 407.15 feet to the Southeast corner of Block 2, HUNLETH ADDITION; Thence South 87°50'21" West, along the South line of said Block 2, a distance of 201.50 feet to the Southwest corner thereof; Thence North 0°36'56" East, along the West line of said Block 2, a distance of 15.01 feet; Thence South 87°50'21" West, along the North line of Lot 3, Block 3, BATES SECOND ADDITION and its easterly extension, a distance of 135.02 feet to a point on the East right-of-way line of Hayes Street; Thence North 0°36'56" East, along said East right-of-way line, a distance of 115.66 feet to a point on the North right-of-way line of Lookout Street; Thence South 88°18'50" West, along said North right-of-way line, a distance of 231.73 feet to the Southeast corner of said Lot 4, Block 1, BATES SECOND ADDITION; Thence North 0°51'12" East, along the East line of said Lot 4, a distance of 290.32 feet to the Point of Beginning. Containing 4.70 acres, more or less.

DEVELOPMENT DATA:			
PHASE	LAND USE	GROSS ACRES	LOTS
1	Glamping Site	4.70	1

DEVELOPED BY:
Harmony Brown

WEISKIRCH & PARKS ENGINEERS, INC.
MO. CERTIFICATE OF AUTHORITY
L.S. No. 0002427
111 NORTH MAIN, SUITE #110
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX: (816) 252-9712
WPERC@WPEC.COM

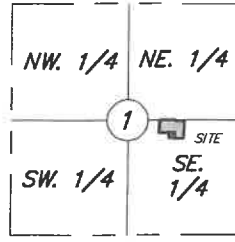
**PRELIMINARY PLAT
LOT 1A, HUNLETH ADDITION
SE. QUARTER SEC. 1, TWP. 52, RNG. 30
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI**

REVISIONS	
REV.	DATE / DESCRIPTION

JOB NO.	4450
SCALE	NOTED
DATE	7/17/24
DRAFTER	T.K.O.
CHECKED	B.P.
SHEET NO.	1 of 1

LOT 1A, HUNLETH ADDITION

SE 1/4 of Sec. 1, Twp. 52, Rng. 30
Excelsior Springs, Clay County, Missouri



SECTION LOCATION

Section 1, Twp. 52, Rng. 30
 (Not to Scale)

PARENT DESCRIPTION:

TRACT I:
 Lots 5 and 6, Block 1, in BATES SECOND ADDITION, City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

TRACT II:
 All of Lots 1 and 2, in Block 3, BATES SECOND ADDITION to the City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

TRACT III:
 City Block Ninety (90), to the City of Excelsior Springs, Clay County, Missouri

TRACT IV:
 All of Blocks One (1) and Two (2), in HUNLETH ADDITION to the City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

PROPERTY BOUNDARY DESCRIPTION:

A tract of land in the Southeast Quarter of Section 1, Township 52, Range 30 part of which was previously platted within BATES SECOND ADDITION and HUNLETH ADDITION and all within the City of Excelsior Springs, Clay County, Missouri described as follows: Commencing at the Center of said Section 1; Thence North 87°24'41" East, along the North Line of the Southeast Quarter of said Section 1, a distance of 1319.56 feet to the Northeast corner of Lot 4, Block 1, BATES SECOND ADDITION, said point being the Point of Beginning; Thence continuing North 87°24'41" East, along said Section Line, a distance of 365.76 feet; Thence South 0°36'56" West, a distance of 20.03 feet to the Northwest corner of Block 1, HUNLETH ADDITION, said point also being on the South right-of-way line of unimproved Kansas Avenue; Thence North 87°24'41" East, along said South right-of-way line, a distance of 203.28 feet to the Northeast corner of said Block 1, said point also being on the West right-of-way line of N. Francis Street; Thence South 0°51'12" West, along said West right-of-way line, a distance of 407.15 feet to the Southeast corner of Block 2, HUNLETH ADDITION; Thence South 87°50'21" West, along the South line of said Block 2, a distance of 201.50 feet to the Southwest corner thereof; Thence North 0°36'56" East, along the West line of said Block 2, a distance of 15.01 feet; Thence South 87°50'21" West, along the North line of Lot 3, Block 3, BATES SECOND ADDITION and its easterly extension, a distance of 135.02 feet to a point on the East right-of-way line of Haynes Street; Thence North 0°36'56" East, along said East right-of-way line, a distance of 115.66 feet to a point on the North right-of-way line of Lookout Street; Thence South 88°18'50" West, along said North right-of-way line, a distance of 231.73 feet to the Southeast corner of said Lot 4, Block 1, BATES SECOND ADDITION; Thence North 0°51'12" East, along the East line of said Lot 4, a distance of 290.32 feet to the Point of Beginning. Containing 4.70 acres, more or less.

DEDICATION: The undersigned proprietor of the tract of land described hereon, has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as **LOT 1A, HUNLETH ADDITION.**

EASEMENTS: Easements are hereby granted for public use as utility easement right-of-way which are shown as lying between the dashed lines in widths as indicated and set forth on this plat, unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, cable TV and telephone lines, over, under, and along the strips marked "Utility Easement", or "U.E.". Easements marked as D.E., S.E., W.E. or E.E. are limited to the specific purpose of installing, repairing and maintaining storm sewers, sanitary sewers, water mains and electrical lines only.

STREETS: Streets, avenues, lanes, drives, and courts shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: The undersigned proprietor has set her hand this _____ day of _____, 20____.

Harmony Brown

State of Missouri)
 County of Clay) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, a Notary Public in and for the County and State aforesaid, personally appeared Harmony Brown, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed the foregoing instrument as her own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State above mentioned the day and year last above written.

My Commission Expires: _____

Notary Public: _____

Reviewed by: _____

Molly McGovern, City Manager

Reviewed and approved by the Excelsior Springs City Council this _____ day of _____, 20____.

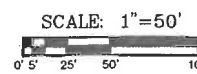
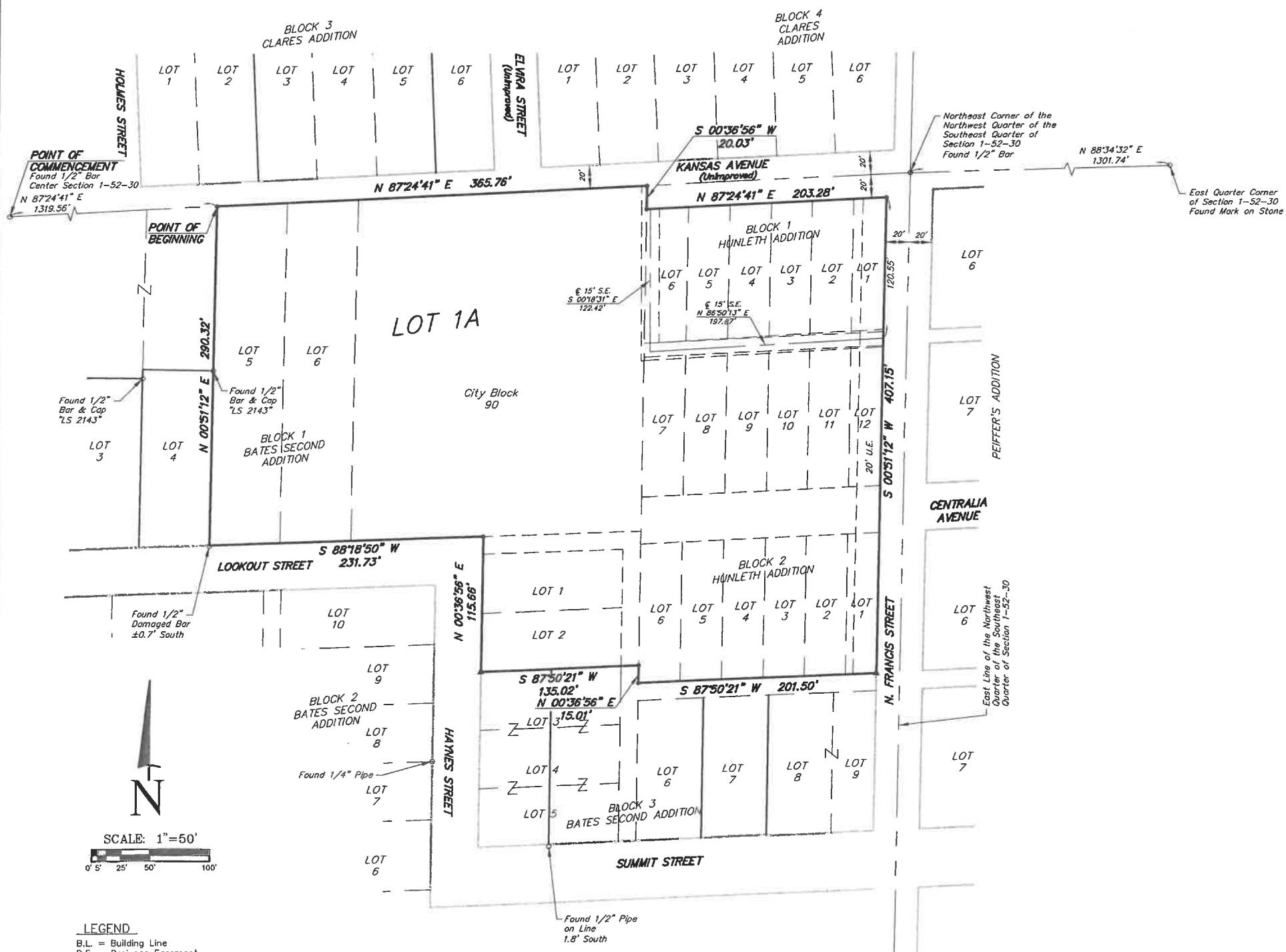
Sharon Powell, Mayor Shannon Stroud, City Clerk

Reviewed and approved by the Excelsior Springs Planning and Zoning Commission this _____ day of _____, 20____.

Chairman Secretary

SURVEYOR'S CERTIFICATION:

I hereby certify that the plat of **LOT 1A, HUNLETH ADDITION** subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

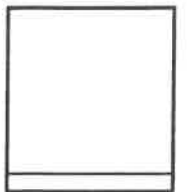


LEGEND

- B.L. = Building Line
- D.E. = Drainage Easement
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- ▲ Denotes Permanent Monument to be Set after Street Construction
- Denotes Found Existing Bar
- Denotes 1/2" Bar to be Set with Plastic Cap

WEISKIRCH & PARKS ENGINEERS, INC.

MO. CERTIFICATE OF AUTHORITY
 U.S. No. 0002474
 111 NORTH MAIN, SUITE #10
 INDEPENDENCE, MISSOURI 64050
 (816) 254-5000 FAX: (816) 252-9712
 WPKC@WPCKC.COM



**FINAL PLAT
 LOT 1A, HUNLETH ADDITION
 SE. QUARTER SEC. 1, TWP. 52, RNG. 30
 EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI**

REV	DESCRIPTION	DATE

JOB NO.	4450
SCALE:	NOTED
DATE:	7/17/24
DRAFTER:	T.K.O.
CHKD:	B.P.
SHEET NO.	1

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY PLAT AND FINAL PLAT FOR LOT 1A, HUNLETH ADDITION, A SUBDIVISION IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by Harmony Brown (the “Applicant”) for a Preliminary Plat and Final Plat for Lot 1A, Hunleth Addition, a Subdivision in Excelsior Springs, Clay County, Missouri; and

WHEREAS, the Commission held a public meeting and considered the application on September 30, 2024, and approved the preliminary plat and final plat and recommended approval of the preliminary plat and final plat to the City Council; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, considered and reviewed the preliminary plat and final plat at its meeting of October 7, 2024, and determined adoption and approval to be in the City’s best interests and to promote the public health, safety and welfare.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the Preliminary Plat and Final Plat of Lot 1A, Hunleth Addition, a Subdivision in Excelsior Springs, Clay County, Missouri, attached hereto and made a part hereof, are hereby approved, recording of the Final Plat to take place only upon full compliance with the requirements of the Municipal Code.

Section 2. The Applicant shall comply with all other Municipal Code requirements.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. PP-24-002/FP-24-002 – An application by Harmony Brown for consideration of Preliminary and Final Plat approval of 414 Lookout, located at the corner of Lookout and Haynes Streets.

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Hearing none, Chairman Simmons asked for commission discussion on the application. Hearing none, he called for a motion.

Commissioner Goldstein made the motion to approve Case No. PP-24-002 and FP-24-002 at 414 Lookout.

Commissioner Gerdes seconded the motion.

Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

o O o



**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council
From: Doug Hermes, Planning Consultant
Date

RE: Consideration of Special Use Permit for the Operation of Camping Facilities in an R-2
Two-Family Residential District at Lookout & Haynes Streets - Ordinance No. 24-10-05

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Cover Memo	10/3/2024
Ordinance	Cover Memo	10/3/2024
P&Z Meeting Summary Excerpt	Backup Material	10/3/2024
414 Lookout Map	Backup Material	10/7/2024
Conestoga Bath House Brochure	Backup Material	10/7/2024
House Office Plans	Backup Material	10/7/2024
Treehouse Visuals	Backup Material	10/7/2024
Create a Bell Tent Platform Deck - Life in Tents	Backup Material	10/7/2024
Tent Specs	Backup Material	10/7/2024
Tent Visuals and Specs	Backup Material	10/7/2024
Traffic Impact Study	Backup Material	10/7/2024
Glamping Survey	Backup Material	10/7/2024

**Community Development Department
Planning & Zoning**

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



To: City Council

Re: Staff Report for Case Number SUP-24-008 - Application by Harmony Brown for Special Use Permit for the operation of a Camping Facilities in an R-2 Two-Family Residential District at Lookout & Haynes Streets. (P&Z held a *Public Hearing on 9/30/24*)

Applicant: Harmony Brown

Meeting Date: September 30, 2024

General Information:

Address: 414 Lookout
Current Zoning: R-2, Two-Family Residential District
Current Land Use: Vacant

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-2 Two Family Residential District.

Background:

The lots at the northeast corner of Lookout and Haynes Streets were platted some time ago yet never developed.

A proposed combined preliminary and final plat, to be considered separately, will combine the lots currently under the applicant's ownership into one lot for the purposes of this proposed Special Use Permit to operate an enhanced Camping Facilities on the property.

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.

The possible address for this special use application is 414 Lookout St. The applicant would like to build her residence/office facing Lookout Street. The four (4) tracts of land will include the house/office, twelve (12) parking spaces, one (1) store, one (1) bath house, one (1) fire pit, one (1) play area, 12 camping sites and a six (6) foot mulch walking path around the entire camping area.

The use for the area is personal residence, a place of public gathering and enjoyment, camping and event space.

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.

Per City practice, staff would suggest an initial time limit of two (2) years to allow time for the operation to begin and evaluate potential impacts on the neighborhood. The applicant will have the opportunity to apply for renewal of the Special Use Permit at the end of the two (2) year period.

Staff Recommendation/Action Requested:

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

Respectfully Submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Vicinity Map
Exhibit B – SUP Site Plan

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A CAMPING FACILITY IN DISTRICT “R-2”, TWO-FAMILY RESIDENTIAL DISTRICT AT 414 LOOKOUT STREET, CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by Harmony Brown (the “Applicant”) for a Special Use Permit for a Camping Facility in District “R-2”, Two-Family Residential District at 414 Lookout Street, Excelsior Springs, Missouri; and

WHEREAS, the Commission held a public hearing on the application on September 30, 2024, and recommended approval of the Special Use Permit for a two-year time period; and

WHEREAS, proper public notice of the public hearing was published one (1) time in the official newspaper of the City.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the Applicant’s request for a special use permit for a Camping Facility, the special use permit site plan attached hereto and made a part hereof, in District “R-2”, Two-Family Residential District at 414 Lookout Street, Excelsior Springs, Missouri is hereby approved.

Section 2. The Special Use Permit shall be granted for a period of two (2) years. Prior to expiration of the Special Use Permit, the applicant may apply for extension/renewal.

Section 3. The Applicant shall comply with all other Municipal Code requirements.

Section 4. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

Mark Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. **SUP-24-008 – An application by Harmony Brown for a Special Use Permit for the operation of a Camping Facilities in an R-2 Two-Family Residential District at Lookout & Haynes Street's. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Commissioner Goldstein asked how many camping spots are being proposed. Mr. Hermes replied that 10 camping sites are proposed on the site plan with a few tree houses.

Hearing no further questions from the commission, Chairman Simmons opened the public hearing at 6:41 pm.

Chairman Simmons asked the applicant to approach the podium to discuss the application.

Ms. Harmony Brown said she lives in Kansas City and is wanting to move back home and this has always been her dream. A public survey she conducted was presented to the commission that indicated a positive response to her proposal. Ms. Brown also presented photos of what the camping site tents and tree houses would look like. She said the tents are similar to a Yurt but yet different; they are more heavy duty and they can come down if necessary. Ms. Brown said the tents will last about five (5) years and then would be replaced. She said the tree houses would be on stilts but not too high off the ground.

Commissioner Goldstein asked what would the tents be sitting on. Ms. Brown said wooden decking.

Commissioner Marker asked if the camping facilities would be handicap accessible. Ms. Brown said that was her intent that they would offer at least one camping site that was handicap accessible.

Commissioner Gerdes asked if there will be utilities at the treehouses. Ms. Brown said yes, including plumbing, electrical and water. The tents would just have electrical. She said there is also a proposed bathhouse so everyone would have access to water.

Chairman Simmons asked if the proposal was approved when would Ms. Brown be breaking ground. Mr. Brown replied next year.

Chairman Simmons asked if there were any other members of the public wishing to speak on the application.

Misty Lydun, 505 Grand Ave., Excelsior Springs. She said she lives just north of this site and her main concern is noise. She asked if there was going to be a specific noise ordinance for the camp site. Ms. Lydon said if it gets too loud, she will be the first one to call and complain and so will the other neighbors. Also, she had heard there was going to be 32 parking spaces and the roads are narrow up there and is concerned with the flow of traffic. She also lives at the bottom of her land and she already gets water run off it and is worried that it will cause even more flooding. With the mitigation plan the city has she said her property will be in the flood plain as well. Ms. Lydun also asked if there was going to be a fence around the property. She said there are a lot of wild animals in the area like coyotes and deer that wander around.

Teresa Teegarden, 18213 Hwy C, Lawson MO. She would like to comment on Harmony's integrity. She said Ms. Brown has always dreamed as a little girl of wanting to do this and she is a fighter and is going to stick around.

Seeing no other members of the public wishing to provide comments on the application, Chairman Simmons said at this time the City staff will be asked to answer the questions that were asked.

1. Will there be an additional noise ordinance? Mr. Hermes the city does currently have a noise ordinance that is enforced. This application is a relatively low impact use and noise should be minimal but surrounding residents are welcome to share concerns if the noise level is in conflict with the current ordinance.
2. Increase in traffic. Mr. Hermes said again this is a relatively low impact use and it should not generate a constant flow of additional traffic on the local streets.
3. Fencing: Mr. Hermes said the applicant is proposing fencing around the site.
4. Stormwater: Mr. Hermes said a stormwater management plan is required for any development in the city. This is a relatively low impact use regarding stormwater. The principal is that any new development will not increase stormwater runoff.

Chairman Simmons closed the public hearing at 6:55 pm.

Chairman Simmons asked for commission discussion on the application. Hearing none, he called for a motion.

Commissioner Goldstein made the motion to approve Case No. SUP-24-008 with a two (2) year time limit.

Commissioner Gerdes seconded the motion.

Motion Carried.

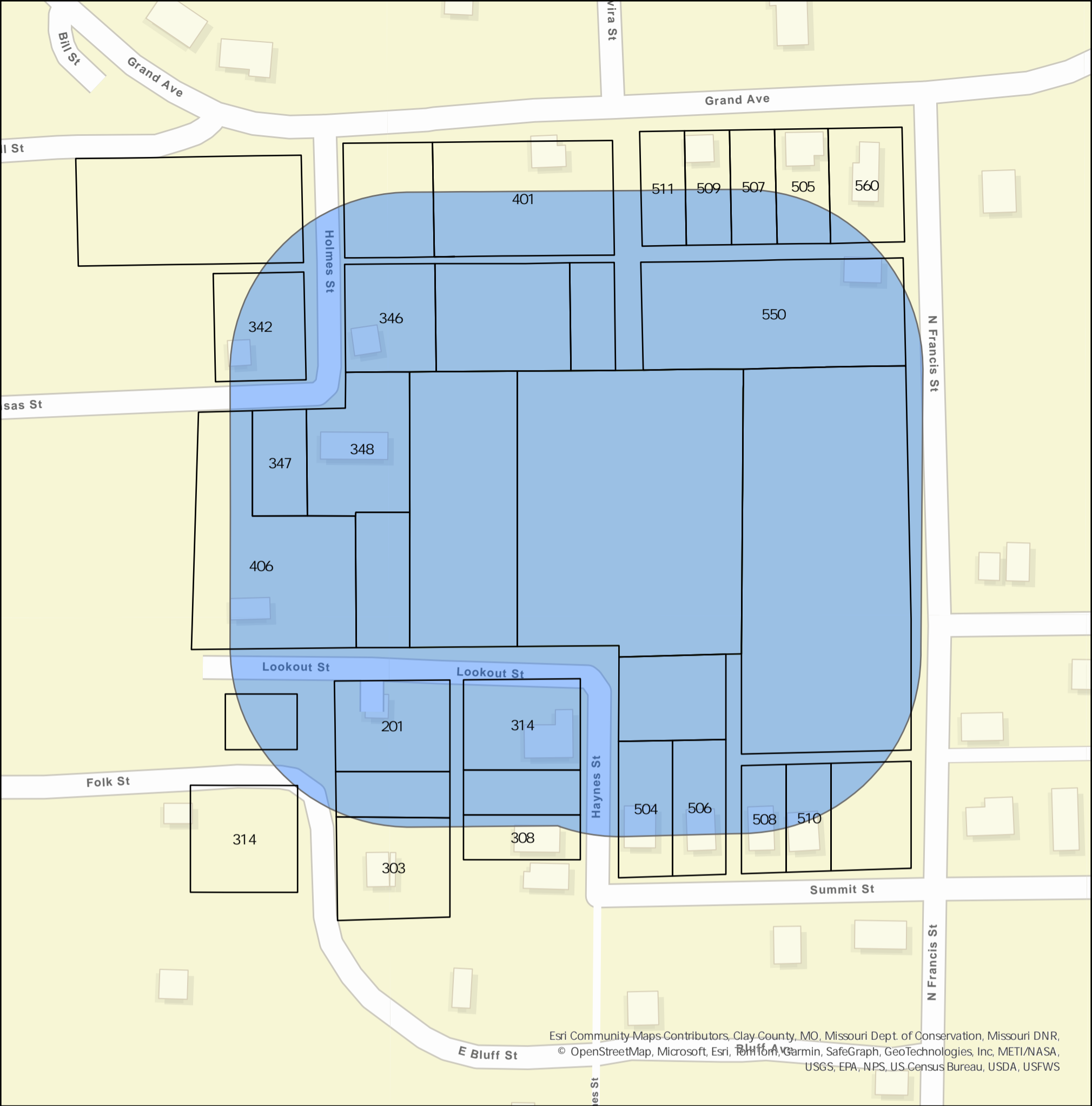
Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

o O o



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OBJECTID	parcelid	situs_num	situs_st_n	situs_stre	current_ow	owner_addr	owner_city	owner_stat	owner_zip
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3	12312001100900		LOOKOUT		BROWN HARMONY	5026 N Topping Ave	Kansas City	MO	64119
4	12312001100100	348	HOLMES		ALTO ASSET COMPANY 2 LLC	5001 Plaza on the Lk	Austin	TX	78746
5	12312001101600		SUMMIT		DOBBINS JUSTIN & ELIZABETH	510 Summit St	Excelsior Springs	MO	64024
6	12312001300100	314	FOLK		EXCELSIOR SPRINGS CITY OF	201 E BROADWAY ST	EXCELSIOR SPRINGS	MO	64024
7	12308001000500	511	GRAND		EXCELSIOR SPRINGS CITY OF	201 E BROADWAY ST	EXCELSIOR SPRINGS	MO	64024
8	12312001201200	314	HAYNES		CERVANTES CHERI LYNN	7603 Sni A Bar Rd	Kansas City	MO	64129
9	12312001100200	347	KANSAS	E	EXCELSIOR SPRINGS CITY OF	201 E BROADWAY ST	EXCELSIOR SPRINGS	MO	64024
10	12312001101300	506	SUMMIT		KOONTZ JEFFREY WAYNE JR & KOONTZ JOSEPHINE JEAN	506 Summit St	Excelsior Springs	MO	64024
11	12308001000200	505	GRAND		LYDON MISTY	505 Grand Ave	Excelsior Springs	MO	64024
12	12312001200300		FOLK		EXCELSIOR SPRINGS CITY OF	201 E BROADWAY ST	EXCELSIOR SPRINGS	MO	64024
13	12308001000100	560	FRANCIS	N	DAVIS CHERYL & ERIC R	560 N Francis St	Excelsior Springs	MO	64024
14	12312001100800		LOOKOUT		EDWARDS SHERLYN DENISE	1161 Decca Dr	Harrisonburg	VA	22801
15	12312001201000	308	HAYNES		WAGONER BRADLEY D JR	308 HAYNES ST	EXCELSIOR SPRINGS	MO	64024
16	12312001200400	303	FOLK		RILEY MICHAEL R & MARGRET E	303 FOLK ST	EXCELSIOR SPRINGS	MO	64024
17	12312001200100	201	LOOKOUT		LIBERTY ENTERPRISES LLC	212 W Mill St	Liberty	MO	64068
18	12312001100700	406	LOOKOUT		J CHASE & COMPANY LLC	6900 N Brookside Rd	Pleasant Valley	MO	64068
19	12312001101000		LOOKOUT		BROWN HARMONY	5026 N Topping Ave	Kansas City	MO	64119
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22	12312001101700		FRANCIS	N	BROWN HARMONY	5026 N Topping Ave	Kansas City	MO	64119
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27	12312001101400	508	SUMMIT		EXCELSIOR SPRINGS CITY OF	201 E BROADWAY ST	EXCELSIOR SPRINGS	MO	64024
28	12312001101500	510	SUMMIT		LOYAL HOUSING LLC	4101 NE 62nd Ter	Kansas City	MO	64119
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33	12308001001100		BELL		LUKE JOHN G	901 BELL DR	EXCELSIOR SPRINGS	MO	64024
34	12308001002500	342	KANSAS	E	SCOTT BRIANNA NICOLE & SEAN MICHAEL	937 Duncan	Excelsior Springs	MO	64024



North Haven Campground, Bonners Ferry, Id

**ELIMINATE THE
NEED FOR ON-SITE
CONTRACTORS!**

Turnkey Premier Shower Houses

The 'Turnkey' Shower House Building offers an efficient way to quickly add toilet and shower facilities to your property. Ready to hook up to your existing infrastructure, these buildings eliminate the need for on-site contractors.

The 8' x 16' floor plan can be configured as two units, each with a shower and toilet, three shower units or three toilet rooms.

Creative opportunities for this floor plan include offices, snack shacks or laundry rooms! With easy transportation, easy utility hookups, and an optimized layout, this floor plan can provide your property with any amenity you might need!





Western
Model

3 Room Shower Houses

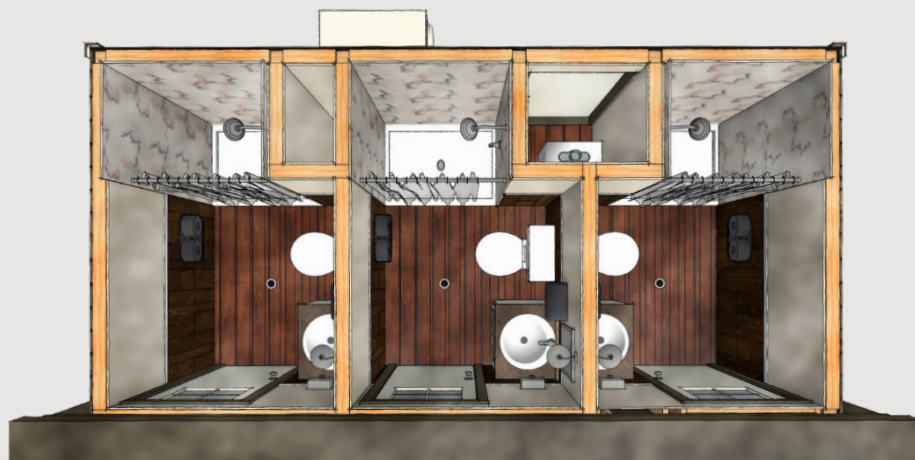
Western and Basic

Shower House Styles

Multiple unique styles to choose from, each tailored to cater to your guests' needs, whether it's two bathrooms or three. Give your guests the comfort they deserve and elevate your property's hospitality with one of our new shower houses!



Basic



Floor Plan



Modern Model

2 Room Shower Houses

Modern, Coastal, Conestoga

Features Include:

- ⊗ *New Solar Power Option!*
- ⊗ Full Metal Framing
- ⊗ ANSI Code Compliant
- ⊗ RV Hookups
- ⊗ Style and Sizing Options
- ⊗ Available With 2 or 3 Bathrooms
- ⊗ Easily Transported By Forklift

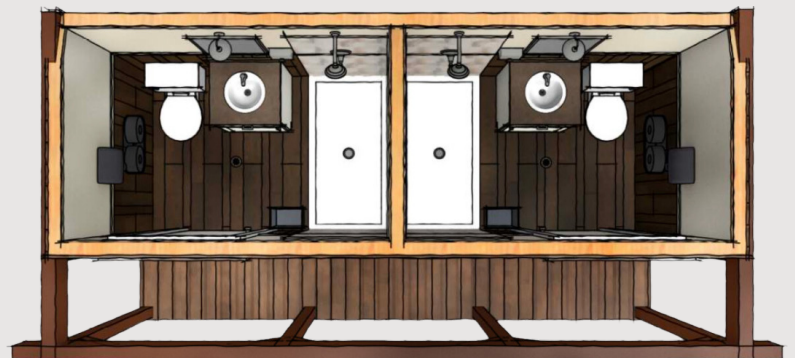


Camp Fimfo, New Braunfels, TX

Conestoga



Coastal



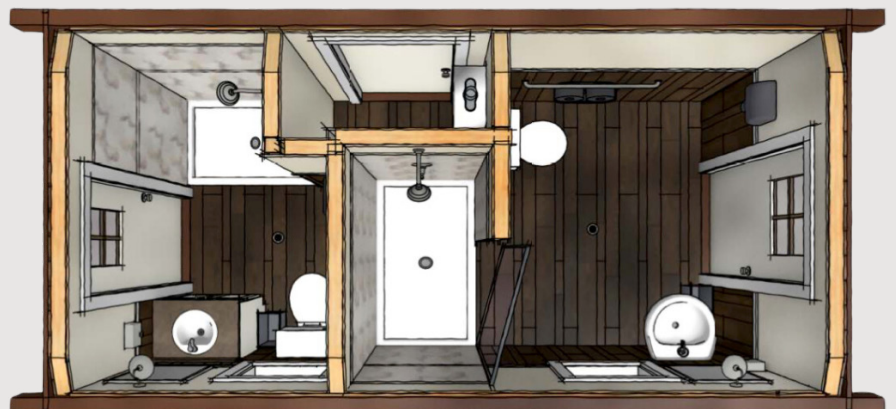
Floor Plan



ADA-Compliant Shower House

This model is configured with one ADA-compliant shower room and one standard shower room.

Both ADA-compliant and Standard Shower Houses have on-demand water heaters and options for AC/Heating.





Shower House Delivery and Setup

Our shower houses are built on steel frames for easy transportation to your property and are ready to hook up to your existing utilities. They are delivered via flatbed truck and can be quickly set in place with a large forklift.





SAGE WESTON
Sales Associate
435-557-9767
Sage@CWagons.com

JASON OLSON
Managing Partner
307-277-0525
Jason@CWagons.com

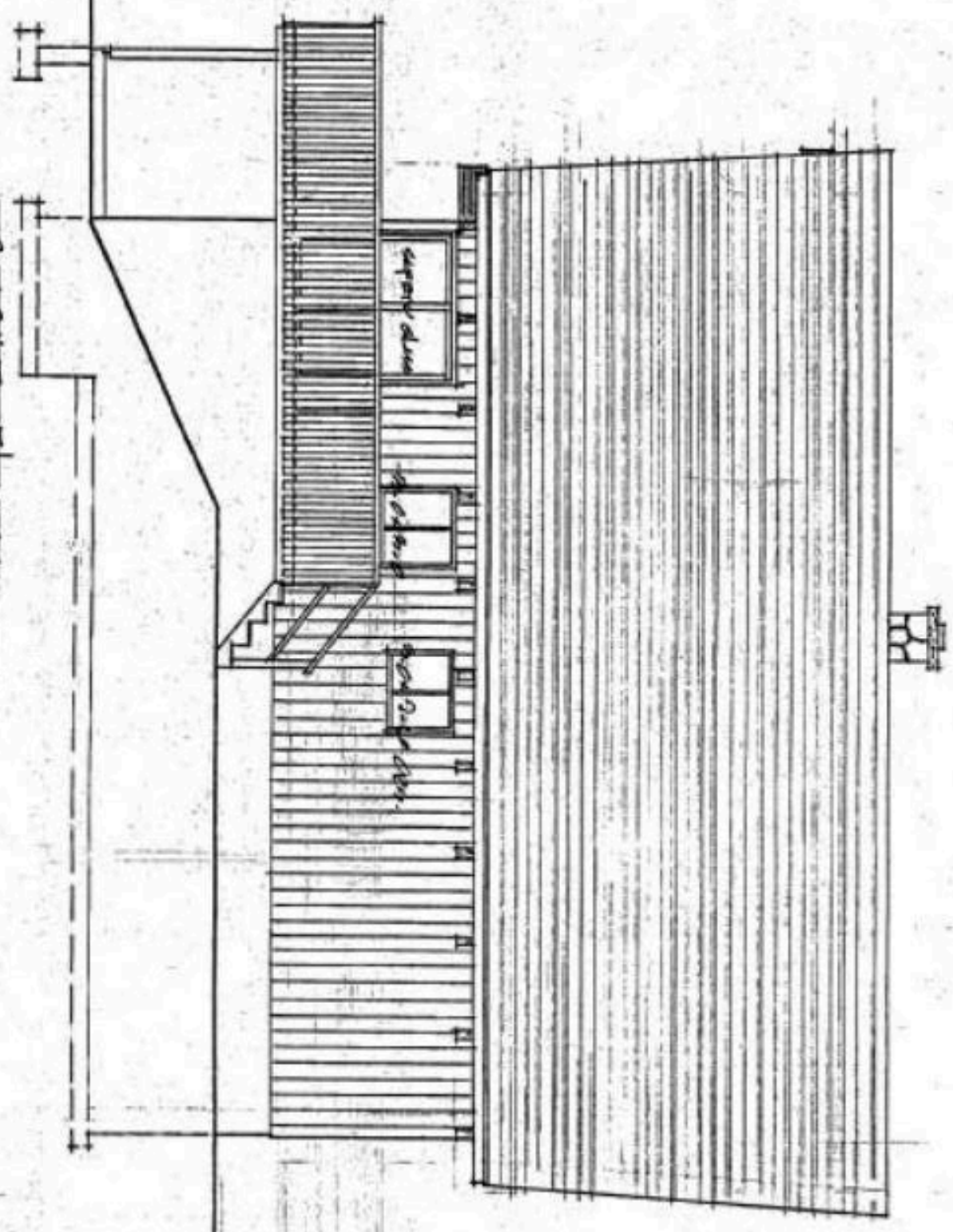
JESSE STRONG
Sales Associate
801-362-0167
Jesse@CWagons.com

The Conestoga Wagon Co.
46 East 2nd North
PO Box 173, Bloomington, ID 83223

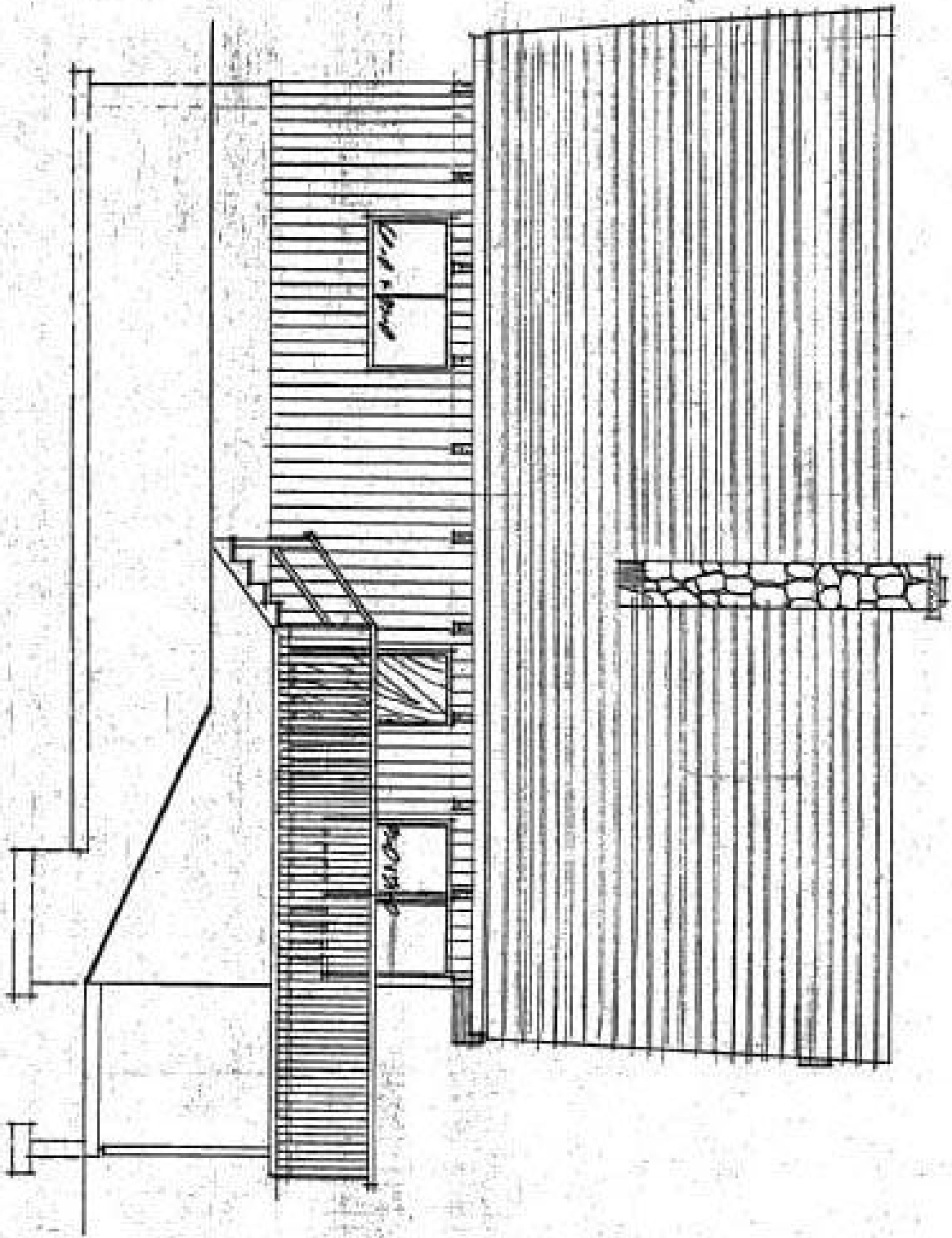
Handcrafted in Idaho USA • conestogawagonco.com

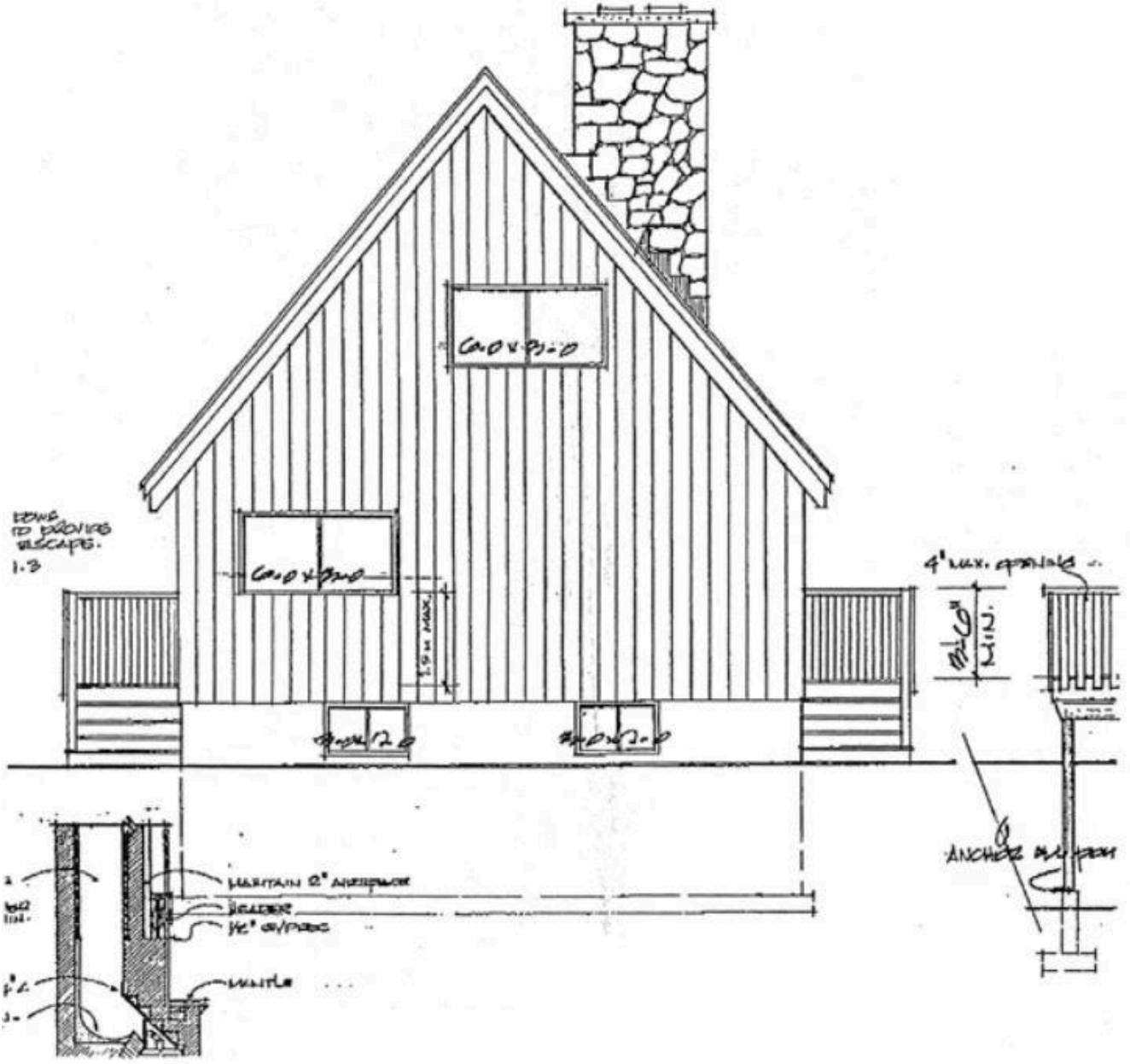


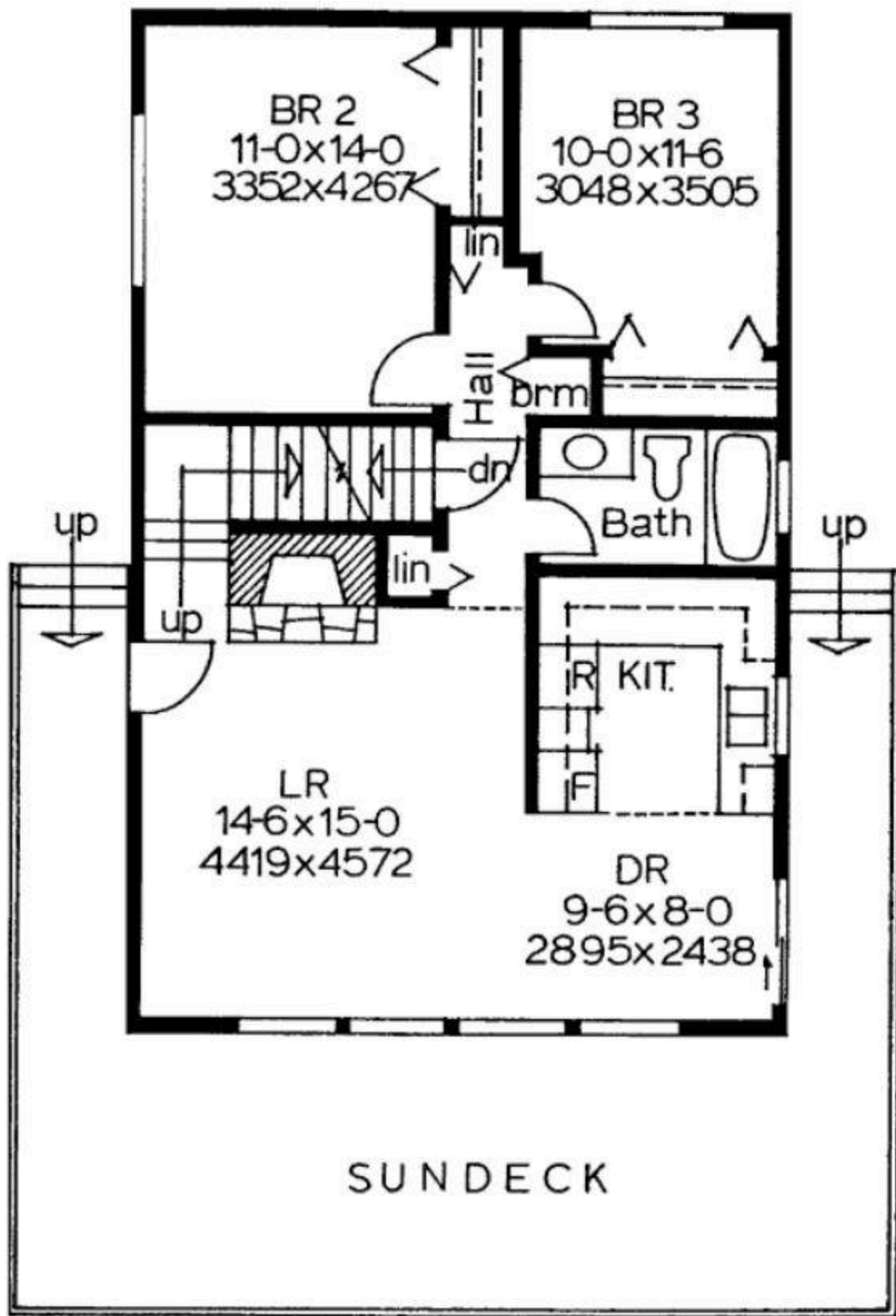
RIGHT ELEVATION



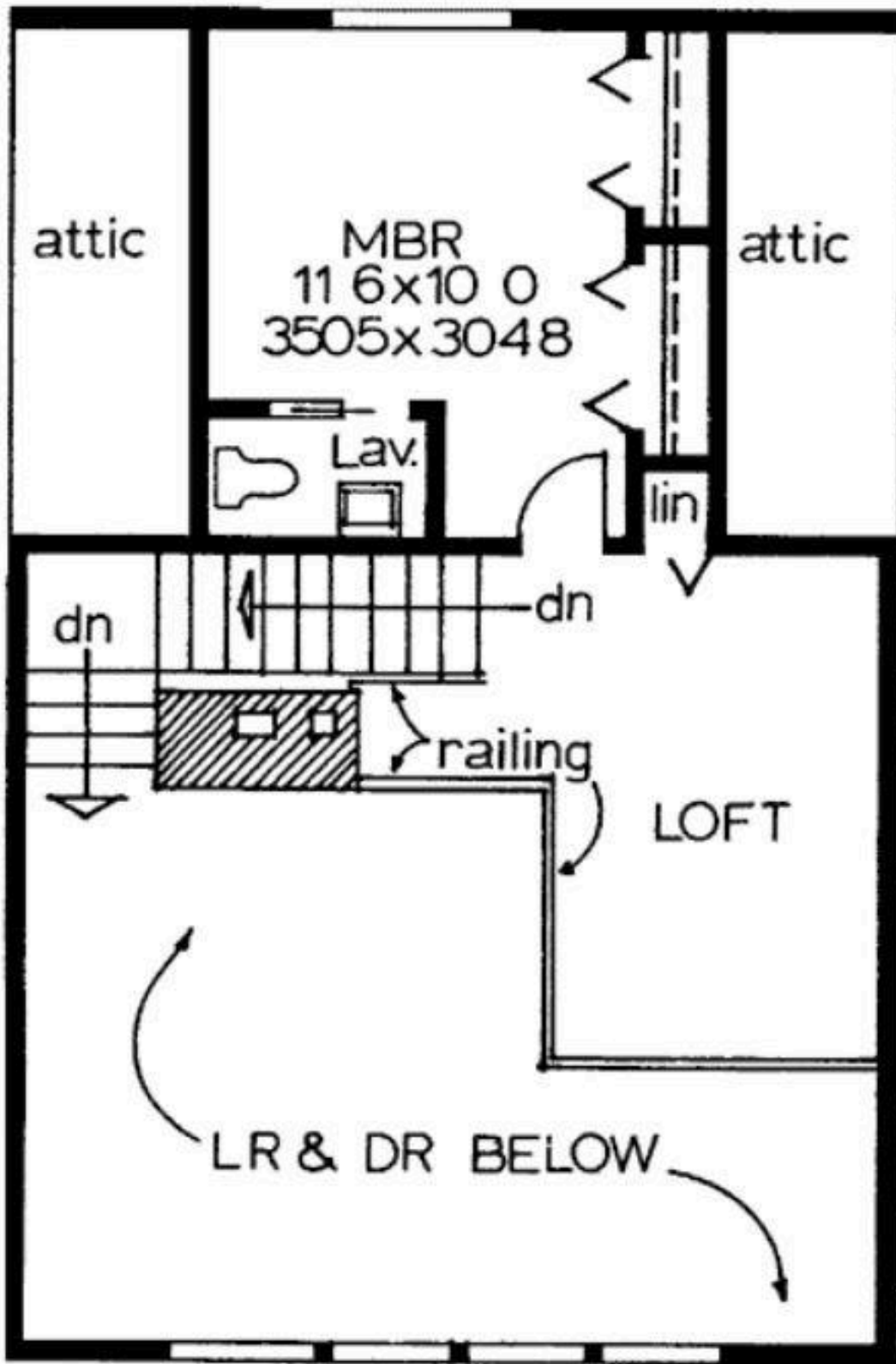
LEVEL ELEVATION







MAIN FLOOR



LOFT PLAN

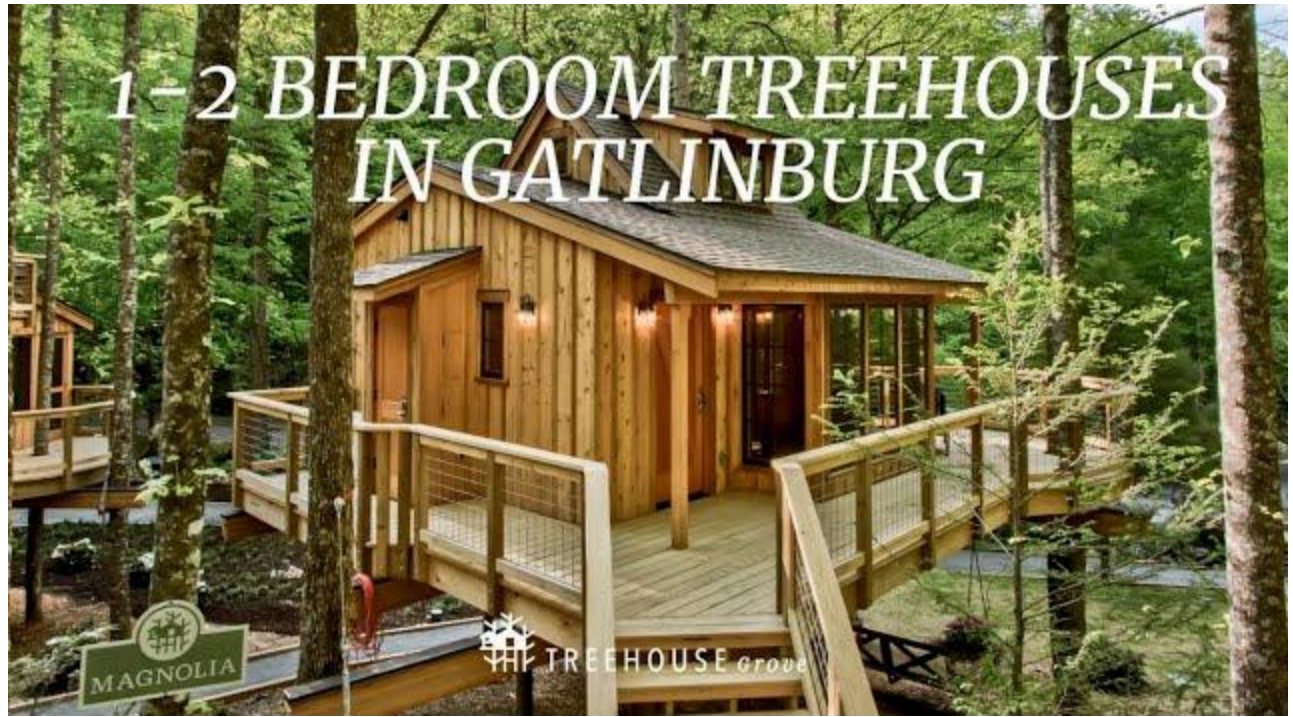
















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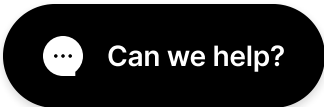
Create A Bell Tent Platform Deck

5 min read • 0 Comments

A [Life inTents bell tent](#) looks elegant on its own, but placing the tent on wooden platform makes it shine like no other. But it is not only about the appearance, it's also about function. Building a platform for your bell tent is the #1 recommendation to keep your investment in great condition for many years.

A waterproof canvas [bell tent](#) can be set-up for a couple of consecutive weeks without requiring much maintenance. But if you plan on keeping your bell tent up for several weeks/months then you will want to take precautions to make sure that it is well protected from standing and running water. One of the best ways to accomplish this is build a bell tent platform.

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PROS & CONS OF A TENT DECK:

PROS	CONS
Your tent will last much longer!	Obviously more expensive.
Allows water to escape, rather than puddle under tent.	The deck itself will need to be maintained.
Guy lines won't need to be re-tightened as much.	Tent requires precision to set-up properly (especially at stress anchor points).
Prevents mud dirtying side walls when it rains.	Tent will experience less "give" during extreme weather.

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Reduces tracking debris into tent.	May require a permit.
Oh, and it they look great!	

A tent platform keeps your tent off damp ground, speeding up the drying process of the canvas - discouraging the growth of mildew in locations where the sun has difficulties reaching. The platform also helps to encourage air circulation around the lower walls and the floor to help dry out damp canvas.

This insurance does come at an added cost, but it is well worth the extra time and investment.

SHOP LIFE INTENTS BELL TENTS



16' (5M) Stella™ Stargazer Bell Tent

\$1,690.00

[View](#)

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square, 20'x30' rectangle, a hexagon, hendegon (11-gon), or dodegon (12-sided) - each with or without front decks for chairs.



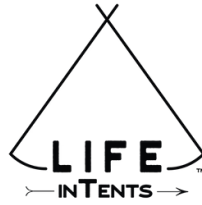
The design decision for you will be determined based upon your desired function, form, and finances. The three main drivers behind the cost of a platform are: materials, labor and design.

- The larger the platform, the higher the material cost.
- Hiring a carpenter requires a higher cost vs. a DIY approach.
- The more elaborate your design, the more time it will take to build (see bullet #2).

You may also need to add footings to your platform if your site is not level, possibly even requiring the addition of a stairway to get to the

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Creating the Deck Design Plans

Once you have your design in mind, it's time to sketch out the plans. If one of your many skills isn't designing with CAD, then your contractor should be able to help render the blueprints for you. Once the plans on complete, you will know exactly how much lumber and hardware that will be required for your project.

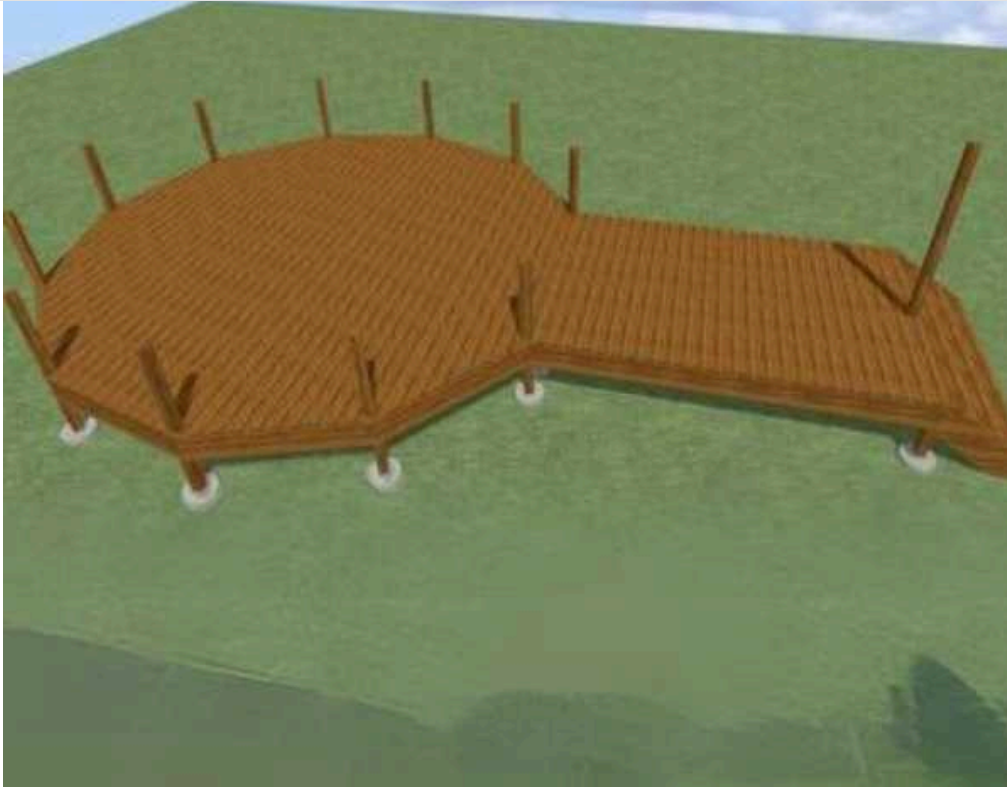
Here at **Life Intents** have developed some fairly extravagant bell tent plans that you could consider using for your deck. Our tent deck plans are shaped perfectly to the design of a 5-meter (16-foot) and/or a 6-meter (19-foot) bell tent and include a porch off the front door for an awning, stairs, and strong footings. We're happy to share these **for free** with by signing up for your newsletter.

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Download Our Free Deck Plans

Sign up to our email list to receive a link to our **complimentary** bell tent deck plans.

Email Address

SIGN ME UP!

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Tent Deck Material Considerations

Your platform will be exposed to extreme weather conditions that will vary by your location. Sun, rain, snow, and humidity can each erode the condition of your platform over time. It is recommended to use

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wood.



Anticipated Costs

Depending on the size of your platform, quality of the wood, and your location, you can expect that materials could cost between \$1,500 - \$3,500 (depending on what the current market is demanding). Labor will also be variable depending on several factors, but this could range between \$1,500-\$3,500.

Securing Your Tent Properly

Setting up your tent on the platform generally follows the same process as when putting it up directly on the ground. However, you will want to strategically decide how you will secure the guy lines and the floor of the tent directly to the platform itself.

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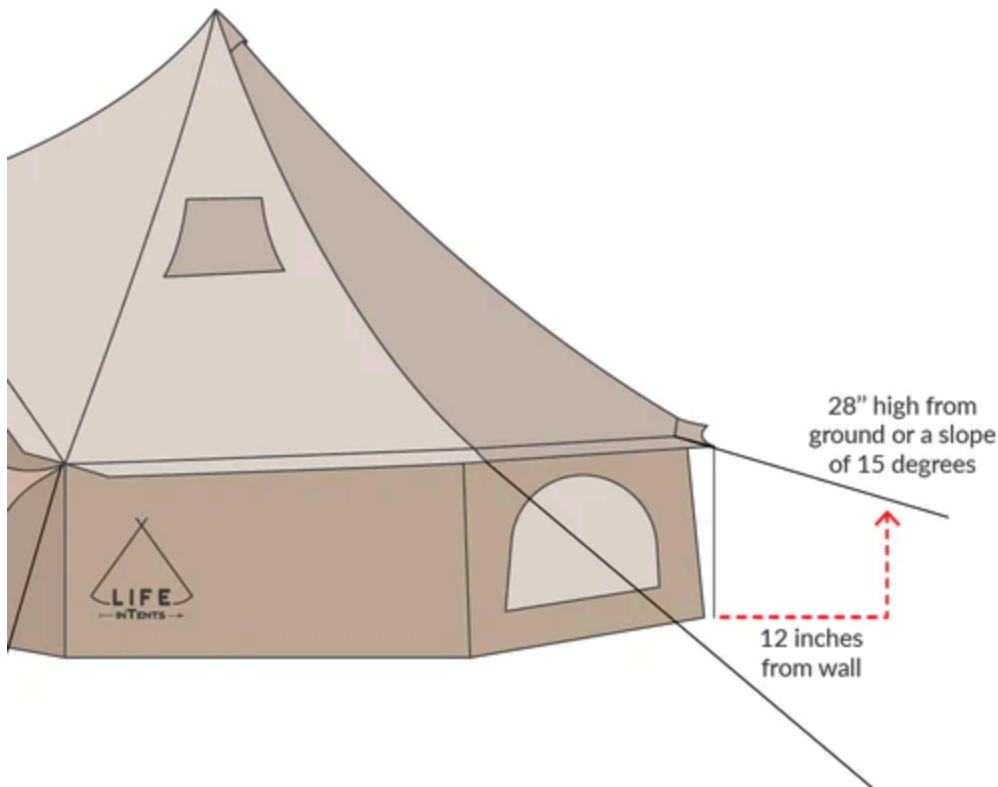


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ground stakes, you will want to use a bolt or screw to anchor each corner of the tent. To ensure that each corner does not slip over the screw or bolt, we would recommend using a washer to hold down the D-ring of each corner of the groundsheet. Another option is to consider a [heavy-duty screw hook](#).

Note that once the tent is up, you may need to **reposition** some of the floor fasteners after the poles and guy lines are secured to relieve any excessive or inadequate tension on the groundsheet.

SECURING THE GUY LINE ROPES:



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Approximate suggested deck pole location for guy lines

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caution against taking this approach.

Bell tent guy lines are designed to be extended at a very specific angle off of the roof seams when they are set-up on solid ground. The added elevation created with a platform can create unnatural extension of the guy lines, which then may create incorrect pressure on the seams and poles, which could result in tent seams of your tent ripping in wind storms.



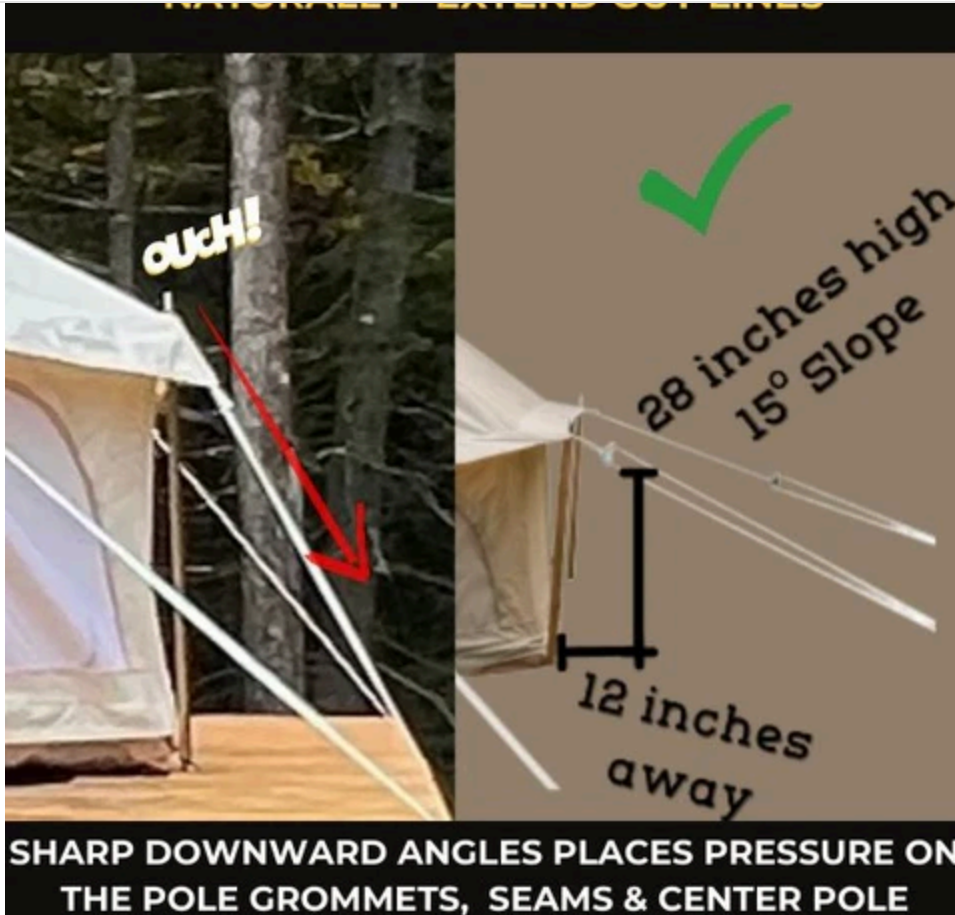
We suggest tying off the [guy lines](#) to posts added to the deck (or just off the deck). These posts can be 1-2 feet from the wall of the tent, standing about 2-3 feet tall. This will allow you to extend the guy lines at their intended angle, and also eliminates a potential tripping hazard.

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SHARP DOWNWARD ANGLES PLACES PRESSURE ON THE POLE GROMMETS, SEAMS & CENTER POLE

For the guy line rope that is attached to the door, you could install a taller post, or add a second guy line above the door and tie each off to the posts directly to the left and right of the door.

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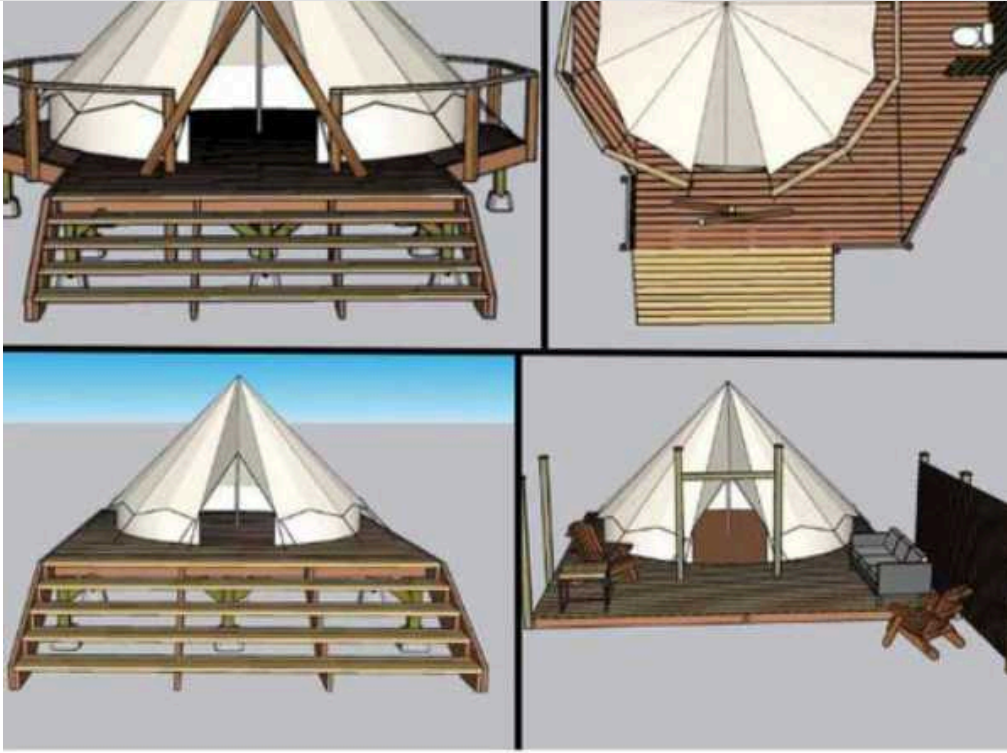
Some great plans are available to download for a reasonable price by our friends at [Hazy Woods Design](#). Below is a small example of some plans that are **available for purchase and instant download**:

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Alternatives to a Glamping Tent Platform

If you can't afford to physically build-out a platform, or would like a quick protective ground barrier, then you could **create a flat rock bed** to erect your bell tent on top of. We'd suggest using finely ground rock such as **decomposed granite** or $\frac{1}{4}$ minus gravel. Frame it in with edging that is about 2 feet off the outside walls of the tent. Then lay down about 1.5"-2" of the material, periodically packing the rock down with every 0.5" layer. This option could be done affordably, with only between \$300-\$600 worth of material.

Also, adding **river rock around the perimeter** of your tent will help to prevent water from dripping off your tent and having mid splash up onto the canvas.

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- ▲ Highly mildew resistant canvas (*No growth detected per AATCC Test 30*).
- ▲ Treated for flame retardancy to meet CPAI-84 standards

BUILT-IN FEATURES

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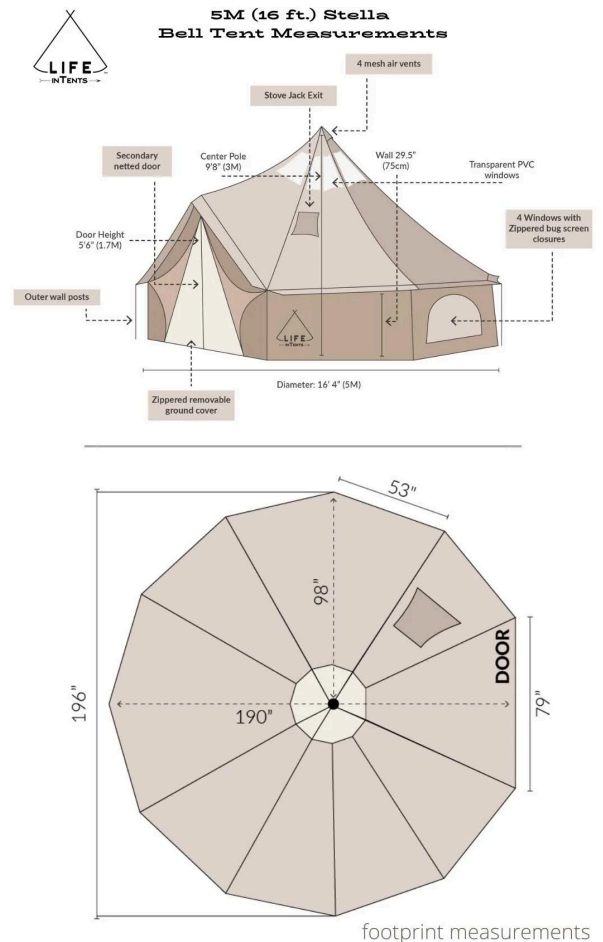
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TENT DIMENSIONS

- ▲ Tent Footprint: **16 ft. 4 inch Diameter**.
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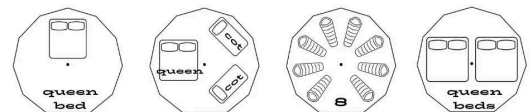
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footprint measurements

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Can we help?



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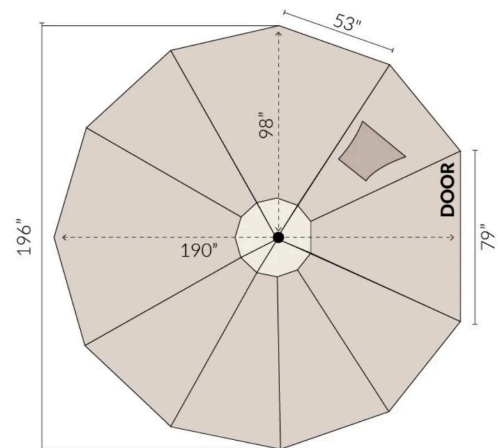
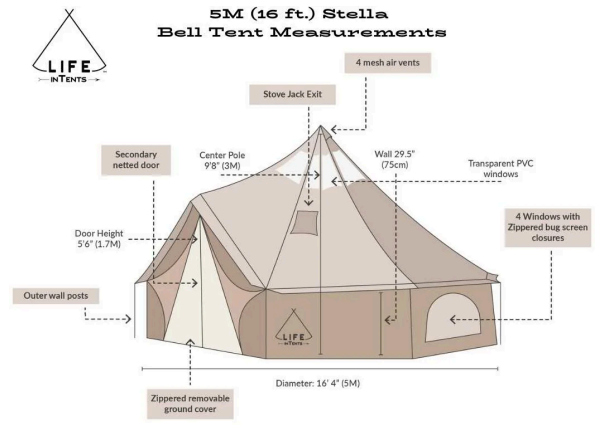
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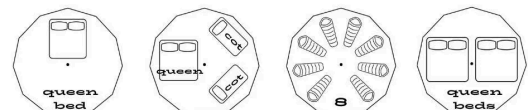
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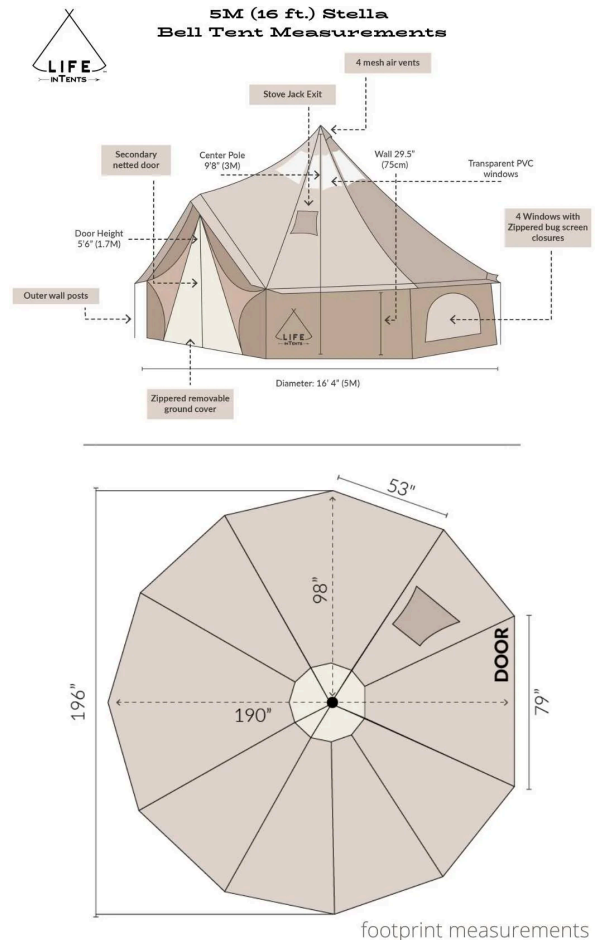
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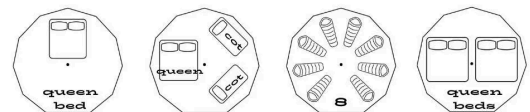
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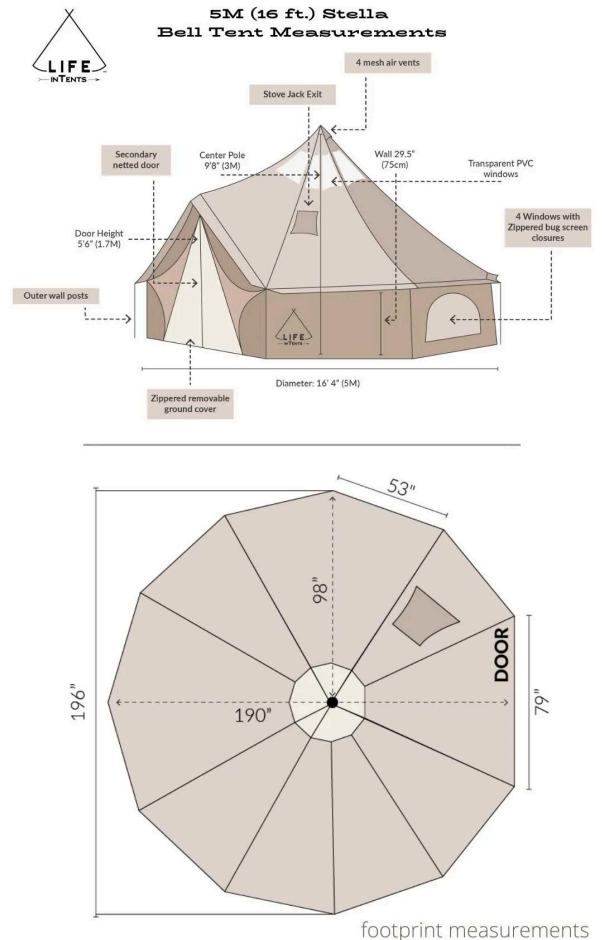
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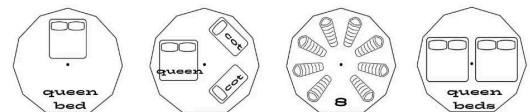
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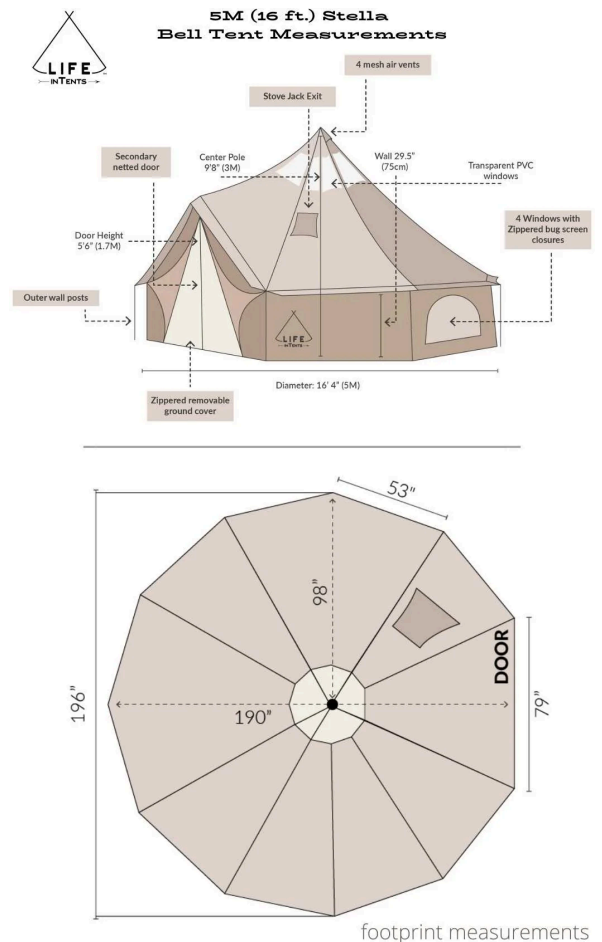
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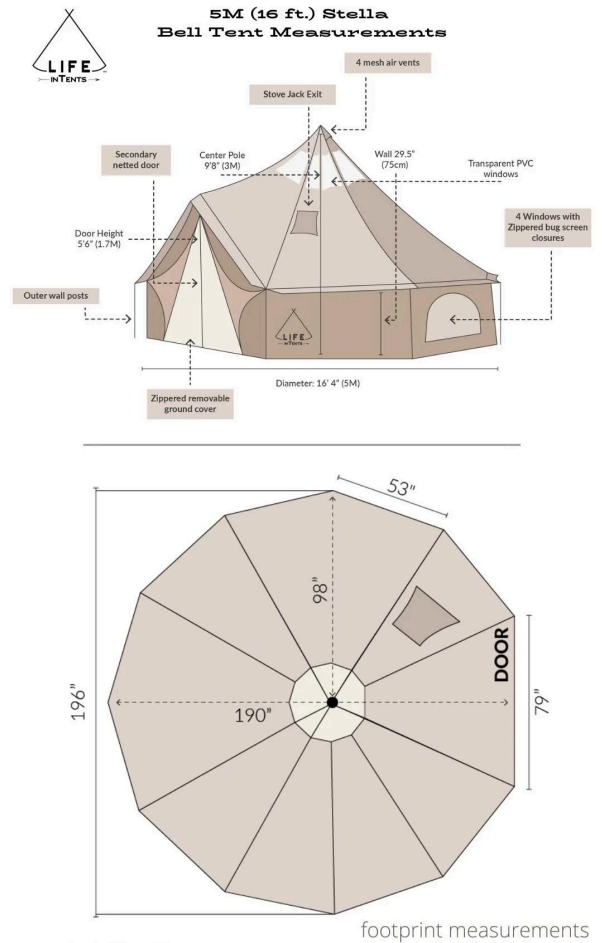
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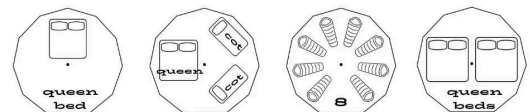
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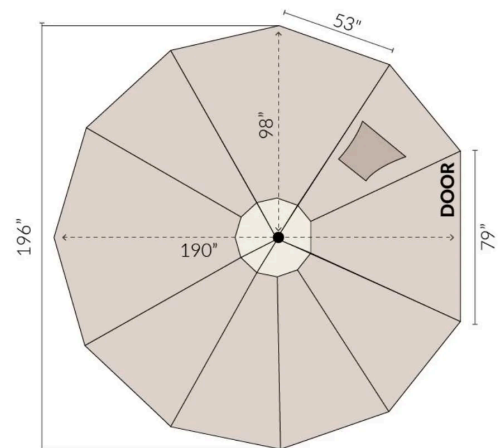
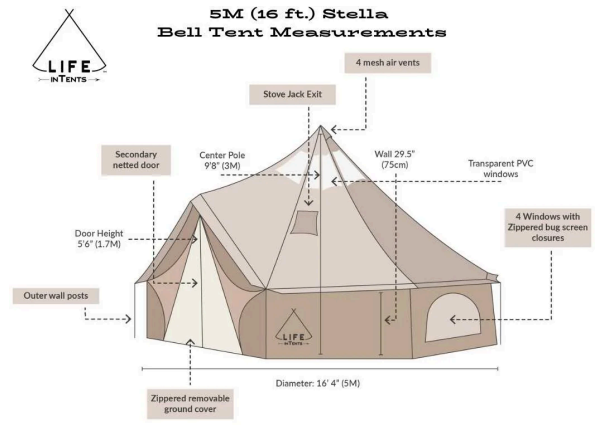
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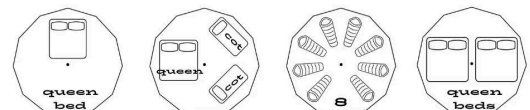
CARE & MAINTENANCE

- ▲ Printed Field Guide user manual (of course!).
- ▲ Steps to [set-up a bell tent](#).
- ▲ Advice on canvas [tent care article](#).
- ▲ Tips on building a [tent platform article](#).



footprint measurements

MAX SLEEPING ARRANGEMENTS





BELL TENT SPECIFICATIONS

OUR CANVAS

- ▲ Industry leading **11.5 oz. (390 gsm)** weighted canvas!
- ▲ **Waterproof**, 100% natural cotton canvas - marine boat shrunk.
- ▲ UV, fire-retardant, and rot resistant canvas finish.
- ▲ Highly mildew resistant canvas (*No growth detected per AATCC Test 30*).
- ▲ Treated for flame retardancy to meet CPAI-84 standards

BUILT-IN FEATURES

- ▲ 4mm thick PVC **ceiling windows** with UV protective finish.
- ▲ Built-in 4-inch ceiling **stove jack** for adding wood burning stove. You can adjust this yourself fit up to a 6" stove pipe.
- ▲ External **wall poles** that assists in creating the optimal form and function of your tent.
- ▲ **Enclosed floor** made of a waterproof PVC 19 oz. rip stop material.
- ▲ **Dual mesh and canvas walls** can be unzipped individually, or simultaneously, and rolled up around the entire perimeter to significantly encourage airflow.
- ▲ 4 **screened windows** can be exposed for airflow by unzipping their dedicated canvas cover.
- ▲ Dedicated power **cord entry** at the rear of the tent.
- ▲ 2 internal **pockets** provide extra storage.
- ▲ Durable SBS zippers throughout.
- ▲ **Ceiling ventilation** points.
- ▲ Oversized **storage bag** with side straps for easier transportation.

WEATHER RESISTANCE

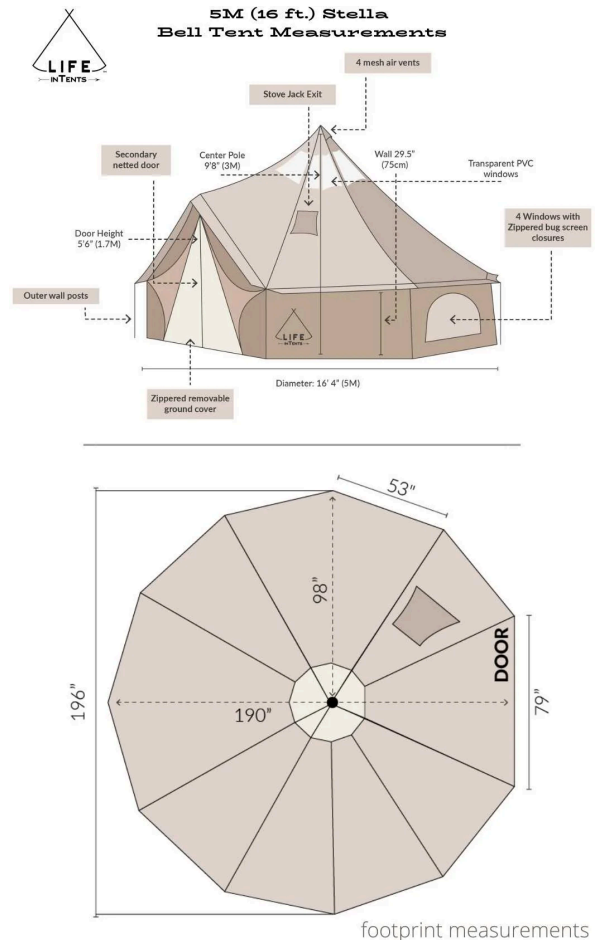
- ▲ **WATERPROOF!**
- ▲ Mold & **mildew resistant**

TENT DIMENSIONS

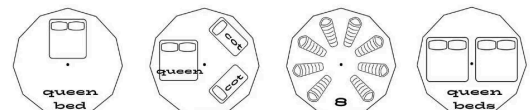
- ▲ Tent Footprint: **16 ft. 4 inch Diameter**.
- ▲ Staked bell tent footprint: 25' diameter is best for the guy lines
- ▲ Center height: 9'8"
- ▲ Wall height: 29.5"
- ▲ Door height: 5'6"
- ▲ Shipping weight: 110 lbs. - so have a friend or a dolly handy :-)
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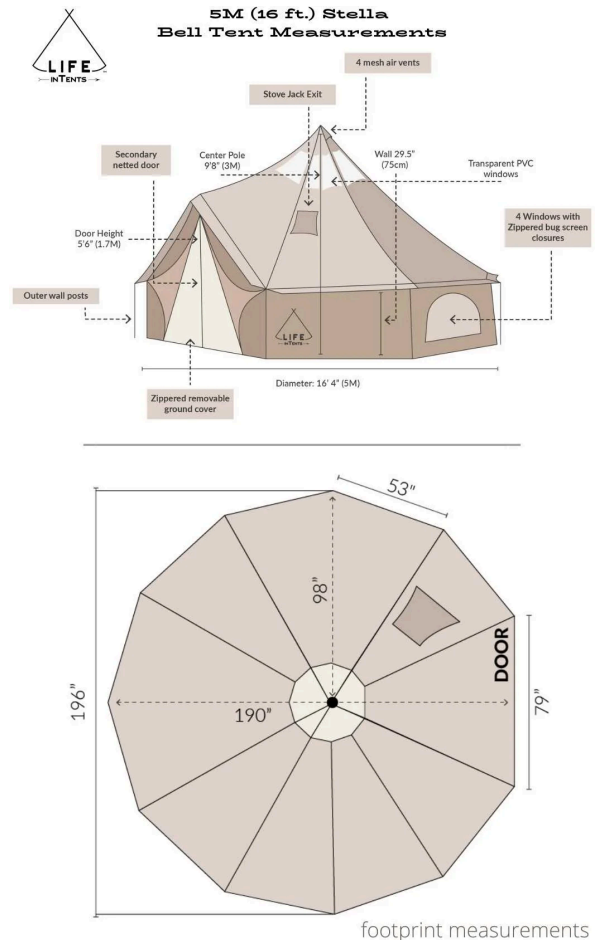
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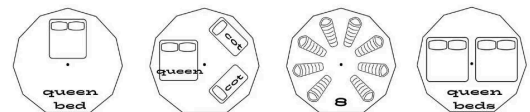
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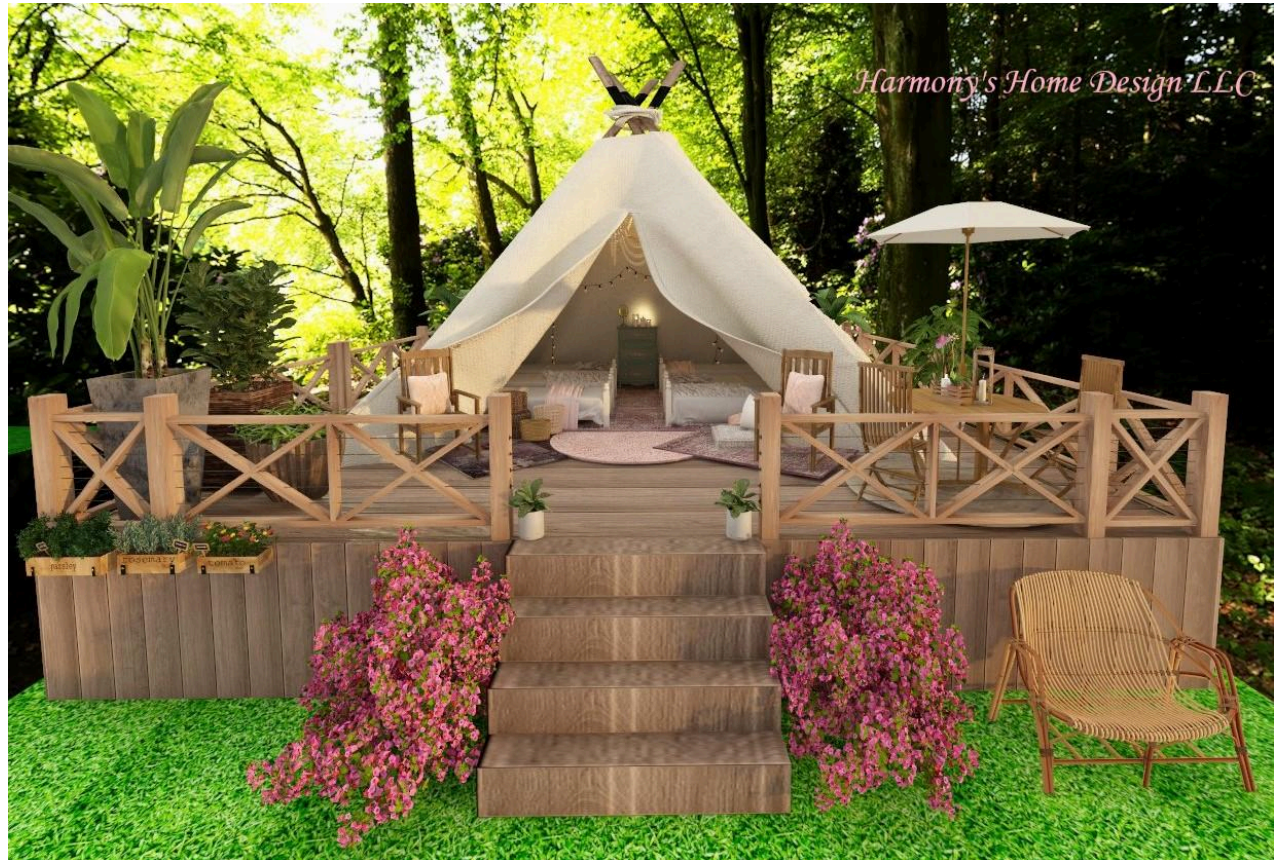
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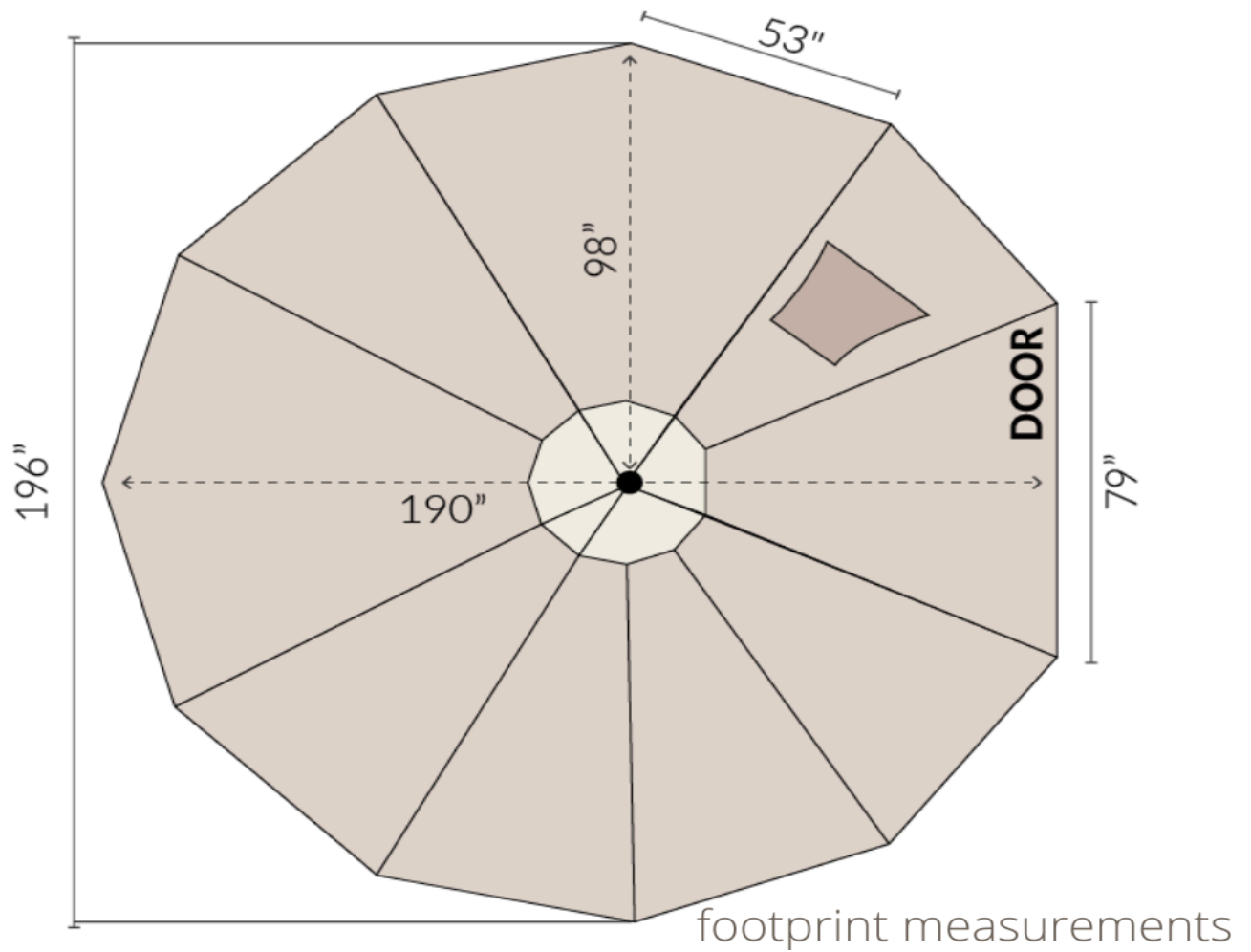
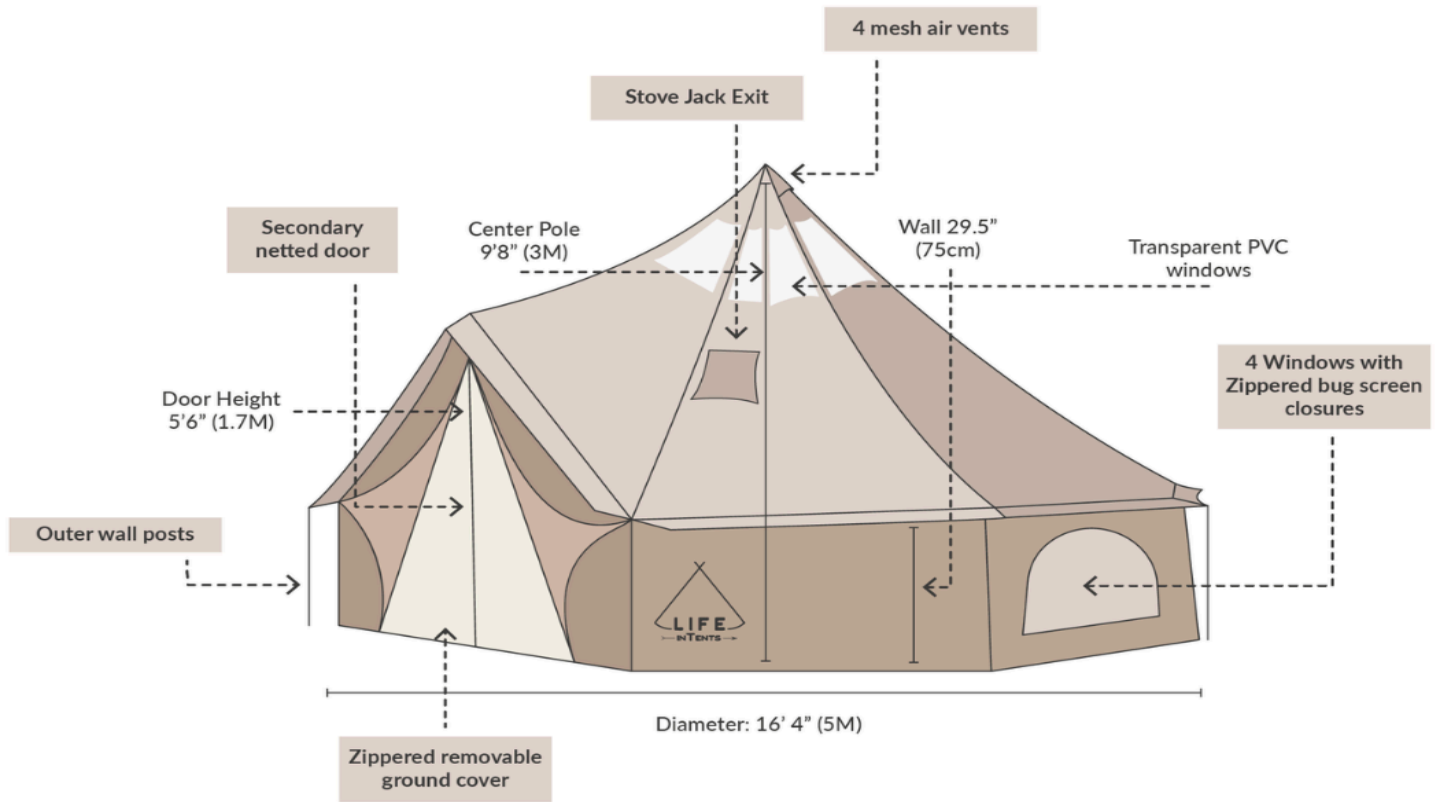
MAX SLEEPING ARRANGEMENTS













November 28, 2023

Mr. Bob Parks
 Weiskirch & Parks Engineers, Inc.
 111 N Main Street, Suite 10
 Independence, MO 64050

RE: Glamping Sites – Excelsior Springs, Missouri

Dear Mr. Parks,

As requested, Priority Engineers, Inc. has estimated the trip generation for the proposed Glamping Sites in Excelsior Springs. The project will be located west of Francis Street, and north and east of Lookout Street and Haynes Street. The total project area is approximately 4.73 acres.

The vehicle trips generated by the proposed use was estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. Land Use 416 – Campground/Recreational Vehicle Park, was selected. The ITE Trip Generation Manual, 11th Edition describes this land use as follows “A campground/recreational vehicle park is a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers and recreational facilities, such as a swimming pool, convenience store, and laundromat.”

The trip generation estimated for the development is shown below in Table 1.

Table 1: Trip Generation							
Land Use	Intensity	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
Campground/Recreational Vehicle Park	15 Units	5	2	3	6	4	2
Total		5	2	3	6	4	2

Additionally, stopping and intersection sight distance was measured at the proposed development access onto N Francis Street. N Francis Street has a posted speed limit of 20 mph, with a steep grade to the south of the proposed access. Table 2 below shows the measured and required stopping and intersection sight distance values. For measurements to the south, the values were adjusted to a 10% grade. Required sight distance values are exceeded at this entrance.

Table 2: Sight Distance Values				
	Measured Stopping Sight Distance	AASHTO Stopping Sight Distance (20 mph)	Measured Intersection Sight Distance	AASHTO Intersection Sight Distance (20 mph)
Access onto N Francis Street				
<i>To the North</i>	450'	115'	450'	195'
<i>To the South</i>	410'	140'	420'	265'

The proposed entrance at the corner of Lookout Street and Haynes Street has adequate sight distance to enter the site from Haynes Street and to exit the site. Eastbound on Lookout Street, sight distance is obscured by vegetation. A "Yield" sign for eastbound traffic is recommended. If possible, the sight triangle should be cleared on the southwest corner of Lookout Street and Haynes Street.

The surrounding roadways in the area are narrow, often with 15-18' pavement width. Grades at several locations are steep. While these streets would not be suitable for a significant commercial development, the proposed project would generate a similar quantity of traffic as six single family homes.

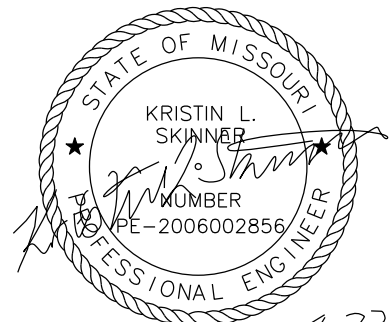
In summary, the overall traffic impact of the proposed site is minor, with only 5 trips in the AM Peak Hour and 6 in the PM Peak Hour. The proposed project will consist of tents and tree houses with no RV traffic. The development will result in minimal increases in traffic on the adjacent roadway network.

Please let me know if you have any questions or require additional information. I can be reached at (816) 738-4400.

Sincerely,

PRIORITY ENGINEERS, INC.

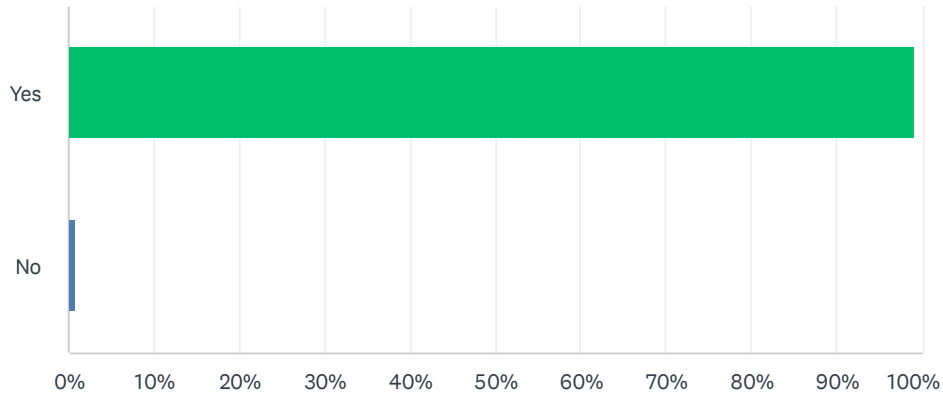
Kristin L. Skinner, P.E., PTOE



11-28-23

Q1 Do you know what glamping is?

Answered: 109 Skipped: 1

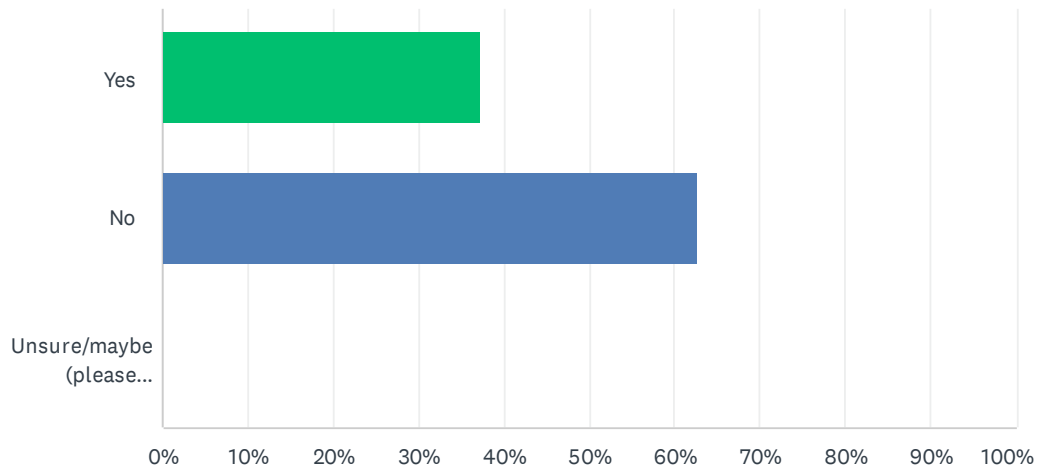


ANSWER CHOICES	RESPONSES
Yes	99.08% 108
No	0.92% 1
TOTAL	109

#	UNSURE/MAYBE (PLEASE SPECIFY)	DATE
1	Like, glamorous, camping? For women	2/14/2024 4:18 PM
2	I think it is camping with all the comforts.	2/1/2024 8:59 PM
3	My understanding is it's camping but with added luxuries like bedding, cook stoves etc. Or camping in a van, rv, yurt	2/1/2024 1:35 PM

Q2 Have you been glamping before?

Answered: 110 Skipped: 0

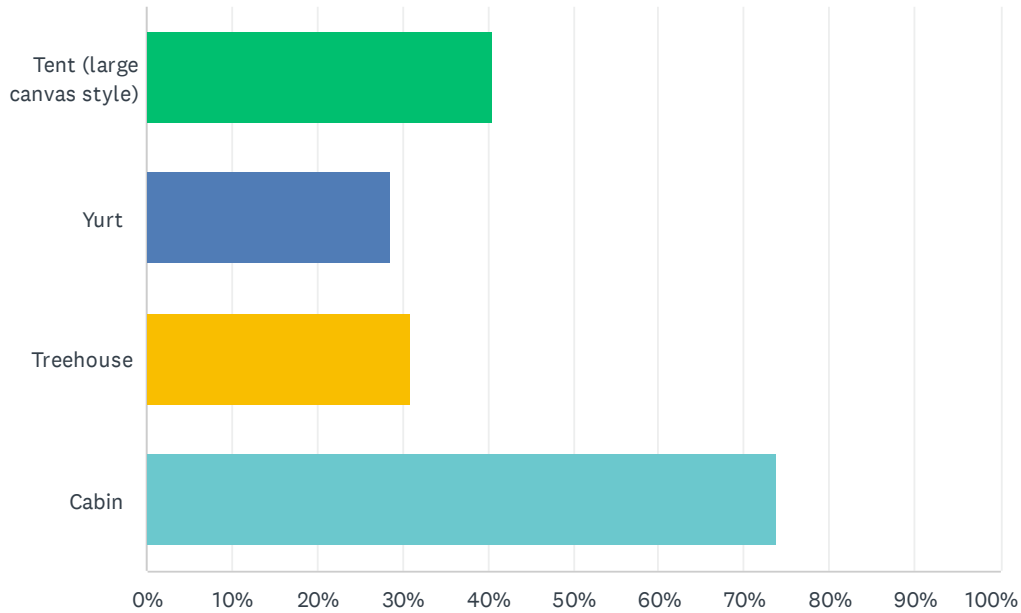


ANSWER CHOICES	RESPONSES
Yes	37.27% 41
No	62.73% 69
Unsure/maybe (please specify)	0.00% 0
TOTAL	110

#	UNSURE/MAYBE (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 If you HAVE been glamping before, what type of structure(s) did you stay in? (select all that apply)

Answered: 42 Skipped: 68

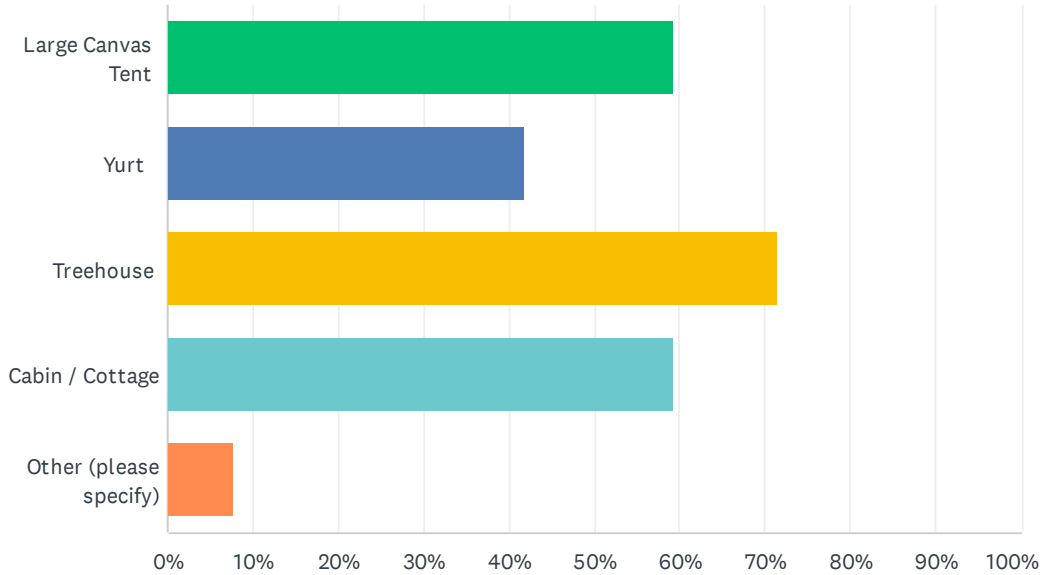


ANSWER CHOICES	RESPONSES
Tent (large canvas style)	40.48% 17
Yurt	28.57% 12
Treehouse	30.95% 13
Cabin	73.81% 31
Total Respondents: 42	

#	OTHER (PLEASE SPECIFY)	DATE
1	None	2/14/2024 4:18 PM
2	N/A	2/2/2024 4:42 PM
3	Camper	1/30/2024 7:01 PM
4	RV	1/30/2024 4:19 PM

Q4 If you HAVE NOT been glamping before, what type of structure would you like to experience? Each option would have the same comforts available.

Answered: 91 Skipped: 19

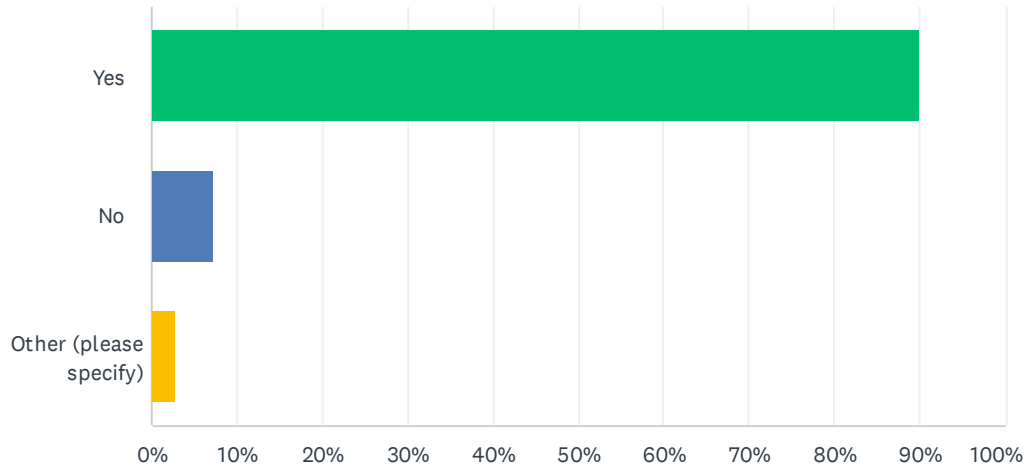


ANSWER CHOICES	RESPONSES
Large Canvas Tent	59.34% 54
Yurt	41.76% 38
Treehouse	71.43% 65
Cabin / Cottage	59.34% 54
Other (please specify)	7.69% 7
Total Respondents: 91	

#	OTHER (PLEASE SPECIFY)	DATE
1	None, it doesn't appeal to me.	2/14/2024 8:54 PM
2	I don't know what a year is I don't think I will sleep outside with bugs. I could deal with a motorhome/trailer type thing	2/14/2024 4:18 PM
3	Cave or tippee	2/6/2024 9:23 PM
4	Anything with private restrooms and electricity	2/2/2024 4:42 PM
5	We need Treehouse options!	2/2/2024 4:11 PM
6	All of the above is good	2/1/2024 1:13 PM
7	Anything unique or unusual....	2/1/2024 12:34 PM

Q5 Would you like to experience staying in a large canvas tent with all the comforts?

Answered: 109 Skipped: 1

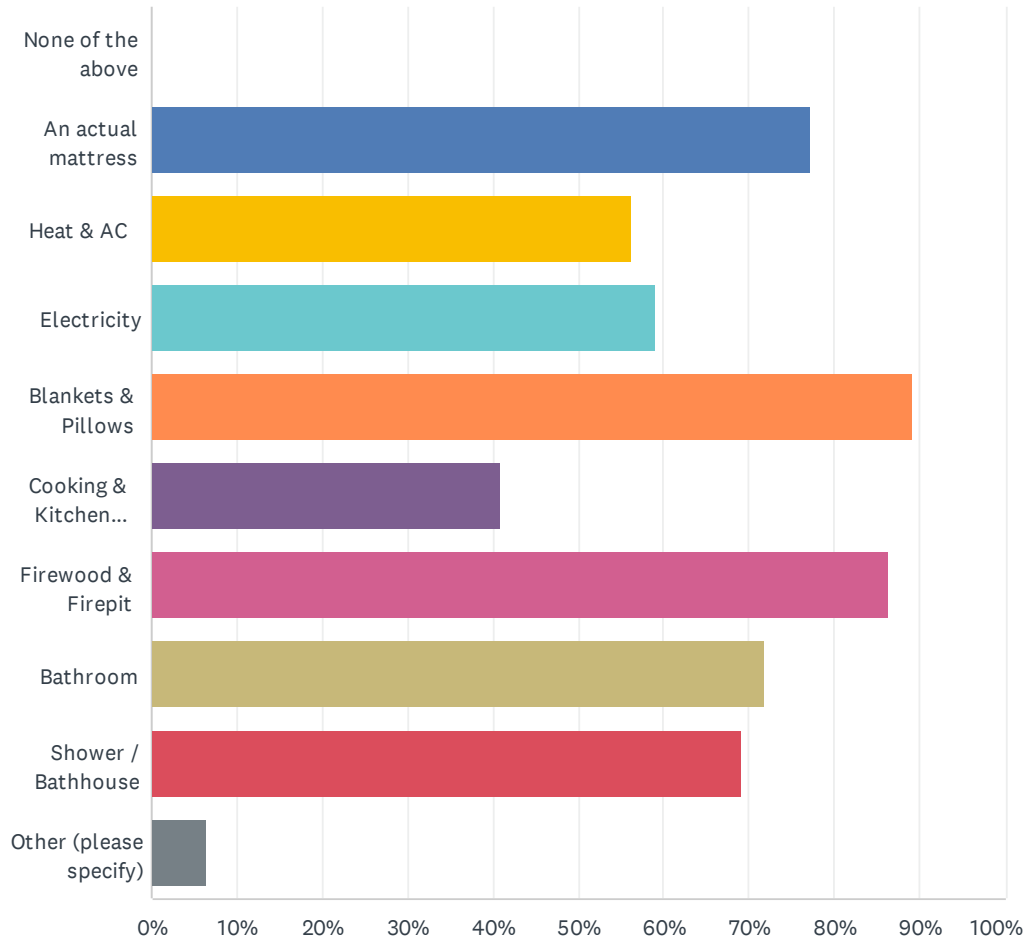


ANSWER CHOICES	RESPONSES
Yes	89.91% 98
No	7.34% 8
Other (please specify)	2.75% 3
TOTAL	109

#	OTHER (PLEASE SPECIFY)	DATE
1	No comment	2/14/2024 1:16 PM
2	If there are plumbed toilets nearby, yes. Otherwise, not my jam.	2/5/2024 5:52 PM
3	Meh is it air conditioned? Or is there electricity? If so, sure.	2/2/2024 4:42 PM

Q6 What things would you need to be comfortable while glamping in a tent? Select all that apply.

Answered: 110 Skipped: 0

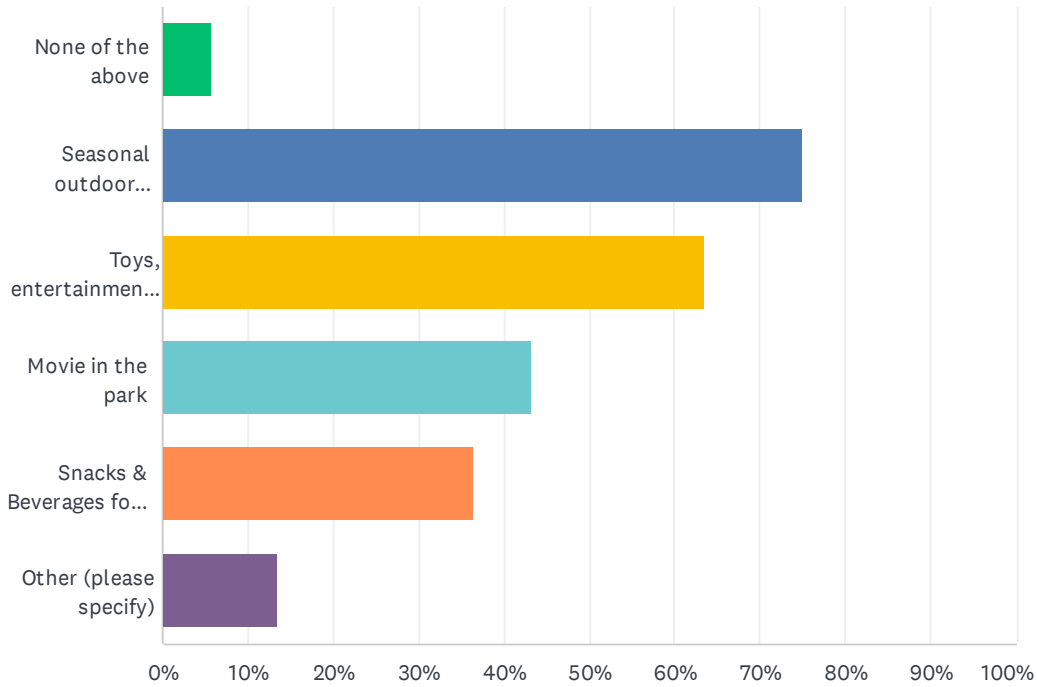


ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
An actual mattress	77.27%	85
Heat & AC	56.36%	62
Electricity	59.09%	65
Blankets & Pillows	89.09%	98
Cooking & Kitchen Supplies	40.91%	45
Firewood & Firepit	86.36%	95
Bathroom	71.82%	79
Shower / Bathhouse	69.09%	76
Other (please specify)	6.36%	7
Total Respondents: 110		

#	OTHER (PLEASE SPECIFY)	DATE
1	Access to bathroom. Can be shared.	2/17/2024 9:05 AM
2	Air mattress would be fine	2/17/2024 7:28 AM
3	None	2/14/2024 1:16 PM
4	Games and entertainment	2/5/2024 2:43 PM
5	Wifi	2/4/2024 12:27 PM
6	Hot tub/swimming pool some type of water to get into does not need to be private	2/1/2024 12:34 PM
7	Pet friendly	1/30/2024 4:48 PM

Q7 What comforts would you need when taking children glamping?

Answered: 104 Skipped: 6



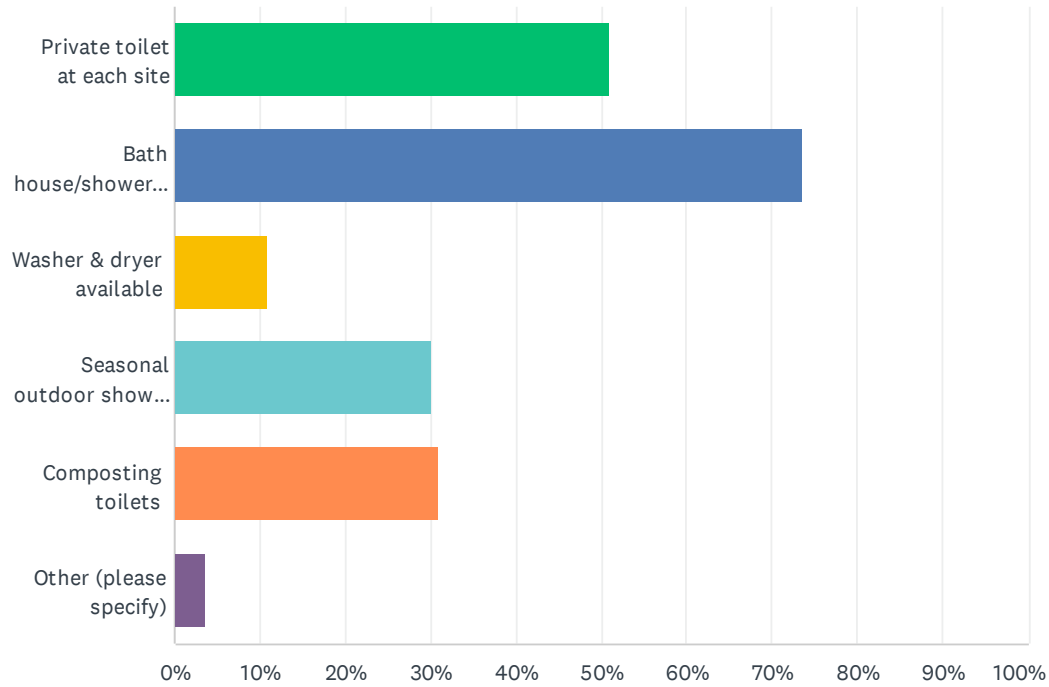
ANSWER CHOICES	RESPONSES
None of the above	5.77% 6
Seasonal outdoor activities	75.00% 78
Toys, entertainment, outdoor play area	63.46% 66
Movie in the park	43.27% 45
Snacks & Beverages for purchase	36.54% 38
Other (please specify)	13.46% 14
Total Respondents: 104	

#	OTHER (PLEASE SPECIFY)	DATE
1	Separate sleeping quarters	2/17/2024 11:49 AM
2	Nearby water option. When we camp we like to swim.	2/17/2024 1:36 AM
3	Flashlights, lanterns, board games	2/16/2024 10:54 PM
4	I don't have kids	2/16/2024 11:59 AM
5	I would go to escape children	2/14/2024 4:18 PM
6	Hiking/biking trails	2/14/2024 1:00 PM
7	S'mores	2/6/2024 9:23 PM
8	Special needs awareness play area	2/4/2024 12:27 PM

9	Fire pit	2/2/2024 3:11 PM
10	Pool, playground	2/1/2024 8:59 PM
11	Water play	2/1/2024 12:34 PM
12	I don't have kids	1/31/2024 10:36 AM
13	Bike/walking trails	1/30/2024 6:40 PM
14	A creek to Wade in	1/30/2024 5:20 PM

Q8 What type of bathrooms options would you like to have available? Select all that apply.

Answered: 110 Skipped: 0

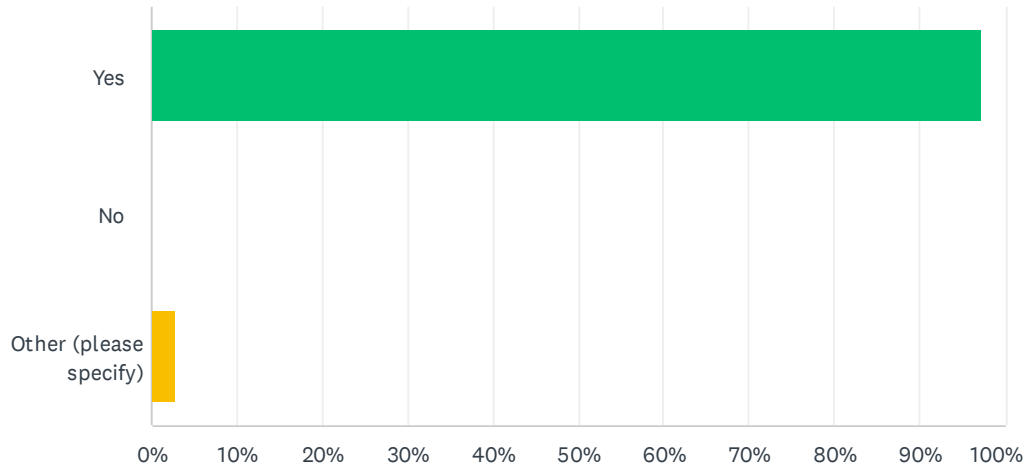


ANSWER CHOICES	RESPONSES
Private toilet at each site	50.91% 56
Bath house/shower house	73.64% 81
Washer & dryer available	10.91% 12
Seasonal outdoor shower at each site	30.00% 33
Composting toilets	30.91% 34
Other (please specify)	3.64% 4
Total Respondents: 110	

#	OTHER (PLEASE SPECIFY)	DATE
1	I could be ok with shared bathrooms and shower house but very clean	2/17/2024 1:36 AM
2	Any of the above.	2/16/2024 10:54 PM
3	I could deal without a shower for four days	2/14/2024 4:18 PM
4	Bathroom and shower at each place	2/1/2024 8:59 PM

Q9 Do you support the idea of a glamping retreat in Excelsior Springs, MO?

Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	97.27% 107
No	0.00% 0
Other (please specify)	2.73% 3
TOTAL	110

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't oppose it but I wouldn't utilize it.	2/14/2024 8:54 PM
2	If you can make it work hell yes but I personally have no desire to go to excelsior lol	2/14/2024 1:00 PM
3	Kind of	1/31/2024 11:44 PM



**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council
From: Doug Hermes, Planning Consultant
Date

RE: Consideration of Easement Vacation Along Vintage Drive, Vintage Plaza Lot 15A -
Ordinance No. 24-10-06

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Cover Memo	10/7/2024
Ordinance	Ordinance	10/7/2024
P&Z Meeting Summary Excerpt	Backup Material	10/3/2024
Map	Backup Material	10/7/2024

**Community Development Department
Planning & Zoning**

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



Re: Staff Report for Case No. VAC-24-002 - Application by Chap Land Co. for Vacation of a Sanitary Sewer Easement along Vintage Drive, Vintage Plaza Lot 15A. (P&Z held a *Public Hearing on 9/30/24*)
Applicant: Chap Land Co.

General Information:

The Vintage Plaza development is a mixed-use retail/office development that has been modified over time in response to various development proposals.

Background:

Lot 15, Vintage Plaza subdivision, has been re-subdivided in the past in response to a particular development proposal. At a certain point, a ten (10) foot sanitary easement was dedicated to the City for the future extension of a sanitary sewer line to accommodate a new development that did not take place.

The applicant is now proposing a new administrative Lot Split Survey to re-subdivide Lot 15A into two new lots. Each new lot will have direct access to public water and sanitary sewer service. The previously dedicated ten (10) foot sanitary sewer easement is no longer necessary.

Staff Analysis:

The ten (10) foot sanitary sewer easement is not necessary for the current operation or future expansion of the City's sanitary sewer system, nor is it required for the development of the two new lots proposed with the administrative Lot Split Survey.

The public notice procedures have been satisfied and City staff has confirmed that no public utilities are located within or are planned for the existing sanitary sewer easement. City staff finds that the formal vacation of the ten (10) sanitary sewer easement would be appropriate.

Staff Recommendation/Action Requested:

City staff recommends approval of the easement vacation petition.

Respectfully Submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Lot Split Survey

ORDINANCE NO. _____

**AN ORDINANCE VACATING A SANITARY SEWER EASEMENT IN LOT 15A,
VINTAGE PLAZA, A SUBDIVISION IN THE CITY OF EXCELSIOR SPRINGS, CLAY
COUNTY, MISSOURI.**

WHEREAS, A petition has been submitted to the City of Excelsior Springs, Missouri, to vacate a sanitary sewer easement in Lot 15A, Vintage Plaza, a Subdivision in the City of Excelsior Springs, Clay County, Missouri; and

WHEREAS, proper public notice has been published one (1) time in the official newspaper of the City; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri held a public hearing and considered the application on September 30, 2024, and recommended approval of the sanitary sewer easement vacation to the City Council; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri considered and reviewed the petition at its regular meeting of October 7, 2024, and determined adoption and approval to be in the City's best interest and to promote the public health, safety and welfare.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. The sanitary sewer easement, further defined as follows:

Containing 884 Square Feet

A 10.00 foot wide tract of land being part of lot LOT 15A, Vintage Plaza- Tenth Plat, Excelsior Springs, Clay County, Missouri, lying 5.00 feet on either side of the following described centerline: Commencing at the Northwesterly mot corner of said Lot 15A; Thence N58°41'29"E, along the Northerly line of said Lot 15D, A distance of 152.93 feet to the Point Of Beginning of the Centerline to be herein described; Thence S21°50'21"E, a distance of 177.29 feet to the Point of Termination of said Centerline and Easement.

is hereby vacated.

Section 2. The City Clerk is hereby directed to cause this ordinance to be recorded in the Office of the Recorder of Deeds, Clay County, Missouri.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

ATTEST:

Shannon Stroud, City Clerk

Mark D. Spohn, Mayor

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. VAC-24-002 – Vintage Lot 15 - Application by Chap Land Co. for Vacation of a Sanitary Sewer Easement along Vintage drive, Vintage Plaza Lot 15D. (Public Hearing)

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Hearing none, Chairman Simmons opened the public hearing 7:03 pm

Chairman Simmons asked the applicant to approach the podium to address the application. Bret Powell, 12911 W 105th St. Overland Park KS. Mr. Powell just noted that where the easement is located it is not needed thus the reason for the vacation.

Chairman Simmons asked if any other members of the public would like to comment on the application.

Seeing none, Chairman Simmons closed the public hearing at 7:06 pm.

Chairman Simmons asked for commission discussion on the application.

Hearing none, he called for a motion.

Commissioner Kelley made the motion to approve Case No. VAC-24-002.

Commissioner Goldstein seconded the motion.

Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

o O o

LOT SPLIT

LOT 15A, VINTAGE PLAZA - TENTH PLAT EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION - PARENT PARCEL
CONTAINING 189,822 SQUARE FEET OR 4.36 ACRES

ALL OF LOT 15A OF A LOT SPLIT COMBINATION SURVEY OF LOTS 14 AND 15, VINTAGE PLAZA - TENTH PLAT, A SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, BEING RECORDED ON 3/13/2012 AS DOCUMENT NO. 2012008390 IN BOOK H AT PAGE 37.

PROPERTY DESCRIPTION - LOT 15D
CONTAINING 116,035 SQUARE FEET OR 2.66 ACRES

ALL THAT PART OF LOT 15A OF A LOT SPLIT COMBINATION SURVEY OF LOTS 14 AND 15, VINTAGE PLAZA - TENTH PLAT, A SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, BEING RECORDED ON 3/13/2012 AS DOCUMENT NO. 2012008390 IN BOOK H AT PAGE 37, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY MOST CORNER OF SAID LOT 15A; THENCE N58°41'29"E, ALONG THE NORTHERLY LINE OF SAID LOT 15A, A DISTANCE OF 159.09 FEET; THENCE N58°32'36"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 59.82 FEET; THENCE S31°31'11"E, A DISTANCE OF 458.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 15A, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VINTAGE DRIVE, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S45°38'10"W, A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 197.60 FEET; THENCE N69°59'48"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.70 FEET; THENCE WESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 27.11 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 21.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ESTANCIA STREET, AS NOW ESTABLISHED; THENCE N12°52'37"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 225.45 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 128.94 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION - LOT 15E
CONTAINING 73,787 SQUARE FEET OR 1.69 ACRES

ALL THAT PART OF LOT 15A OF A LOT SPLIT COMBINATION SURVEY OF LOTS 14 AND 15, VINTAGE PLAZA - TENTH PLAT, A SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, BEING RECORDED ON 3/13/2012 AS DOCUMENT NO. 2012008390 IN BOOK H AT PAGE 37, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT 15A; THENCE N58°41'29"E, ALONG THE NORTHERLY LINE OF SAID LOT 15A, A DISTANCE OF 159.09 FEET; THENCE N58°32'36"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE N68°32'36"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 179.89 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 15A; THENCE S31°26'43"E, A DISTANCE OF 338.42 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 15A, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VINTAGE DRIVE, AS NOW ESTABLISHED; THENCE S15°42'31"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 85.99 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 133.05 FEET; THENCE N31°31'11"W, A DISTANCE OF 458.41 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE DESCRIPTIONS USED FOR THIS SURVEY WAS DERIVED FROM THE RECORDED PLAT OF LOT SPLIT - LOT COMBINATION SURVEY, ALL OF LOTS 14 AND 15, VINTAGE PLAZA - TENTH PLAT, RECORDED IN BOOK H AT PAGE 37 AT THE CLAY COUNTY RECORDER OF DEEDS.
- THE BEARINGS SHOWN HEREBY ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.
- THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEY DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE, SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
- CERTAIN INFORMATION WAS TAKEN FROM A TITLE REPORT ISSUED BY STEWART TILE GUARANTY COMPANY, AS TITLE COMMITMENT NUMBER 1607128, ISSUED ON MAY 22, 2024 AT 8:00AM
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 159 OF 350, MAP NUMBER 29047C0159E, EFFECTIVE DATE OF AUGUST 3, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FIELD WORK WAS COMPLETED ON JUNE 12, 2024

IN WITNESS WHEREOF:

C.H.A.P. LAND COMPANY, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024.

ROBERT T. CRAVEN
(MANAGING MEMBER)

STATE OF MISSOURI)
)SS;
COUNTY OF CLAY)

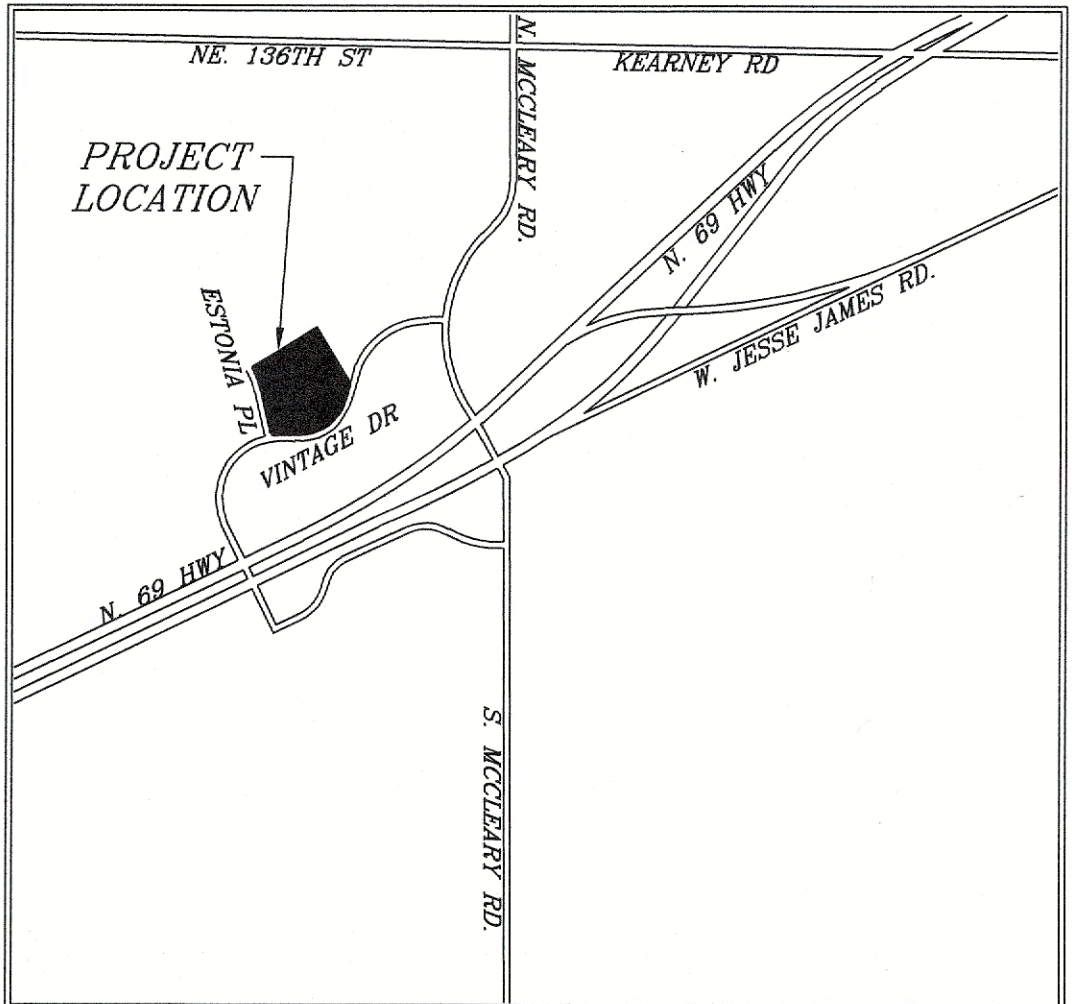
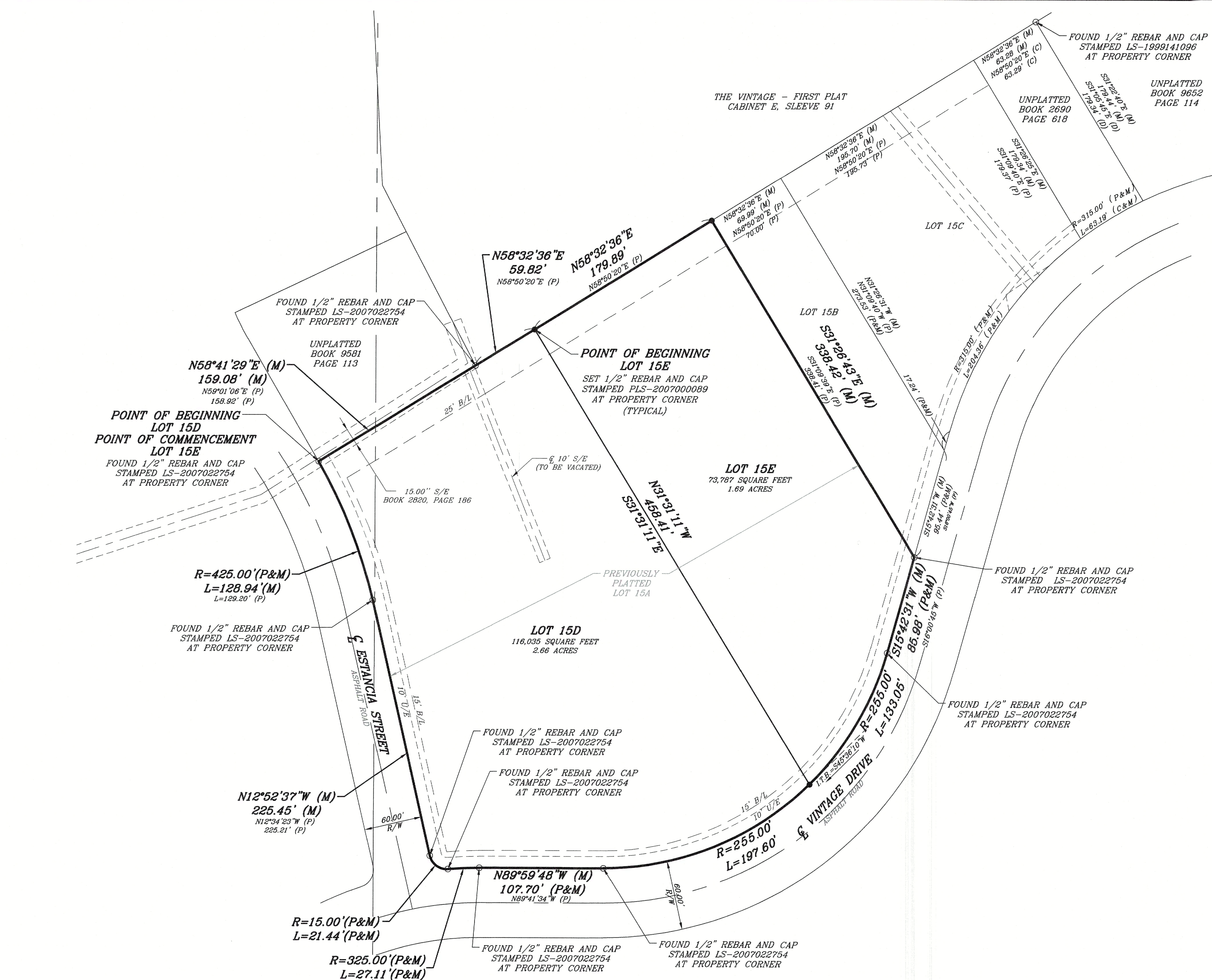
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ROBERT T. CRAVEN, MANAGING MEMBER OF C.H.A.P. LAND COMPANY, L.L.C., TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF 2024.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

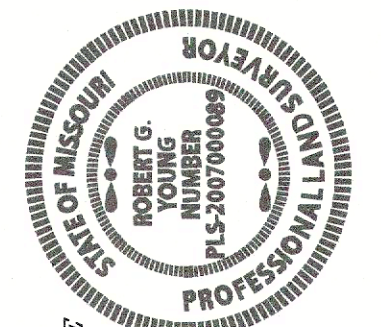
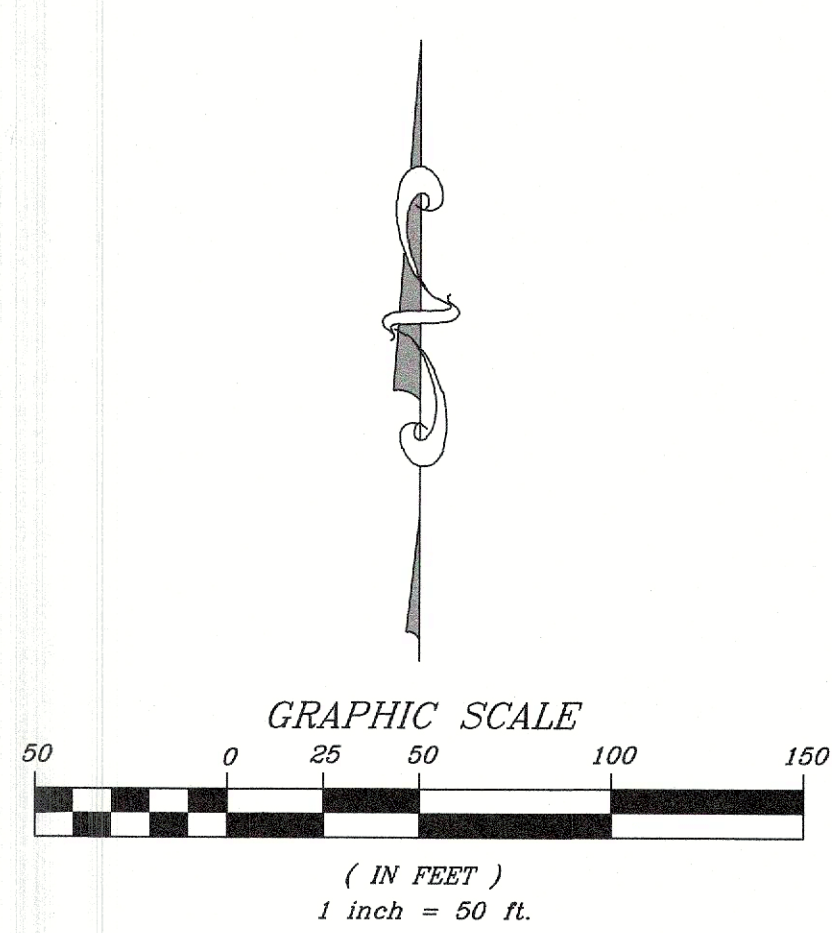
APPROVALS:
THIS LOT SPLIT PLAT IS HEREBY APPROVED BY THE CITY OF MANAGER OF EXCELSIOR SPRINGS, MISSOURI, THIS _____ DAY OF _____, 2024, NO PLAT IS REQUIRED.

MOLLY MCGOVERN, CITY MANAGER, CITY OF EXCELSIOR SPRINGS



VICINITY MAP
NOT TO SCALE

LEGEND:
S/E SEWER EASEMENT
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
B/L BUILDING LINE
R/W RIGHT-OF-WAY
● SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
○ FOUND 1/2" MONUMENT AS NOTED
(M) MEASURED BEARING OR DISTANCE
(P) PLATTED BEARING OR DISTANCE
(D) DESCRIBED BEARING OR DISTANCE
(C) CALCULATED BEARING OR DISTANCE
IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREBY DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD OF LAND SURVEYORS. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
 ROBERT T. CRAVEN, PLS-2007000089
 8/1/2024 DATE

R.L. Buford & Associates, LLC
 LAND SURVEYING PROFESSIONAL CONSULTANTS
 P.L. BUFORD & ASSOCIATES, LLC
 MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
 P.O. BOX 14068, PARKVILLE, MO. 64152 (816) 741-6192
 SEC.-TWP.-RGE. COUNTY JOB NO. DRAWN BY
 10-52-30 CLAY L-24197 HIGHLANDS KC
 DATE 8/1/2024 FIELD BOOK & PAGE LOOSE LEAF
 BOUNDARY SURVEY/LOT SPLIT



**Economic Development
Council Meeting 10/7/2024**

To: Mayor and City Council
From: Doug Hermes, Planning Consultant
Date:

RE: Consideration of Application by the City to Amend Chapter 400.130 "R-4" Medium
Density Residential District in the Zoning Regulations Pertaining to Multi-Family
Residential Housing of the City Code - Ordinance No. 24-10-07

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Cover Memo	10/7/2024
Ordinance	Ordinance	10/3/2024
P&Z Meeting Summary Excerpt	Backup Material	10/3/2024

Community Development Department Planning & Zoning

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

Re: Staff Report for Case No. ZTA-24-002 – Application by the City of Excelsior Springs to amend Chapter 400 “R-4” Medium Density Residential District in the Zoning Regulations of the Excelsior Springs City Code. (P&Z held a *Public Hearing on 9/30/24*)

Applicant: City of Excelsior Springs

General Information:

This application is to correct an element in the initial adopted Ordinance as part of the City’s Code Review Process.

Background:

A City Code review process focusing on the Zoning & Subdivision Regulations and development-related code sections had been identified as an action item in the Community Development Department Work Plan. The review process began in 2022. The last element of the review process concluded earlier this year with consideration and adoption of certain amendments to the Sign Regulations.

When the initial, comprehensive Ordinance was adopted in 2022, all “Permitted Uses” allowed in the “R-4” Medium Density Residential District were errantly deleted.

The Planning and Zoning Commission considered a Zoning Text Amendment (ZTA) application at its July regular session to correct this error and following due consideration, recommended approval of the application to the City Council. The City Council considered the Planning and Zoning Commission recommendation and remanded the application back to the Commission for further consideration of the rationale for removing single-family and two-family dwellings as permitted uses under the “R-4” zoning district.

The Planning and Zoning Commission held a Special Study Session in August so the Commission could have a general policy discussion regarding some of the land use modifications under the 2022 Code Review Process.

Discussion:

The Planning and Zoning Commission initial review of the “R-4” zoning district standards through the Code Review Process a couple of years ago accepted the idea to remove single-family and two-family houses as permitted uses, and to remove the requirement for planned zoning for any medium density apartment buildings.

The City’s Comprehensive Plan attempts to identify future land use and development patterns that will result in a balanced community of varying housing types and densities, appropriate office and retail activity, industrial development, community facilities and parks & open spaces. The Zoning Regulations are a primary implementation tool to help the community achieve this vision.

Prior to the 2022 Code Review Process, the Zoning Regulations contained elements of Cumulative Zoning, or “pyramid zoning”, where less intense land uses, such as single-family and two-family dwellings, were permitted in more intensive zoning districts such as multifamily residential and commercial zoning districts. Due to these Cumulative Zoning elements described above, the City was experiencing instances of low-density residential development proposals on the limited property planned and zoned for either higher-density residential or commercial developments thus reducing the available sites for these types of more intense land uses, impacting the vision outlined in the Comprehensive Plan.

The proposed modifications to the permitted uses under the “R-4” zoning district was an attempt to minimize the loss of medium density residential zoning to a lower density use.

The proposed modifications do not inhibit nor establish policy guidance on the potential to consider rezoning existing “R-4” zoning districts to a lower density residential district that would permit single-family or two-family dwellings, as the Commission and Council would deem appropriate and consistent with the Comprehensive Plan.

The application basically reestablishes the District “R-4” permitted uses as they were, with those two modifications explained above:

Section 400.130. “R-4” Medium Density Residential District

A. *Permitted Uses.* In a District “R-4” no building, structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed, or altered except for one (1) or more of the following uses:

- ~~1. Single family dwellings under regulations of District “R-1”~~
- ~~2. Two family dwellings under the regulations of District “R-2”~~

3. Medium density apartment buildings. [*Removed requirement for Planned District zoning*]
4. Housing which shall be considered congregate living for senior adults and of a multi-family nature shall be limited to a Planned District.

Staff Analysis:

This correction appears to reflect the initial intent of the Planning and Zoning Commission and City Council through the City's Code Review Process as related to District "R-4".

Staff Recommendation/Action Requested:

Staff recommends approval of the application.

Respectfully submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE IV, CHAPTER 400 ZONING REGULATIONS, OF THE MUNICIPAL CODE BY AMENDING SECTION 400.130 “R-4” MEDIUM DENSITY RESIDENTIAL DISTRICT

WHEREAS, at its meeting on July 29, 2024, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri (the "Commission") conducted a public hearing wherein it considered and reviewed amendments to Chapter 400 Zoning Regulations of the Municipal Code by amending Section 400.130 “R-4” Medium Density Residential District, Paragraph A. Permitted Uses; and

WHEREAS, the Commission approved the proposed amendment at its regular meeting on July 29, 2024, and recommended approval of the amendment to the City Council; and

WHEREAS, The City Council of the City of Excelsior Springs, Missouri considered the Planning and Zoning Commission recommendation at its regular meeting on August 5, 2024, and remanded the application back to the Commission for further consideration; and

WHEREAS, at its meeting on September 30, 2024, the Commission conducted a public hearing and reconsidered the application, and recommended approval of the amendment to the City Council; and

WHEREAS, the proposed amendment will promote the development, rehabilitation, restoration, and preservation of property in the City and the educational, cultural, economic, health, safety and general welfare of the City.

WHEREAS, the City Council of the City of Excelsior Springs, Missouri has determined that the Municipal Code of the City should be revised as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Chapter 400 Zoning Regulations of the Municipal Code is hereby amended by amending Section 400.130 “R-4” Medium Density Residential District, Paragraph A. Permitted Uses, as attached in Exhibit A.

Section 2. Should any provision hereof for any reason be deemed or ruled illegal, invalid or unconstitutional by any court of competent jurisdiction, no other provision of this Ordinance shall be affected; and this Ordinance shall then be construed and enforced as if such illegal or invalid or unconstitutional provision had not been contained herein.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance overrides any conflicting provision or regulation with the Municipal Code of the City of Excelsior Springs, Missouri.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

ATTEST:

Mark Spohn, Mayor

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

EXHIBIT A

Chapter 400 Zoning Regulations

Section 400.130 “**R-4**” **Medium Density Residential District**

Amend Paragraph A. so that the same shall read as follows:

- A. *Permitted Uses.* In a District “R-4” no building, structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed, or altered except for one (1) or more of the following uses:
1. Medium density apartment buildings.
 2. Housing which shall be considered congregate living for senior adults and of a multi-family nature shall be limited to a Planned District.

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

September 30, 2024

1. **ZTA-24-002 – Application by the City of Excelsior Springs to amend Chapter 400.130 “R-4” Medium Density Residential District in the Zoning Regulations, pertaining to multi-family residential housing, of the Excelsior Springs City Code as part of the City’s Code Review Process. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any technical questions for City staff.

Commissioner Marker asked where some of the R-4 zoned properties are in the City. Ms. Mehaffy said Hurley St. Wornall, 1117 Tracy, Plumber Rd. Hillside Apartments are all zoned R-4.

Chairman Simmons asked if there were any more questions for City staff. Hearing none the public hearing was opened at 7:17 pm.

Kelly Anderson who resides at 801 Dunbar, Excelsior Springs MO. She inquired about property that would be appropriately zoned for the Eden Village project. She said they first presented their plans in the fall of 2022 and now have had about five (5) meetings on this subject, the most recent being in February 2024 where Eden Village presented a duplex plan. Ms. Anderson said at that time the city planner said she did not see a problem with the R-4 zoning. Ms. Anderson said at the Planning and Zoning Commission meeting, the public hearing was divided between people that were opposed to the application and those that were for it and there was not an opportunity to address the concerns of those that were opposed. She said she asked City staff if there were any addresses of properties currently zoned R-4 and Ms. Mehaffy provided the addresses. The application then went to the City Council, Ms. Anderson said, where there was a motion on the floor but no second, so the motion died.

She said that when she went to the City Council meeting where this R-4 zoning text amendment was first being considered, she noticed some inconsistencies that didn’t seem correct with what she had been told. She noted that at the City Council meeting this application it was remanded back to Planning and Zoning and she is really confused. If this was part of a code review in 2022 and certain permitted uses were errantly removed, Ms. Anderson asked why did they have all of these discussions on the Eden Village project with City staff. She said they have now worked over two (2) years working on their project and she feels they are being pushed out but feels like their project could move forward. She said she is looking for confirmation that median density housing could be build in R-4 zoning for the disabled consistent with the existing plans that have been looked at.

Chairman Simmons asked if there were any other members of the public wishing to speak on the application.

Seeing none, Chairman Simmons asked City staff to address the questions raised during the public hearing.

1. Chairman Simmons noted that it appears that City staff has already provided a list of potentially available R-4 zoned properties.
2. Mr. Hermes clarified that the current application is simply to reflect the initial intent of the Code Review changes back in 2022 and certain permitted uses appeared removed due to either a scrivener or technology error.
3. In regards to whether Eden Village would be able to propose its original application for property in the R-4 zoning district, City staff replied that it would of course depend on a final proposal and overall density of the

proposed development, but there would appear to be opportunities within the R-4 zoning district and even as a Planned District.

Chairman Simmons closed the public hearing at 7:24 pm.

Chairman Simmons asked for commission discussion on the application.

Hearing none, he called for a motion.

Commissioner Gerdes made the motion to approve Case No. ZTA-24-002.

Commissioner Marker second the motion.

Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Gerdes, Kelley, Goldstein and Marker.

No: Commissioner: None

Abstain: None

o O o



City Manager
Council Meeting 10/7/2024

To: Mayor and City Council
From: Molly McGovern
Date: 10/3/2024
RE: Consideration of Amendments to the Personnel Policies of the City of Excelsior Springs - Ordinance No. 24-10-08

Included in the recently adopted budget was a change to the formula for calculating the overtime rate for Assistant Fire Chief assigned to a 24-hour shift. This position will receive 5.6% to 12% increase in base salary and a change in the number of annual hours from 1902 to 2920 for the purpose of calculating the overtime rate. The personnel policy amendment is provided to clarify how this compensation change is structured.

Molly McGovern

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Ordinance	10/3/2024
Personnel Policy Amendments	Exhibit	10/4/2024

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AMENDMENTS TO THE
PERSONNEL POLICIES OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI**

WHEREAS, the City of Excelsior Springs, Missouri (the “City”) and its staff have conducted a review of the City’s Personnel Policies (the “Personnel Manual”) and have determined that it is appropriate to amend those policies; and

WHEREAS, the City Staff have created amendments to the current version of the Personnel Manual to incorporate these changes; and

WHEREAS, the City Staff and the City Council have reviewed, examined and deemed adoption of the amendments to be advisable and in the City’s best interests for the promotion of the health, safety and welfare of the residents of the City.

NOW, THEREFORE, be it Ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. The City of Excelsior Springs Personnel Policies, Personnel Manual is hereby revised and amended as provided in Exhibit A.

Section 2. The provisions of the Personnel Manual amended hereby shall not be construed to revive any former clause or provision of the Personnel Policies of the City of Excelsior Springs, Missouri that is inconsistent with Exhibit A and the provisions of the current Personnel Manual.

Section 3. The sections, paragraphs, clauses, and phrases of the Ordinance containing this amendment to the Personnel Manual are severable and if any portion of the Ordinance or Personnel Manual is declared unlawful by the valid judgment, decree, or injunction order of a court of competent jurisdiction, such ruling shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of the Ordinance or Personnel Manual and all provisions of the Ordinance or Personnel Manual not specifically declared to be unlawful shall remain in full force and effect.

Section 4. This Ordinance overrides any conflicting provision or regulation within the Municipal Code of the City of Excelsior Springs, Missouri.

Section 5. This Ordinance shall take effect immediately.

INTRODUCED IN WRITING, read by title two times, passed and approved this _____ day of _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

DEFINITIONS SECTION:

~~HOURLY PAY – 1/2080th of the annual salary, except for Fire Department, which is 1/1902.~~

HOURLY PAY – 1/2080TH of the annual salary, except for Fire Department, which is 1/1902, and except further for Fire Department Assistant Chiefs assigned to a 24-hour shift, which is 1/2920.

4.2 The Compensation Plan. The Compensation Plan shall include, at a minimum:

4.21 A schedule of standard salary ranges and rates of pay indicating the minimum and intermediate rates of pay for each pay grade.

4.211 The hourly rate of pay is determined by multiplying the monthly salary times twelve (12) divided by ~~2080.0 hours for general employees and police, and 1902.0 hours for Fire Rescue. See schedule Sec. 9.311~~ the respective denominator hours contained in the Definition of Hourly Pay.

4.22 A list of classes of positions by occupational group with the salary grade and related pay range indicated for each class.

4.23 Supplements, amendments, and/or revisions as passed by the City Council.

9.311 Fire Rescue.

A. The work period shall be 10 days. Based on 24 hours on and 48 hours off, each fireman would be scheduled to work approximately 76 hours in each period including training time. Pursuant to the Fair Labor Standards Act Section 7(k) and 29 C.F.R. 553, the ten (10) day period allows for 76 hours to be worked before overtime is calculated. Any hours worked preceding 76 hours in a 10-day period, will be considered call back. Call back hours will be paid at regular pay. All hours over 76 will be paid at time and one half the regular rate of pay calculated as follows:

36.5 work periods x 76 regular hours = 2774 hours 109 shifts x 8 sleep hours per shift = 872 sleep hours

2774 scheduled hours less 872 sleep hours = 1,902 hours worked

Annual salary divided by 1,902 hours = regular rate x 1.5 for overtime rate.

It needs to be noted this is only a method utilized for calculating the regular rate of pay for purposes of calculating an overtime rate of pay and "sleep time" is compensated for.

This subsection shall not apply to Fire Department Assistant Chiefs assigned to a 24-hour shift.

B. This subsection shall apply to Fire Department Assistant Chiefs assigned to a 24-hour shift.

The work period shall be 10 days. Based on 24 hours on and 48 hours off, each Assistant Chief assigned to a 24-hour shift would be scheduled to work approximately 76 hours in each period including training and call-back. Pursuant to the Fair Labor Standards Act Section 7(k) and 29 C.F.R. 553, the ten (10) day period allows for 76 hours to be worked before overtime is calculated. Any hours worked preceding 76 hours in a 10-day period, will be considered call back. Call back hours paid at regular pay is compensated within the monthly salary and not in addition to. All hours over 76 will be paid at time and one half the regular rate of pay calculated as follows:

365 days/year divided by 3 shifts = 121.67 x 24 hours = 2920

Annual salary divided by 2920 = regular rate x 1.5 for overtime rate.

It needs to be noted this is only a method utilized for calculating the regular rate of pay for purposes of calculating an overtime rate of pay.