

Council Bill No. 2024-11

Ordinance No. 3689

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A TATTOO AND BODY PIERCING SHOP ON PROPERTY LOCATED AT 1908 N. STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Baily Jackson with TherapInk, seeking approval of a Special Use Permit for the use of a tattoo and body piercing on land located at 1908 N. State Route 291 in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Special Use Permit application on March 21, 2024, before the Planning & Zoning Commission and on April 1, 2024, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the February 29, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on March 21, 2024, and, with a vote of 5-0, recommended that the Board of Aldermen approve the requested Special Use Permit with the two (2) conditions of approval stated; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Special Use Permit is in the best interest of the City of Harrisonville and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Special Use Permit for the use of a tattoo and body piercing shop on land located at 1908 N. State Route 291 in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 1) All applicable laws of the State of Missouri shall be complied with.
- 2) This Special Use Permit (SUP) shall be granted for a period of fifteen (15) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

Section 2: The Special Use Permit comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

LOT 1, SUPERCENTER PLAZA ADDITION, A SUBDIVISION IN HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED

IN PLAT BOOK 18 AT PAGE 48.

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 1ST OF APRIL 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 15TH DAY OF APRIL 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF APRIL 2024.

AYES: Chaney, Davidson, Doerhoff, Franklin, Mills, Milner, Pfautsch

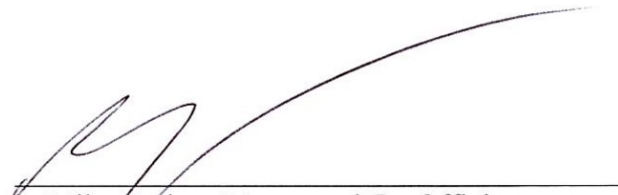
NAYS:

AWAY:

ABSENT:

ABSTAIN:

EXCUSED: Turner



Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:



Daniel Barnett, City Clerk

WITNESS my hand and seal this 15TH day of April 2024

Attachment I: Zoning Map

Zoning Map

