



**What:** Cass County Commission Meeting

**When:** September 13, 2023, at 12:00 PM

**Location:** Historic Courthouse – 102 E Wall, Harrisonville, Mo 64701

**AGENDA**

The tentative agenda of this meeting includes:

**BZA Meeting – 12:00 PM**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Accept the Agenda as presented.**
5. **Approval of Minutes– August 30, 2023**
6. **Zoning Variance # ZV15**
  - For a zoning variance to allow for a setback of 35’ from a front property line to an existing agriculture building submitted by Bob & Kris Poisal, located on a tract located in part of Sec 36/Twn 44/Rng 31, Sec 29, Sec 31, Sec 32/Twn 44/ Rng 30, Cass County, Missouri and commonly known as 30300 S Morrow Rd, Garden City, MO 64747.
  - Comment:

**Agenda Commission Meeting - 12:05 PM**

1. **Call to Order**
2. **Roll Call**
3. **Accept the Agenda as presented.**
4. **Approval of Minutes– September 6, 2023**
5. **For the Record – Cass County Collector’s Office – 2022 Tax Sale Report**
6. **Commissioner Communications**
7. **Adjourn**

The tentative agenda of this meeting also includes a vote to close part of the meeting pursuant to RS MO Sections:

	RSMo. 610.021.1 - Legal
	RSMo. 610.021.2 – Real Estate
	RSMo. 610.021.3 – Personnel Actions
	RSMo. 610.021.13 – Personnel Records
	RSMo. 610.021.17 – Confidential Communication with Auditor
	RSMo. 610.021.12 – Contract Negotiations

# **Cass County Board of Zoning Adjustment Meeting**

**What:** Board of Zoning Adjustment Meeting

**When:** September 13, 2023, at 12:00 pm

**Location:** Historic Courthouse – 102 E Wall, Harrisonville, Mo 64701

## **AGENDA**

The tentative agenda of this meeting includes:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Accept the Agenda as presented.**
- 5. Approval of Minutes– August 30, 2023**
- 6. Zoning Variance # ZV14**
  - For a zoning variance to allow for a setback of 35’ from a front property line to an existing agriculture building submitted by Bob & Kris Poisal, located on a tract located in part of Sec 36/Twn 44/Rng 31, Sec 29, Sec 31, Sec 32/Twn 44/ Rng 30, Cass County, Missouri and commonly known as 30300 S Morrow Rd, Garden City, MO 64747.
  - Comment:

# Board of Zoning Adjustment Meeting Minutes August 30, 2023

The Cass County Board of Zoning Adjustment convened on August 30, 2023, at 12:00 PM in the Commission Conference Room on the third floor of the County Courthouse, with those present as follows:

Bob Huston	Chairman
Monty Kisner	Vice Chairman
Ryan Johnson	Member
Jeff Fletcher	County Clerk
Valerie McCubbin	Codes/Zoning/Planning Director
Paul Campo	County Attorney

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**Chairman Bob Huston called to order the Board of Zoning Adjustment Public Hearing Meeting at 12:00 PM.**

1. **Call To Order:**

2. **Pledge:**

3. **Roll Call:**

x	Chairman- Bob Huston
x	Vice-Chairman- Monty Kisner
x	Member- Ryan Johnson

4. **Accept Agenda as presented.**

- Monty Kisner motioned to accept the agenda as presented, and Ryan Johnson seconded the motion.
- Vote 3-0

5. **Accept Minutes: August 2, 2023**

- Monty Kisner motioned to accept minutes; Ryan Johnson seconded the motion.
- Vote 3-0

6. **Business: Zoning Variance #ZV14**

- For a zoning variance to allow for 16' sidewall height on a future accessory building submitted by Gerald Thompson, located on a tract located in part of the SE ¼ of the SE ¼ of Section 29, Township 44, Range 33, Cass County, Missouri and commonly known as 29825 S Masterson Rd, Cleveland, MO 64734
- Comment: none
- Mont Kisner motioned to approve Zoning Variance #ZV14; Ryan Johnson seconded the motion. Vote 3-0

7. **Adjourn**

Ryan Johnson made a motion to adjourn at 12:02 PM. Monty Kisner seconded the motion and it passed unanimously with all in favor with a show of hands. Vote 3-0

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**Bob Huston**  
Chairman

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**Jeff Fletcher**  
County Clerk

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**Monty Kisner**  
Vice Chairman

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**Ryan Johnson**  
Member

Minutes Approval Date: \_\_\_\_\_



**CASS COUNTY, MISSOURI  
BUILDING CODES & ZONING DEPARTMENT  
30508 S. West Outer Rd., Harrisonville, MO 64701  
P- (816) 380-8134 F- (816) 380-8130**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Zoning Adjustment on Wednesday, September 13, 2023, at 12:00 p.m., in the Third Floor Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, MO 64701.

Item(s) to be considered:

Zoning Variance # ZV15 for a zoning variance to allow for a setback of 35' from a front property line to an existing agriculture building submitted by Bob & Kris Poisal, located on a tract located in part of Sec 36/Twn 44/Rng 31, Sec 29, Sec 31, Sec 32/Twn 44/ Rng 30, Cass County, Missouri and commonly known as 30300 S Morrow Rd, Garden City, MO 64747.

Submitted by Valerie McCubbin, Cass County Building Codes and Zoning Director



**What:** Cass County Commission Meeting

**When:** September 6, 2023, at 12:00 PM

**Location:** Historic Courthouse – 102 E Wall, Harrisonville, Mo 64701

Bob Huston, Presiding Commissioner  
Patti Ledford, Deputy Clerk

Monty Kisner, Associate Commissioner District 1  
Ryan Johnson, Associate Commissioner District 2

### Cass County Meeting Minutes

#### 1. Call to Order

Presiding Commissioner Huston called the meeting to order at 12:00 PM.

#### 2. Roll Call

Attendance	Name	Title
x	Bob Huston	Presiding Commissioner
x	Monty Kisner	Associate Commissioner District 1
x	Ryan Johnson	Associate Commissioner District 2

#### 3. Pledge of Allegiance

#### 4. Accept the agenda as presented.

Commissioner Kisner made a motion to accept the agenda.  
Commissioner Johnson seconded the motion to accept the agenda.  
Motion Status: Passed 3-0

#### 5. Approval of Minutes – August 30, 2023

Commissioner Johnson made a motion to approve the minutes.  
Commissioner Kisner seconded the motion to approve the minutes.  
Motion Status: Passed 3-0

#### 6. Resolution No. 23-83 – A resolution approving a cooperative cost-share agreement for Prairie Lane Transportation Improvements with the City of Raymore

- The purpose of this Agreement is to provide for a cooperative effort between the Parties, including but not limited to sharing of the costs incurred in planning, engineering, construction, and completion of the Transportation Improvements.
- Under this Agreement, Raymore shall commit up to and including a total of \$94,447.13 to be used towards the costs, including but not limited to unit costs for asphalt, concrete, materials, and oil products attributable to Raymore’s jurisdiction, which said amounts shall be paid to Cass County to reimburse it for costs to complete the Transportation Improvements within Raymore’s jurisdiction.
- Under this Agreement, Cass County will contribute up to and including a total of \$372,891.62 to be used towards the costs,
- Comment:

Commissioner Johnson made a motion to approve Resolution No. 23-83  
Commissioner Kisner seconded the motion to approve Resolution No. 23-83  
Motion Status: Passed 3-0

**7. Resolution No. 23 – 84 – Approving a Memorandum of Understanding with the City of Archie, Missouri for Jail Services.**

- The County shall provide intake, housing, food, property management and similar basic need services for City inmates. \$75 a day
- Comment: Lt. Sutcliffe gave an update

Commissioner Johnson made a motion to approve Resolution No. 23-84  
Commissioner Kisner seconded the motion to approve Resolution No. 23-84  
Motion Status: Passed 3-0

**8. Cass County Collector's Office – Requesting disbursement of 2022 tax sale monies.**

- Certificate of purchase # 22-22, tax sale # 195, Taxpayer name: Catherine Lahue, amount: \$5,967.66, payable to: Jarod Jamison
- Comment: Collector Chris Molendorp gave an update

Commissioner Johnson made a motion to approve 2022 tax sale monies.  
Commissioner Kisner seconded the motion to approve 2022 tax sale monies.  
Motion Status: Passed 3-0

**9. Cass County Collector's Office – Requesting disbursement of 2022 tax sale monies.**

- Certificate of purchase # 22-42, tax sale # 310, Taxpayer name: Joan Vaughn Tr, amount: \$20,447.56, payable to: Gerald Luke
- Comment: Collector Chris Molendorp gave an update

Commissioner Johnson made a motion to approve 2022 tax sale monies.  
Commissioner Kisner seconded the motion to approve 2022 tax sale monies.  
Motion Status: Passed 3-0

**10. Cass County Collector's Office – Surplus Claim**

- 2022 Tax sale certificate of purchase # 22-36, payable to: Amy Connor
- Comment:

Commissioner Johnson made a motion to approve 2022 tax sale surplus claim.  
Commissioner Kisner seconded the motion to approve 2022 tax sale surplus claim.  
Motion Status: Passed 3-0

**11. Public Comment (5-minute limit)**

- Jacob Thelin, Parks and City Director for Pleasant Hill - 18012 S State Route B
  - Close to signing a contract with Radmacher to complete extension on MoPac Trail around the City Lake and Smart Rd. Smart Rd conditions are unsafe for kids.
  - The goal is to have Mo Parks touch KC & St. Louis with the trail. Excited to get that portion done on the lake. Wants a bike lane on Smart Rd.
- Mike Scott, Cass County Resident – 3804 E 185<sup>th</sup> Ter.
  - Here with his neighbor Ray Boyle. They are concerned about a commercial business in a residential home in their neighborhood.
  - No help from the State.
  - Commissioner Johnson drove by and took pictures, sent to the Codes Office. Has letters. To date nothing has happened. Have not heard anything back.
  - Bob Huston, Presiding Commissioner – explained there is a process, takes long time to go through the process. Cannot tell him to clean up – must go through the process.

**12. For the record – Cass County Collector's Office – Abatements**

- 2019 Personal Property Abatement # 663
- 2020 Personal Property Abatement # 527 & 528
- 2021 Personal Property Abatement # 524-258
- 2022 Personal Property Abatement # 517-523 & 525-526
- 2020 Real Estate Abatement # 30
- 2021 Real Estate Abatement # 27



- 2022 Real Estate Abatement # 35

**13. Commissioner Communications**

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**14. Adjourn**

Commissioner Kisner made a motion to adjourn at 12:17 PM.  
Commissioner Johnson seconded the motion to adjourn.  
Motion Status: Passed 3-0

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Bob Huston  
Presiding Commissioner

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Monty Kinser  
Associate Commissioner District 1

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Ryan Johnson  
Associate Commissioner District 2

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Jeff Fletcher  
County Clerk

Minutes Approval Date: \_\_\_\_\_

**CHRIS MOLENDORP**  
CASS COUNTY COLLECTOR



*Chief Deputy Collector*  
Lori Brumitt

*Deputy Collectors*  
Kelsi Youngblood  
Christy Goddard

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TOTAL TAXES & INTEREST	67,006.32
TOTAL NID	-
TOTAL ADVERTISING	929.00
TOTAL LIEN FEES	1,990.00
SURPLUS	359,419.90
CERTIFIED MAIL FEES	246.77
<b>TOTAL TAX SALE PROCEEDS COLLECTED</b>	<b>429,591.99</b>

RECORDS LISTED 34

Bidders

1st offerings	28
2nd offerings	2
3rd offerings	4
Parcels sold	28
Parcels transferred to Cass Co. Trustee	1
Parcels No Sale	5

A handwritten signature in blue ink that reads "Chris Molendorp".

**CHRIS MOLENDORP, CASS CO. COLLECTOR**



BIDDER #	TAX SALE #	CP#	RE #	NAME	BID AMT	SURPLUS
41	21	23-01	59-00-1216900	Boydston, Jon J	\$ 550.00	\$ 34.19
	242	23-21	61-18-1990900	Ross, Rosemary A	\$ 7,500.00	\$ 5,501.20
	256	23-24	61-17-2785400	Scheide, Larry A	\$ 37,000.00	\$ 30,970.66
	269	23-26	58-00-1171500	Stanley, Stephen J	\$ 61,000.00	\$ 56,165.08
					<b>\$ 106,050.00</b>	<b>\$ 92,671.13</b>
29	115	23-12	67-00-2759000	Harbottle, Paul S	\$ 2,600.00	\$ 377.73
					<b>\$ 2,600.00</b>	<b>\$ 377.73</b>
24	32	23-02	61-03-1993100	Burger, Clarence L & Nancy M	\$ 5,500.00	\$ 5,037.89
	33	23-03	61-03-1993400	Burger, Clarence L & Nancy M	\$ 2,600.00	\$ 2,013.42
	34	23-04	61-03-1993700	Burger, Clarence L & Nancy M	\$ 323.23	
	38	23-07	61-03-2001700	Calini, Karl	\$ 236.61	
					<b>\$ 8,659.84</b>	<b>\$ 7,051.31</b>
57	36	23-05	59-00-1268800	Calini Estates LLC	\$ 12,492.73	
					<b>\$ 12,492.73</b>	<b>\$ -</b>
54	37	23-06	55-10-1684302	Calini, Karl	\$ 707.86	
	95	23-10	59-04-1472415	GNT Development Inc	\$ 300.00	\$ 161.02
	227	23-16	64-06-2493300	Polzin, Sharron K	\$ 239.90	
	228	23-17	64-06-2493400	Polzin, Sharron K	\$ 291.36	
					<b>\$ 1,539.12</b>	<b>\$ 161.02</b>
44	74	23-08	55-10-0684500	Donnell, Bric & Anna	\$ 45,000.00	\$ 38,603.00
	200	23-14	55-00-0658800	Morrison, Robert Lee	\$ 35,000.00	\$ 32,153.73
					<b>\$ 80,000.00</b>	<b>\$ 70,756.73</b>
18	201	23-15	55-00-0658801	Morrison, Robert Lee	\$ 45,000.00	\$ 43,996.52
	235	23-18	63-04-2413700	Reynolds, Michael Wood	\$ 40,000.00	\$ 34,691.80
	238	23-19	63-19-8100267	Roberts, Donna M	\$ 67,000.00	\$ 56,220.26
					<b>\$ 152,000.00</b>	<b>\$ 134,908.58</b>
62	76	23-09	61-18-1850281	Driskill, William C Jr	\$ 30,000.00	\$ 24,074.00
					<b>\$ 30,000.00</b>	<b>\$ 24,074.00</b>
45	114	23-11	55-14-0629500	Hamilton, Dorothy E	\$ 400.00	\$ 248.25
					<b>\$ 400.00</b>	<b>\$ 248.25</b>

21	198	23-13	62-00-2094000	Morgan, Sharon H	\$ 11,500.00	\$ 11,367.37
					<b>\$ 11,500.00</b>	<b>\$ 11,367.37</b>
7	240	23-20	61-18-1941100	Rooney, Kimberly Bullock	\$ 15,000.00	\$ 12,315.83
					<b>\$ 15,000.00</b>	<b>\$ 12,315.83</b>
14	243	23-22	61-18-1991400	Ross, Rosemary A	\$ 2,800.00	\$ 1,992.90
	244	23-23	61-18-1991500	Ross, Rosemary A	\$ 3,500.00	\$ 2,692.90
					<b>\$ 6,300.00</b>	<b>\$ 4,685.80</b>
5	257	23-25	61-18-1846100	Scott, Lucy Est % Terri Frankl	\$ 1,500.00	\$ 802.15
	295	23-27	57-13-0997102	Wilber, Joel Eric	\$ 459.28	
	296	23-28	57-13-0997301	Wilber, Joel Eric	\$ 1,091.02	
					<b>\$ 3,050.30</b>	<b>\$ 802.15</b>
			<b>Grand Total</b>		<b>\$ 429,591.99</b>	<b>\$ 359,419.90</b>