

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, JANUARY 12, 2021**

Public Hearing Hardwick Rezoning: Vice Chairman Bryan called the public hearing for the rezoning on Hardwick Lane to order at 6:35. Commissioners in attendance were Scott Dooley, Tanner Kruger, Dorise Slinker, Nicki Fuemmeler, Cory Bergthold, Richard Huse and Jerrod Bryan. Andy Green with Crocket Engineering gave a brief overview of the zoning request. There were no public comments. Commissioner Fuemmeler asked if the zoning request was mainly for setback use. Andy Green explained that is the case as well as self-storage being a permitted use in General Commercial zoning. Dan VandeVoorde, Building Inspector stated the verbiage was not clear in the code as to the exact permitted uses. Commissioner Bergthold asked if there was a specific reason why this particular lot was zoned as APC (Airport Commercial). It is believed that the zoning was put in place in regards to height restrictions. Alderman Sapp asked if the current owners were the owners when it was originally zoned commercial. Izzy Smith stated the current owners were not the original owners when the zoning was put in place. Commissioner Fuemmeler stated that to her it would make more sense to keep in planned zoning and to request a Conditional Use permit for the storage space. Andy Green stated the property directly to the south is zoned General Commercial as well so both parcels would be the same zoning. Tony St. Romaine stated when this first came about, Dan was consulted and it was determined there were two options and after meeting with the Realtor and discussing the use, it was decided this was the easiest route. It made sense to request the General Commercial zoning after looking at other parcels in that area and General Commercial is a more permissive zoning classification. Vice Chairman Bryan adjourned the PH at 7:03

1. REGULAR MEETING:

Vice Chairman Bryan called the meeting to order Tuesday, January 12, 2021 at 7:00 p.m. via ZOOM Ashland, Missouri. Commissioners in attendance were Jerrod Bryan, Tanner Kruger, Cory Bergthold, Scott Dooley, Dorise Slinker, Richard Huse and Nicki Fuemmeler. Commissioners absent were Cynthia Wills and Randy Burhans.

Also present were Tony St. Romaine City Administrator, Lelande Rehard Asst. City Administrator, Carrie Fischer Administrative Assistant, Dan Vande Voorde Building Inspector, Jeff Sapp Liaison, Andy Green Crocket Engineering and Izzy Smith and Mike Frese.

2. Approval of Agenda:

Vice Chairman Bryan called for a motion to approve the January 12, 2021 agenda. Commissioner Dooley made a motion to approve the January 12, 2021 agenda, seconded by Commissioner Slinker. Motion carried.

3. Approval of Previous Minutes:

Vice Chairman Bryan called for a motion to approve the previous minutes dated December 8, 2020. Motion made by Commissioner Bergthold to approve the previous minutes as presented dated December 8, 2020, seconded by Commissioner Fuemmeler. Motion carried.

4. Public Comments:

a.) None

5. OLD BUSINESS:

a.) None:

6. NEW BUSINESS:

a.) Rezoning Hardwick Ln: Commissioner Dooley stated he agreed with Commissioner Fuemmeler in rezoning to Airport Planned with a conditional use. Vice Chairman Bryan asked if the future land use map is a governing document. Tony St. Romaine stated that the future land use map is in fact an active document. Vice Chairman Bryan stated the decision before the board is to stick with the current zoning or go with what the future land use map suggests regarding zoning in that area. Commissioner Bergthold stated he would like to see us approve the rezoning and follow the guide the future land use map suggests in regards to rezoning. Commissioner Bergthold made a motion to approve to General Commercial seconded by Commissioner Krueger. Roll call vote was taken; Commissioner Huse -aye, Commissioner Bergthold - aye, Commissioner Fuemmerler -aye, Commissioner Dooley - nay, Commissioner Slinker - aye, Commissioner Kruger - aye. Motion carried.

7. DISCUSSION: Vice Chairman Bryan stated that Ernie Wren and Cecil Payne had stepped down which leaves some vacancies. After some discussion, Commissioner Slinker volunteered to step in as interim Vice Chairman. Roll call vote was taken; Commissioner Huse - abstaine, Commissioner Kruger - aye; Commissioner Dooley - aye, Commissioner Fuemmerler - aye, Commissioner Bergthold - aye. Unanimous vote.

8. Mayor's Report:

None

9. City Administrator's Report: Tony St. Romaine spoke briefly regarding the meetings to gain feedback regarding the zoning and building codes. The Broadway Beautification Task Force is moving forward with Missouri Main St. to improve the downtown area which greatly impact zoning codes. He is putting together some stakeholder and community meetings in February. He stated there is a group of investors that are interested in developing a property just west and along highway 63 at the Route H overpass. He has had some conversations with Allstate Consultants in regards to getting sewer infrastructure to the west side of highway 63. He has also had conversation with the Potterfield group to try and get both groups to work together to get some development in that area.

10. Commissioners' Report: Commissioner Slinker stated he had spoken with Dan regarding erosion control in Liberty Landing. Dan explained there are several solutions to make sure erosion is under control. The board discussed this at length. Commissioner Slinker also asked if any of the Planning & Zoning code has been revised since 2016. Dan stated he talked with Darla Sapp, City Clerk and believes there have been incremental changes to various parts of the code over the years. Tony St. Romaine stated his plan is to consult with a codification service to review the code as well as legal review.

Vice Chairman Bryan asked for a status update regarding special meeting consideration. Tony St. Romaine stated he is still working on it and hopes to have some verbaige for next month. Vice Chairman also thanked Ernie Wren for his service to this commission.

Vice Chairman Bryan called for a motion to adjourn the January 12, 2021, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the January 12, 2021, Planning and Zoning Meeting. Seconded by Commissioner Huse. Motion carried. Meeting adjourned at 7:47.

Minutes prepared by Carrie Fischer