

**PLANNING AND ZONING MEETING – SPECIAL MEETING
VIA ZOOM
ASHLAND, MO. 65010
TUESDAY, OCTOBER 6, 2020**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, October 6, 2020 at 6:00 p.m. via ZOOM., Ashland, Missouri. Commissioners in attendance were Ernie Wren, Jerrod Bryan, Cecil Payne, Cynthia Wills, Tanner Krueger, Cory Bergthold, Scott Dooley, Nicki Fuemmeler, and Dorice Slinker. Commissioners absent were Greg Batson, Richard Huse, and Randy Burhans

Also present were Administrative Assistant Carrie Fischer, City Administrator Tony St. Romaine, Alderman Liaison Jeff Sapp, Scott Vogler with Meco Engineering, Kevin Schweikert with Brush Engineering, Mayor Richard Sullivan, Rob Wolverton with MFA Break Time, John States with Little Dixie Construction, Wilson Birchfield with MFA Break Time and Paul McGowan, property owner.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the October 6, 2020 agenda.

Commissioner Slinker made a motion to approve the October 6, 2020 agenda.

Seconded by Commissioner Fuemmeler. Motion carried.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated September 8, 2020.

Motion made by Commissioner Slinker to approve the previous minutes dated September 8, 2020. Seconded by Commissioner Bergthold. Motion carried.

4. Public Comments:

a.) None

5. OLD BUSINESS:

a.) None:

6. NEW BUSINESS:

a.) Break Time Site Plan: City Administrator, Tony St. Romaine thanked everyone for being in attendance for the special meeting for expediting a couple of projects. He explained his original assumption for East Ashland Plaza was there was storm water detention onsite. However, there is not. He met with Nathan with C.L. Richardson Construction and it will be up to individual business owners to create their own storm water detention plan. With gas tanks and such underground, there would be very little room for a storm water detention area for this particular site. John States explained they were on a very tight timeline for completion of this project. He also mentioned there would be minimal cubic feet of storm water runoff from this particular site after development and would not affect the watershed much, if any. Scott Vogler

stated he had reviewed the project and asked for some additional information, which was supplied, to him. He stated the only issue was storm water detention, however that is not available on this site. The P & Z Commission understand there were special considerations present due to not meeting city code. Tony St. Romaine stated this particular site is a bit unusual as there is no above ground area for a bio detention basin and we do not really have a choice with this particular lot. We need to make sure we are not adversely affecting surrounding areas and he is confident we are not. The size of the pipe there is more than sufficient to serve this development without any concern of storm water detention. However, those detention areas should be able to be accommodated on the other adjacent lots. Commissioner Bryan asked if underground detention was considered and Tony St. Romaine stated it was. John States mentioned there are a lot of underground fuel lines as well as power on this lot and the depth of this would be a logistics nightmare to incorporate on this particular lot. Commissioner Dooley asked if expansion to the south was possible. Commissioner Wills asked where the pipe drains and John States explained that it drains to the east. City Administrator stated there would be no adverse effects to Lakeview Estates to the south or any future development to the east. Commissioner Payne stated it is his understanding that most drainage that is already there, does in fact drain to the east and he was surprised the developer did not plan for storm water detention and he would like to see this for the whole development. City Administrator Tony St. Romaine mentioned the rest of the interested parties for the remaining lots on this development have been informed that each developer would be required to provide onsite detention. Commissioner Bergthold asked what size of underground detention basin would be required. John States stated it would be a 30x50 are potentially and that space just is not available. Alderman Liaison Jeff Sapp asked what the impervious surface portion would be in relation to the entire lot and it would be approximately 80 percent. Commissioner Fuemmeler asked Tony St. Romaine if the storm water code was just for water detention or if there was a water quality requirement as well. Scott Vogler stated our code does not designate anything about water quality. Commissioner Slinker asked if the ADA ratio factorial and John States mentioned the requirement is a 1:25 ratio of the usable customer area of the building. Mayor Sullivan stated this is a catch twenty-two; the engineers have done their work and we have to trust them. While everyone present is aware there is a storm water issue, we will have to address this with each lot sold. City Administrator Tony St. Romaine stated John States is a commercial developer, he has several other lots under contract, and they are aware that bio detention or underground detention would be required. Being no further discussion, Commissioner Fuemmeler made a motion to approve seconded by Commissioner Payne. Chairman Wren called for a vote: Commissioner Slinker - yes, Commissioner Krueger - yes, Commissioner Payne - yes, Commissioner Bergthold - no, Commissioner Wills - yes, Commissioner Bryan - no, Commissioner Dooley - no, Commissioner Fuemmeler - no. Commissioner Wren - yes. Motion passes 5-4.

McDow Property Replat: City Administrator Tony St. Romaine gave a brief overview of the replat. It is the southwest corner of the Rt. H overpass. Paul McGowen stated this property connects to his current property and the McDows have offered to sell him this land. He will leave it as is currently and will give him a bit more access to the north side of his property. Commissioner Bryan made a motion to approve seconded by Commissioner Slinker. Chairman Wren called for the vote; Commissioner Slinker - yes, Commissioner Krueger - yes, Commissioner Payne - yes,

Commissioner Bergthold - yes, Commissioner Wills - yes, Commissioner Bryan - yes, Commissioner Dooley - yes, Commissioner Fuemmeler - yes. Motion carried.

7. DISCUSSION: None

8. Mayor's Report:

None

9. City Administrator's Report: None

10. Commissioners' Report: None

Chairman Wren called for a motion to adjourn the October 6, 2020, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn the October 6, 2020, Planning and Zoning Meeting. Seconded by Commissioner Fuemmeler. Motion carried. Meeting adjourned at 7:00 pm.

Minutes prepared by Carrie Fischer