

**PLANNING AND ZONING MEETING  
ASHLAND, MO. 65010  
TUESDAY, DECEMBER 13, 2022**

**1. REGULAR MEETING:**

Vice Chairman Bryan called the meeting to order December 13 , 2022 at 7:00 p.m. Commissioners in attendance were Jerrod Bryan, Cory Bergthold, Nicki Rinehart, Scott Dooley, Cynthia Wills, and Katie Barrman

Commissioners absent: Jeff Sapp

City Staff Present: Building Inspector Darin Ratermann, Alderman Liaison Lewis, Mayor Slinker, and Administrative Assistant Leslie Martin

Guests:

**2. Approval of Agenda:**

Vice Chairman Bryan called for a motion to approve the December 13 , 2022 agenda.

Commissioner Wills made a motion to approve the December 13 , 2022 agenda, seconded by Commissioner Bergthold. Motion carried.

**3. Approval of Previous Minutes:**

Vice Chairman Bryan called for a motion to approve the previous minutes dated November 8, 2022. Motion made by Commissioner Bergthold to approve the previous minutes as presented dated November 8, 2022, seconded by Commissioner Dooley. Motion carried.

**4. Public Hearing:**

Rezoning- IFS- No one in attendance

**5. Public Comments:**

None

**6. OLD BUSINESS:**

## **7. NEW BUSINESS:**

A. Rezone of IFS- Darin Ratermann, Building Inspector, gave staff report, Commissioner Bergthold asked if the airport was asked or notified about the rezoning of this location. Darin stated that to his knowledge no one had reached out to the airport. Commissioner Rinehart asked what the impacts would be. Darin stated the only real difference would be the height restriction and there's only so much they can do with the property. Commissioner Bryan asked if it should be recommended to zone as CG. Commissioner Bergthold stated he thinks someone should reach out to Mike Parks with the airport to make sure he is aware and to see if he has any issues. Commissioner Bryan stated when in contact to suggest changing their rezoning to CG instead of API. Motion by Commissioner Bergthold to recommend approval, seconded by Commissioner Dooley. Roll call vote: Commissioner Bergthold-yes, Commissioner Rinehart-yes, Commissioner Dooley-yes, Commissioner Wills-yes, Commissioner Barmann-yes. Motion carried.

B. Southwest Stone Site Plan- Darin Ratermann, Building Inspector, gave staff report, Commissioner Bryan asked what part of the submittal meets the code? Ronnie Gadberry, Southwest Stone Supply, spoke to the board about his plans. He stated they want to be here long term and they want to see how big of permanent site they will need in the future. He stated it would be a retail type site. Darin stated he was looking at making good use out of useless property. Commissioner Bergthold stated we need to be careful of making exceptions for people that are not meeting the code. Commissioner Dooley stated he agrees with Commissioner Bryan and Commissioner Bergthold with this needing to meet all requirements. Commissioner Rinehart asked if the current property owner is in compliance with the city. Commissioner Rinehart stated she thinks the submittal requirements should be submitted. Commissioner Rinehart asked if the driveway with it being a new business would need to be dust free even though it was already existing. Commissioner Rinehart also asked about the wastewater and if there would be a bathroom on this site. Darin stated it would tie into the existing. Commissioner Dooley made motion to table seconded by Commissioner Wills. Roll call vote: Commissioner Bergthold-no, Commissioner Rinehart-no, Commissioner Dooley-yes, Commissioner Wills-no, Commissioner Barmann-yes. Motion failed. Commissioner Bergthold made a motion to approved and seconded by Commissioner Wills. Roll call vote: Commissioner Bergthold-no, Commissioner Rinehart-no, Commissioner Dooley-no, Commission Wills-no, Commissioner Barmann-no. Motion failed. Referring to Sec. 9.106 in the City Code.

## **8. DISCUSSION:**

### **9. Mayor's Report:**

Mayor Slinker asked the Commissioners on their thoughts on impact fees Commissioner Dooley stated the city needs them, Commissioner Bergthold and Commissioner Rinehart agreed that the city needs it. Commissioner Bryan stated it needs to happen but it should be on the developer. Commissioner Wills thinks we need the impact fee as well. Commissioner Barmann agrees with the fees.

### **10. City Administrator's Report:**

None

### **11. Building Department's Report:**

Darin Ratermann gave his report

**12. Alderman Liaison's Report:**

Rick Lewis, Alderman Liaison stated that there was discussion about the impact fee at the Board of Aldermen meeting and a lot of people stated to look at more sales tax rather than doing an impact fee on top of the building permit.

**13. Commissioners' Report:**

Commissioner Bryan - None

Commissioner Bergthold - None

Commissioner Wills - asked about the roads that are private but has business and how their driveways are not part of the city. Darin stated that this could be due to not giving right a way or other vairous reasons. She also asked about the stop sign at Allegiance and Liberty Lane.

Commissioner Sapp - Absent

Commissioner Dooley - None

Commissioner Rinehart - stated she appreciates the erosion control at Scooters

Commissioner Barmann- None

Vice Chairman Bryan called for a motion to adjourn the December 13, 2022, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the December 13, 2022, Planning and Zoning Meeting seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 8:30pm.

Minutes prepared by Leslie Martin