

PLANNING & ZONING MEETING
ASHLAND, MO 65010
TUESDAY DECEMBER 13, 2022
ASHLAND MUNICIPAL CENTER COMMUNITY ROOM

AGENDA

Call the Regular Meeting to Order at 7:00 PM.

Approval of the Agenda for December 13, 2022.

Approval of the Previous Minutes of November 8, 2022.

PUBLIC HEARING

Rezoning of IFS from M-LP (Planned General Industrial) to API (Airport Industrial)

Public Comments:

Old Business:

New Business:

1. Rezoning for IFS
2. Southwest Stone Site Plan

Discussion/Reports:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or e-mail lmartin@ashlandmo.us

Leslie Martin
Administrative Assistant

Posted December 9, 2022 @ 10:30 a.m.

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, NOVEMBER 8, 2022
DRAFT NOT APPROVED BY BOARD**

1. REGULAR MEETING:

Chairman Sapp called the meeting to order November 8 , 2022 at 7:00 p.m. Commissioners in attendance were Jeff Sapp, Jerrod Bryan, Cory Bergthold, and Nicki Rinehart
Commissioners absent: Scott Dooley, Cynthia Wills, and Katie Barrman

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

Guests:

2. Approval of Agenda:

Chairman Sapp called for a motion to approve the November 8 , 2022 agenda.
Commissioner Bryan made a motion to approve the November 8 , 2022 agenda, seconded by Commissioner Rinehart. Motion carried.

3. Approval of Previous Minutes:

Chairman Sapp called for a motion to approve the previous minutes dated October 11, 2022.
Motion made by Commissioner Bryan to approve the previous minutes as presented dated October 11, 2022, seconded by Commissioner Bergthold. Motion carried.

4. Public Comments:

5. OLD BUSINESS:

6. NEW BUSINESS:

A. Baptist Home Revised Site Plan Assisted Living/Nursing Home: Motion made by Commissioner Bryan to approve seconded by Commissioner Bergtold. Darin Ratermann, Building Inspector, gave a staff report. Brian Harrington, Baptist Home Engineer with All State Consultants, stated he was present if there was any questions- Chairman Sapp did a roll call vote, Commissioner Bryan-yes, Commissioner Bergthold-yes, Commissioner Rinehart-yes, Motion carried.

7. DISCUSSION:

8. Mayor's Report:

Mayor Slinker stated the Board appreciates the P&Z Board for their time and input.

9. City Administrator's Report:

None

10. Building Department's Report:

Darin Ratermann stated he checked about the water pressure and nothing has changed. He also stated Ashley Dr is getting some temp gravel put down for a temporary turn around. He stated there was a corrections to building permit data that was presented.

11. Alderman Liaison's Report:

Alderman Lewis stated the Board of Aldermen addressed the home business changes that the P&Z Board recommended and the Board accepted all the recommendations. He also stated they appreciate their input.

12. Commissioners' Report:

Commissioner Bryan - None
Commissioner Bergthold - None
Commissioner Wills - Absent
Commissioner Sapp - None
Commissioner Dooley - Absent
Commissioner Rinehart -None
Commissioner Barmann- Absent

Chairman Sapp called for a motion to adjourn the November 8, 2022, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the November 8, 2022, Planning and Zoning Meeting seconded by Commissioner Rinehart. Motion carried. Meeting adjourned at 7:21 p.m.

Minutes prepared by Leslie Martin



Community Development

Land Use Staff Report

DATE: December 13, 2022
TO: Planning & Zoning Commission
FROM: Darin Ratermann, Community Development
SUBJECT: Request for rezoning of 10501 S Hardwick Lane

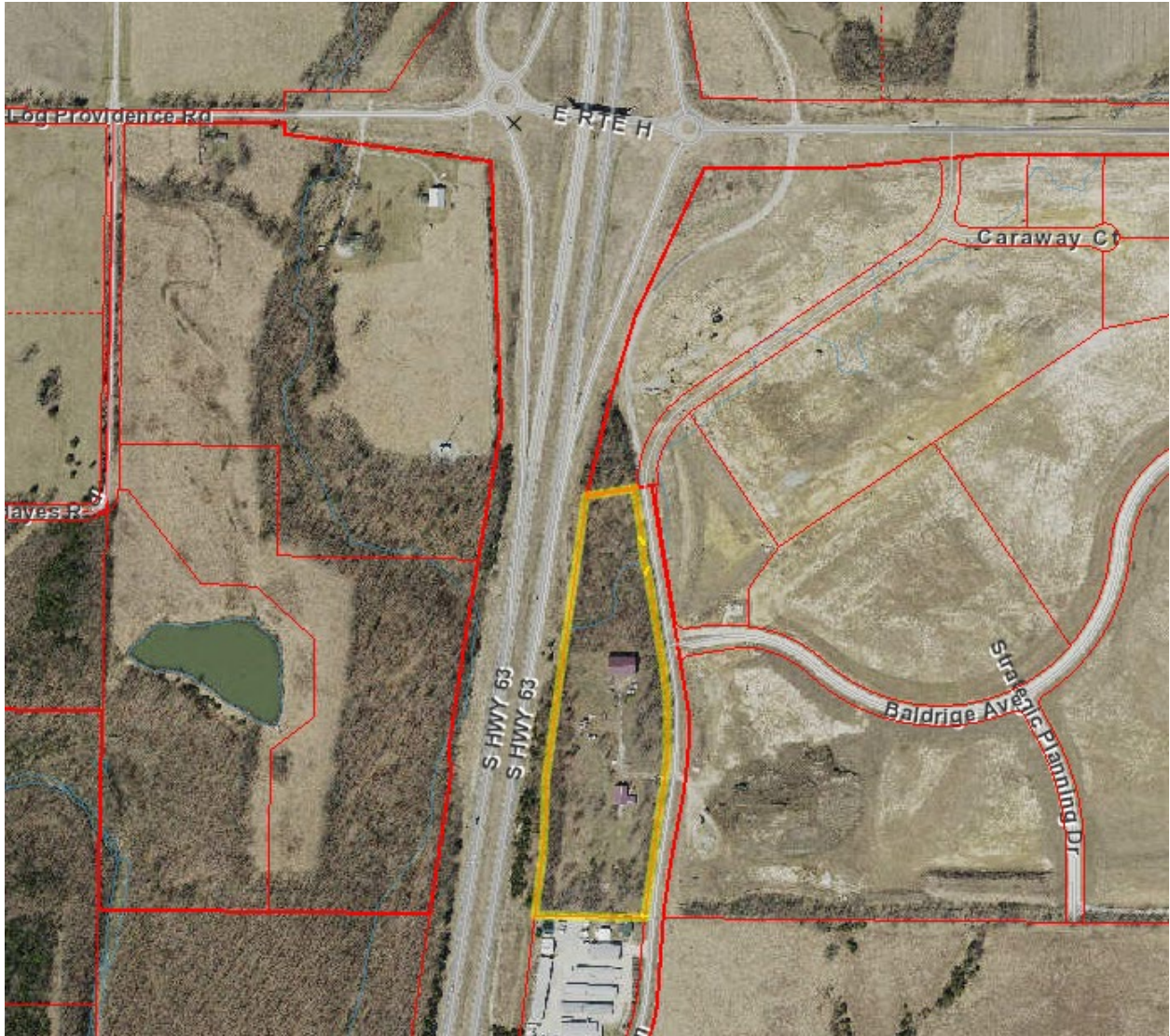
The purpose of this report is to provide you with information regarding a request by Integrated Facility Services (IFS), to the Planning & Zoning Commission for the rezoning of approximately 9.82 acres at 10501 S Hardwick Lane.

GENERAL INFORMATION

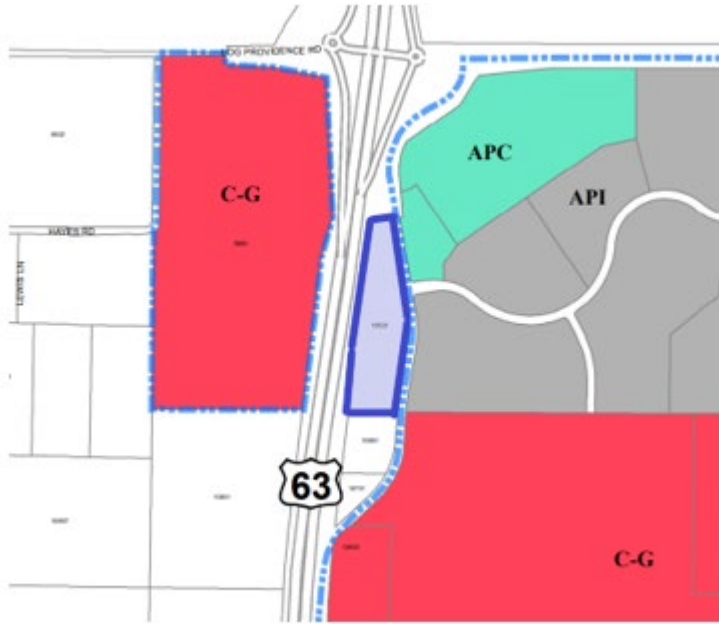
Parcel Information. 21-900-26-00-002.00 01. This parcel is on the west side of Hardwick Lane across from Baldrige Avenue and just south of East Route H.

Parcel Size / Physical Characteristics. The subject property is approximately 9.82 acres and adjacent to properties to the East that are currently zoned API (Airport Planned Industrial).

Zoning Classification. Currently A-1, requesting change to API.



LOCATION MAP



ZONING MAP

ANALYSIS

The rezoning of this parcel is necessary due to the recent approval for annexation by the Board of Aldermen on November 15th. Annexation, by City Code, requires all property be annexed in as A-1 zoning. With annexation and API zoning approval, this property can retain its current use while having the ability to make future site improvements. The property is currently served by the consolidated water district and will remain as such. The property is currently serviced by an on-site wastewater treatment system. As part of future expansion, IFS proposes to abandon this on-site system and connect to the City's wastewater system via the 8-inch main and manhole located at South Hardwick Lane and Baldrige Avenue, approximately 150-feet east of IFS's property line.

CITY STAFF OPINION

After careful consideration, staff recommends approval of this rezoning as this property shares boundaries with properties of like zoning. This move is consistent with the Ashland 2020 Comprehensive plan.



Community Development

Land Use Staff Report

DATE: December 13, 2022
TO: Planning & Zoning Commission
FROM: Darin Ratermann, Community Development
SUBJECT: Southwest Stone Site Plan

The purpose of this report is to provide you with information regarding a site plan (potentially) requesting approval from the Planning & Zoning Commission. The owner of this property is Big River Land Company LLC. The potential tenant is Southwest Stone Supply Inc.

GENERAL INFORMATION

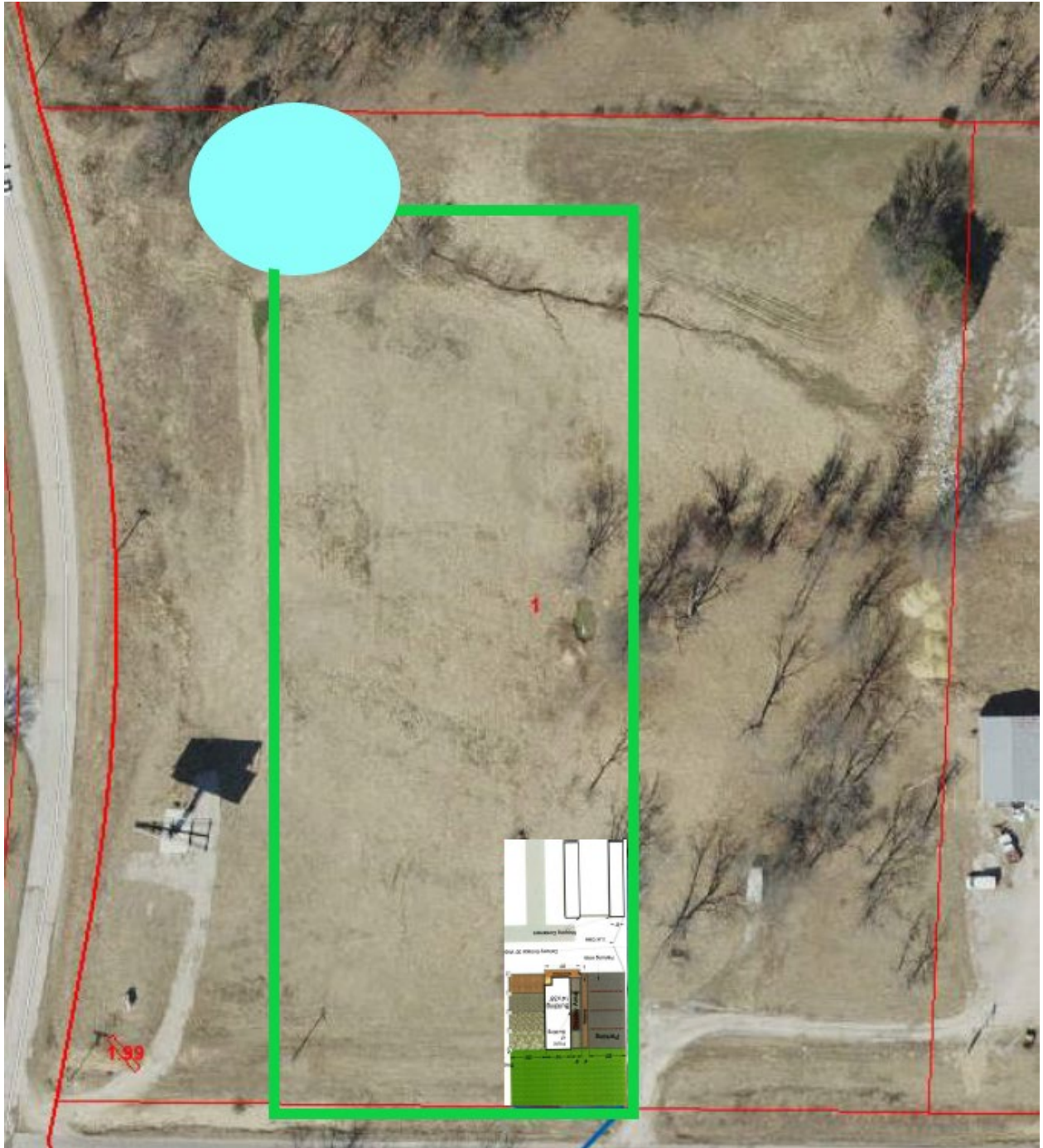
Parcel Information. 21-900-00-04-001.00 01

Parcel Size / Physical Characteristics. The subject parcel is approximately 6.41 acres in size, with the proposed site will occupy a little over half the parcel. This property sits just east of Highway 63 at the northeast corner of Hardwick and Angel Lanes and is known as Lot 1 of the MRWA subdivision.

Zoning Classification. I-L (Light Industrial)



AREA MAP



SITE PLAN

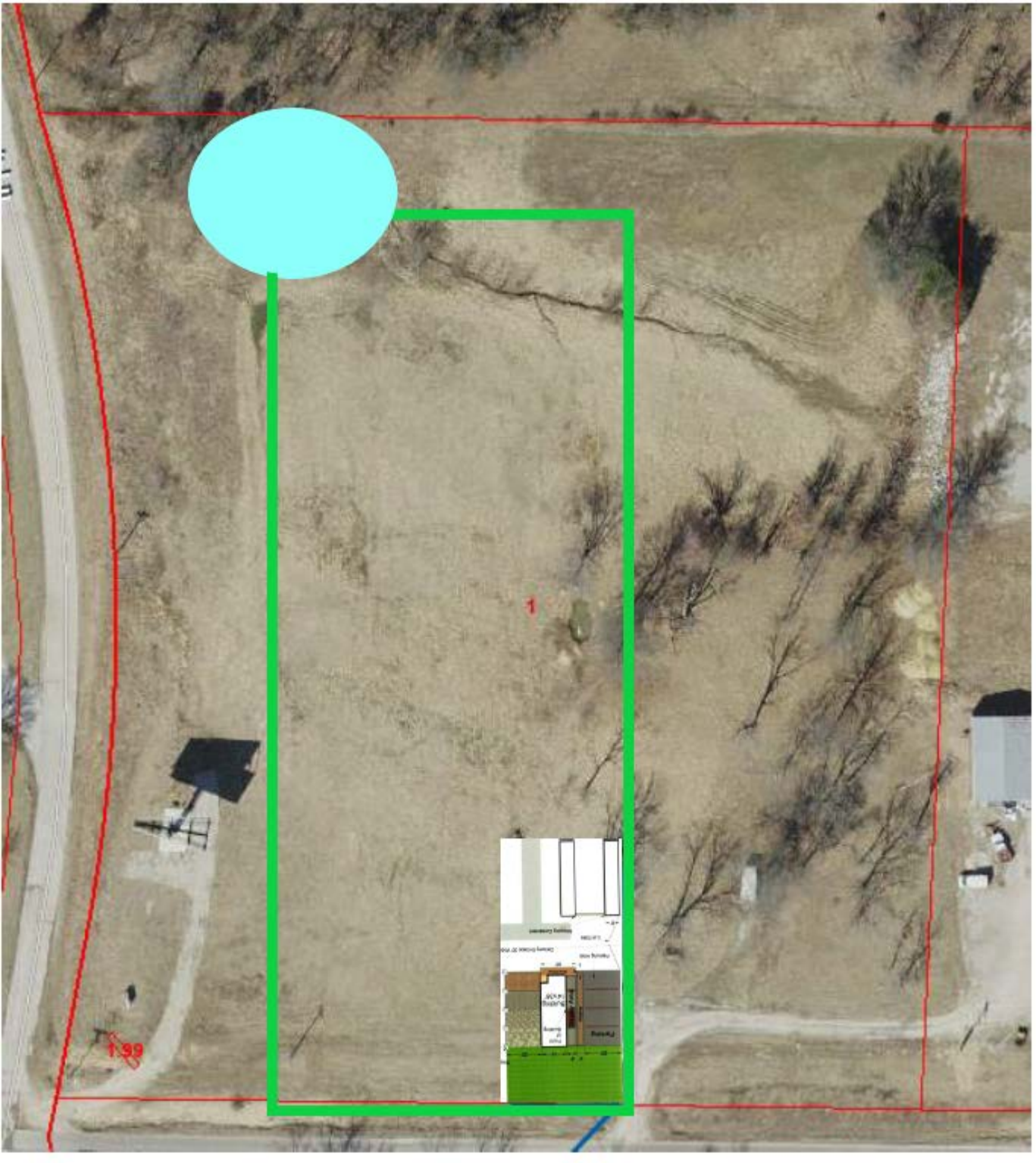
ANALYSIS

This site plan is for a retail/ wholesale hardscape supplier. As you can see from the site plan a majority of the lot would be used for storage of landscaping material. The tenant does not intend to occupy the whole parcel as a detention basin occupies the northwest 5 to 10 percent. The detention was installed previously by the property owner, to control site storm water as this site is currently a fill site for Emery Sapp and Son. The fill consists mostly of concrete fragments and soil that is graded and compacted as it is deposited onsite. Given the current site consists mainly of granular fill; there are very few practical uses. An engineer did not calculate storm water impact, however, given the existing detention is approximately 75 feet in diameter and the required impervious concrete surface is only 60 square feet it was staff opinion that calculations were not necessary. The property is already serviced by existing water and sewer from the previous structure that occupied the site when it was owned by Missouri Rural Water Association.

I was not sure, given the minor nature of the intended site improvements, that it was worthy of the Planning and Zoning commission, but thought it could be discussed. The one building onsite, which would house the office and restroom, is semi-portable and only 448 square feet.

CITY STAFF OPINION

After careful consideration and much deliberation, staff recommends approval of submitted site plan as it has met City Code. This use for the subject site would be a positive sales tax generator for the city and would not adversely affect the traffic flow of Ashland proper. Once the parcel is no longer a fill site we intend to ensure that all stormwater requirements would be met for permanent site use.



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1.99





Community Development

PLANNING & DEVELOPMENT ACTIVITY

- Staff is having weekly meetings with Brightly software/ Dude Solutions/ Smartgov working toward the implementation of the automated permitting. Staff is working through permit details including planning and zoning.
- City staff is still having regular concept review

COMMERCIAL BUILDING ACTIVITY

- Scooters has a final inspection scheduled for Monday December 12th.
- Taco Bell has a final inspection scheduled for Friday December 9th.
- The concession stand at Lakeside Ashland is close to complete, anticipate final inspection soon. City staff is in discussions with the owner about future projects.
- Amazon was granted their final occupancy last month and is fully operational.
- The Middle School. Temporary Occupancy has been extended due to electrical equipment backorder issues and there are still a few legacy items to be addressed. I have spoken with the superintendent and they are actively working on the legacy items.
- Ranken is in the framing stage, almost under roof.
- Yummy Yo’s owner informed me he is ready to get started with the remodel, but I have not been called for any inspections as of yet.
- Cobblestone Park Storage has three buildings erected.
- Hardwick Lane storage has two of the four buildings being framed up and the third has been started.

BUSINESS LICENSE ACTIVITY

BUILDING PERMIT ACTIVITY

Permit Type	Issued Prior Month	YTD	2021 Total
Residential Building Permit	2	71	77
Commercial Permit	0	8	9
Commercial Remodel	1	4	2