

PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, December 8, 2020

Work Session:

Chairman Wren called the work session to order at 5:30 pm. Commissioners in attendance were Ernie Wren, Richard Huse, Cory Bergthold, Jerrod Bryan, Cynthia Wills, Nicki Fuemmeler and Scott Dooley. Also present were Wes Bolton and Brian Harrington with Allstate Consultants, Elizabeth Garvin with Community Recode and Christy Eichorn with Sun Daisy Enterprises, Tony St. Romaine City Administrator and Dan Vande Voorde Building Inspector. Chairman Wren turned it over to Tony who gave a brief overview of the selection process for the project and the final selection of Allstate Consultants. Wes Bolton gave a brief overview of what the process will entail, one of those being very important is public outreach. The preliminary project schedule is estimated to take about a year. Christy Eichorn touched briefly on the comprehensive plan, its importance regarding zoning updates and how it would be used for guidance. Elizabeth Garvin spoke regarding zoning and specifications and how they think regulations can be designed that reflect community preferences, development on particular lots and subdivisions as well as signage. Commissioner Wills stated in the subdivisions there is lack of common use areas and she would like to see landscaping, as she believes it helps with storm water management. Commissioner Fuemmeler stated storm water is a significant issue. She also sees infrastructure failing quickly after development. Commissioner Bryan stated some concerns he has are the construction of the streets and how rapidly they deteriorate. He also mentioned that ADA compliant sidewalks seem to be an issue as well. Commissioner Bergthold stated there is a balance to adapting the code that leaves comfortable room for growth and personal property freedom but also doing it in a safe way. Commissioner Bryan made a motion to adjourn the work session, seconded by Commissioner Bergthold. Motion carried.

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, December 8, 2020 at 7:00 p.m. via ZOOM Ashland, Missouri. Commissioners in attendance were Ernie Wren, Cynthia Wills, Scott Dooley, Jerrod Bryan, Cory Bertghold, Dorise Slinker, Nicki Fuemmeler and Cecil Payne. Commissioners absent were Randy Burhans, Tanner Krueger and Richard Huse.

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 and Landyn Smith

2. Approval of Agenda:

Chairman Wren called for a motion to approve the December 8, 2020 agenda. Commissioner Bryan made a motion to approve the December 8, 2020 agenda, seconded by Commissioner Slinker. Motion carried.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated October 13, 2020. Motion made by Commissioner Bryan to approve the previous minutes as amended dated October 13, 2020, seconded by Commissioner Fueemmerler. Motion carried.

4. Public Comments:

a.) None

5. OLD BUSINESS:

a.) None:

6. NEW BUSINESS:

a.) Middleton Replat 3A: Chairman Wren asked if there were any comments or concerns. He stated that Engineering Survey's and Services has recommended approval. Commissioner Bryan made a motion to approve the replat seconded by Commissioner Bergthold. Chairman Wren called for the vote: Commissioner Wills - yes, Commissioner Fueemler - yes, Commissioner Slinker - yes, Commissioner Dooley - yes, Commissioner Bryan - yes, Commissioner Payne - abstained. Motion carried.

7. DISCUSSION: Special Meeting Consideration: City Administrator Tony St. Romaine stated he had received some responses about input pertaining to special meetings. He also stated a policy could be created that would outline the circumstances that would necessitate a special meeting. Chairman Wren stated one of his concerns is who approves or makes the decision to hold a special meeting. Commissioner Bryan stated his concern is someone could potentially be shown preferential treatment. Chairman Wren stated work session or workshop would be the exception, however special meetings to get items pushed through should be very limited and considered strictly on a case-by-case basis. He also mentioned the commission could consider meeting twice per month and if there were no items to address, meetings could be cancelled due to lack of agenda items as it happens currently. Chairman Wren inquired what the Planning and Zoning Commission could potentially expect in 2021. Tony St. Romaine stated he could rewrite this section of the code and define extenuating circumstances. He also stated we would likely see a heavy flow of development after the first of the year. Chairman Wren stated we would hold off on scheduling a second meeting for now and see what happens after the first of the year. Alderman Jeff Sapp stated a few years ago, the commission did meet twice per month but backed off to once per month based on the flow of development and this could be handled in the same manner. After some discussion, Chairman Wren stated Tony St. Romaine would push special meeting consideration to the Chair and vice chair, at which time staff will communicate to the commission to see if there would be a quorum. Tony St. Romaine will work on the some language for review at the next meeting.

8. Mayor's Report:

None

9. City Administrator's Report: None

10. Commissioners' Report: Commissioner Slinker asked if there was an oversight regarding the sign for the new MFA Break time. Dan Vande Vorde stated they knew the maximum was 45 feet and requested taller and the Board of Alderman approved the sign height requested. Commissioner Dooley needs to still meet with Tony St. Romaine regarding his concern from October. Commissioner Bryan asked Tony what the status was for the signs across 63 from Woody's.

Chairman Wren called for a motion to adjourn the December 8, 2020, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the December 8, 2020, Planning and Zoning Meeting. Seconded by Commissioner Wills. Motion carried. Meeting adjourned at 8:12 pm.

Minutes prepared by Carrie Fischer