

**PLANNING AND ZONING MEETING  
ASHLAND, MO. 65010  
TUESDAY, MARCH 14 , 2023**

**1. REGULAR MEETING:**

Chairman Sapp called the meeting to order March 14, 2023 at 7:00 p.m. Commissioners in attendance were Jeff Sapp, Jerrod Bryan, Cory Bergthold, Nicki Rinehart, Scott Dooley, Cynthia Wills and Katie Barmann

Commissioners absent:

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

Guests:

**2. Approval of Agenda:**

Chairman Sapp called for a motion to approve the March 14, 2023 agenda.

Commissioner Bryan made a motion to approve the March 14, 2023 agenda, seconded by Commissioner Rinehart. Motion carried.

**3. Approval of Previous Minutes:**

Chairman Sapp called for a motion to approve the previous minutes dated February 16, 2023. Motion made by Commissioner Bryan to approve the previous minutes as presented dated February 16, 2023, seconded by Commissioner Barmann. Motion carried.

**4. Public Comments:**

None

**5. OLD BUSINESS:**

**6. NEW BUSINESS:**

1. Car Quest Site Plan- Motion made by Commissioner Bryan to approve and seconded by Commissioner Dooley. Darin Raterman, Building Inspector gave a staff report. Commissioner Bryan questioned the storm sewer. Wes Bolton, All-State Consultant, stated the detention basin will tie into the shared detention basin. Commissioner Bryan stated his concern was that this would be forgotten. Commissioner Bryan asked when the detention would be put in. Wes Bolton stated that he is not aware when the Richardson's plan to do it. Darin Ratermann, Building Inspector, stated that to assure that this would be in before they build, the city has the authority to not approve/hold the permit until the work is done. Wes Bolton stated there is an approved plan by the city for this detention basin. Commissioner Bryan amended his motion to withhold building permit until the area detention is complete and meets the requirements for storm water. Roll call vote: Commissioner Bergthold-yes, Commissioner Rinehart-yes, Commissioner Barmann-yes, Commissioner Bryan-yes, Commissioner Dooley-yes, Commissioner Wills-yes. Motion carries.

2. Ranken Lot#3 Subdivision Replat (Final) - Motion made by Commissioner Bergthold to approve and seconded by Commissioner Rinehart. Darin Ratermann, Building Inspector, gave a staff report. Commissioner Wills asked what kind of development would be going in this area. Keenan Simon with SSE firm stated they are looking at doing high density residential on east side and commercial on west half. Commissioner Bryan asked if this is intended to be subdivided out. Keenan Simon, stated that seems to be the intent at this point. Roll call vote: Commissioner Bergthold-yes, Commissioner Rinehart-yes, Commissioner Barmann-yes, Commissioner Bryan-yes, Commissioner Dooley-no, Commissioner Wills-yes. Motion carries.

## **7. DISCUSSION:**

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

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

None

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

Darin Ratermann asked for questions if any from his report. He stated SmartGov is live. Commissioner Sapp asked for an update on impact fees. Rick Lewis, Alderman Liaison stated after surveying the builders and public they are going to try and collect with the sales tax. Commissioner Dooley asked about the sewer line and community pump station at Middle Creek. Darin Ratermann reported the study had been done and it won't meet the capacity at this time.

## **11. Alderman Liaison's Report:**

## **12. Commissioners' Report:**

Commissioner Bryan - asked about the maps and having them updated along with pedways. He also stated he feels the meeting minutes miss some important action items. He asked about the tap grant and if there was some issues with the presentation of why the school didn't want to come up with the additional. Alderman Liaison Lewis stated he attended the school meeting and there was some

misscommunication. Alderman Liaison Lewis stated that the school was very cooperative after getting more information.

Commissioner Bergthold - questioned the gravel lot by the bait shop. Darin Ratermann stated it is on his radar and is planning to address this.

Commissioner Wills - stated at the end of Patriot Lane asked who the builders is and stated he doesn't want the kids walking through to get to and from school. She asked when there would be a sidewalk that would go from Liberty Landing to the school. Alderman Liaison Lewis stated the tap grant is under review now for the sidewalks and is waiting for approval. Commissioner Dooley asked if there would be a sidewalk easement when this happened. The board and Darin Ratermann had a discussion about sidewalks and ADA and where there attention needed.

Commissioner Sapp - None

Commissioner Dooley - asked if there is an update on Perry Ave. Darin Ratermann stated that it is going to bid soon.

Commissioner Rinehart - None

Commissioner Barmann- None

Chairman Sapp called for a motion to adjourn the March 14, 2023, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the March 14, 2023, Planning and Zoning Meeting seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 7:57pm.

Minutes prepared by Leslie Martin