

**PLANNING AND ZONING MEETING**  
**ASHLAND, MO. 65010**  
**MONDAY, MAY 17, 2021**  
**\*Amended 5-17-2021\***

**1. REGULAR MEETING:**

Vice Chairman Bryan called the meeting to order Monday, April 15, 2021 at 7:00 p.m. at 815 Broadway Ashland, Missouri. Commissioners in attendance were Jerrod Bryan, Cory Bergthold, Cynthia Wills, Ken Bishop, Mike Frese, Tanner Kruger, Nicki Rinehart, Dorise Slinker and Scott Dooley. Commissioners absent: none

Also present were Lelande Rehard Asst. City Administrator, Carrie Fischer and Leslie Martin Administrative Assistants, Jeff Sapp Aldermen Liaison, Dan VandeVoorde Building Inspector, Chris Sander McClure Engineering, Bill and Kim Martin, Derek Tamm Baptist Home, Todd Kempker Bartlett & West, Wes Bolton and Brian Harrington Allstate Consultants, Ryan Davis, Ryan Fuller McClure Engineering, James Creel Streets Supervisor, Angela Shart, Scott Vogler and Melissa Old Alderwoman.

**2. Approval of Agenda:**

Vice Chairman Bryan called for a motion to approve the April 15, 2021 agenda. Commissioner Dooley made a motion to approve the April 15, 2021 agenda, seconded by Commissioner Slinker. Motion carried.

**3. Approval of Previous Minutes:**

Vice Chairman Bryan called for a motion to approve the previous minutes dated April 13, 2021. Motion made by Commissioner Kruger to approve the previous minutes as amended to include the time for review dated April 13, 2021, seconded by Commissioner Dooley. Motion carried.

**4. Public Comments:**

a.) None

**5. OLD BUSINESS:**

a.) Liberty Landing North Site Plan: Lelande Rehard gave the staff report and a brief summary and turned it over to the engineers and developers for questions. Chris Sander stated Ryan Davis is present who conducted the traffic study. One of the items of concern was to reconfigure Lucy Ln. and make it a "T" intersection to help slow the speed of traffic in that area. Sidewalks on Liberty Ln. have been added as well. The traffic study indicated in 2040 (twenty years out) that a connection to Route M would be in place. There is a letter of intent from Mr. Welch indicating there would be a connection to Route M in the future but directing traffic through a residential neighborhood seems counterintuitive. Ryan Davis agreed with the statements made by Chris Sander and he emphasized that it is not the best scenario to redirect traffic through a residential neighborhood to alleviate traffic at another intersection.

Commissioner Dooley asked Ryan David how much of the current development was taken into consideration for this traffic study. Ryan stated they took the baseline counts from the Ashland Commons study. \*Undeveloped Liberty Landing (south) was not included in the traffic study. There was some concern regarding the alternate connection and what phase that would be implemented. The proposed plan stated the connection would be after 184 lots and it was the recommendation of the review engineer to make that connection after 28 lots.\* Chris Sander stated all of the current Liberty Landing subdivision was included in this study. Ryan Davis stated to have two major roadways less than 600 feet apart combined with a school intersection that close is concerning and an issue the community will have to deal with sooner rather than later. Commissioner Wills asked what the City's responsibility is regarding the road issues. She also suggested a turn lane would be beneficial on Liberty Ln. Assistant City Administrator stated if this goes through, Liberty Ln. from Henry Clay to Palis Nichols would become the City's responsibility. Ryan Davis stated he does believe a roundabout at this intersection would work and pointed out page seven on the traffic study and the a.m. and p.m. peak times. He also suggested it would be a good idea on the City's behalf to reroute the school traffic and look at the rerouting of Main St. Commissioner Bergthold made a motion to table seconded by Commissioner Wills. All were in favor and motion carried.

Liberty Landning North Preliminary Plat: Commissioner Wills made a motion to approve the Preliminary Plat seconded by Commissioner Bergthold. After some discussion, Vice Chairman Bryan called for the vote; Commissioner Wills - yes, Commissioner Kruger - no, Commissioner Frese - no, Commissioner Bishop - no, Commissioner Bergthold - yes, Commissioner Slinker - no, Commissioner Rinehart - no, Commissioner Dooley - no. Motion failed.

## **6. NEW BUSINESS:**

A. South Wind Plat 6: Dan VandeVoorde gave the staff report and brief summary. Commissioner Dooley asked about the dead end on Eagle Pass. Chris Sander stated he is unsure whether the stub street on plat or this stub street included on plat 6 will be utilized and the developer owns the rest of the farm south of this plat. Commissioner Dooley made a motion to approve seconded by Commissioner Bergthold. Vice Chairman Bryan called for the vote; Commissioner Wills - yes, Commissioner Kruger - yes, Commissioner Frese - yes, Commissioner Bishop - yes, Commissioner Bergthold - yes, Commissioner Slinker - yes, Commissioner Rinehart - yes, Commissioner Dooley -yes. Motion carried.

B. Baptsit Home Resvised Site Plan: Dan VandeVoorde gave the staff report and brief summary. Brian Harrington with Allstate Consultants pointed out the changes that were made. Commissioner Dooley made a motion to approve seconded by Commissioner Slinker. Vice Chairman called for the vote; Commissioner Wills - yes, Commissioner Kruger - yes, Commissioner Frese - yes, Commissioner Bishop - yes, Commissioner Bergthold - yes, Commissioner Slinker - yes, Commissioner Rinehart - yes, Commissioner Dooley -yes. Motion carried.

C. Selby Site Plan: Dan VandeVoorde gave the staff report and brief summary. Wes Bolton with Allstate Consultants stated they are rebuilding the Hari Studio due to land acquisition for the roundabout. Scott Vogler with Meco Engineering stated according to stormwater calculations ti seems as though everything is in order. Commissioner Dooley had some concerns with the inlet. Dan VandeVoorde stated the City does not have any issues with the variance and recommends

approval. After some discussion, Commissioner Dooley made a motion to approve seconded by Commissioner Bishop. Vice Chairman Bryan called for the vote; Commissioner Wills -yes, Commissioner Kruger -yes, Commissioner Frese - yes, Commissioner Bishop - yes, Commissioner Bergthold -yes, Commissioner Slinker - yes, Commissioner Rinehart - yes, Commissioner Dooley - abstain as he was involved in this project. Motion carried.

D. Selby Subdivision Final Plat: Vice Chairman Bryan called for the vote: Commissioner Wills- yes, Commissioner Kruger - yes, Commissioner Frese - yes, Commissioner Bishop - yes, Commissioner Bergthold - yes, Commissioner Slinker - yes, Commissioner Rinehart - yes, Commissioner Dooley - abstain as he was involved in this project. Motion carried.

**7. DISCUSSION:** No new information on special meeting consideration was presented.

**8. Mayor's Report:**

None

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

Assistant City Administrator Lelande Rehard stated the first meeting in May, he will bring a policy manual for review and will include special meetings.

**10. Commissioners' Report:**

Commissioner Slinker thanked everyone for good dialog this evening as he has learned a lot. Commissioner Frese stated socket is doing work in South Winds and asked if this is normal for yard to be torn up and asked if the City could encourage timing of lines and such from utilities. Commissioner Bryan stated he worries that our traffic issue if going to stifle our expansion and he would like the to the City be proactive instead of reactive. We are expanding in all directions, the traffic is currently a significant problem and it is only going to become a much bigger problem.

Vice Chairman Bryan called for a motion to adjourn the April 15, 2021, Planning and Zoning Meeting. Commissioner Bishop made a motion to adjourn the April 15, 2021, Planning and Zoning Meeting. Seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 8:54 p.m.

Minutes prepared by Carrie Fischer