

**PLANNING AND ZONING MEETING  
ASHLAND, MO. 65010  
TUESDAY, MAY 10, 2022**

**1. PUBLIC HEARING:**

Chairman Sapp called the public hearing to order May 10, 2022 at 6:30 p.m. at 101 W. Broadway Ashland, Missouri.

Commissioners in attendance: Cynthia Wills, Jeff Sapp, Jerrod Bryan, Nicki Rinehart, Cory Bergthold, and Scott Dooley

Commissioners absent: Luke Baker

Founders Ridge: Darin Ratermann, Building Inspector, gave staff report.

Mel Smarr 804 W Broadway stated he is concerned about the detention basin from the run off going onto his property, property line concerns, and concerns for his privacy.

Steve Jeffery had a question on who maintains the detention basins. He stated he is concerned about the rock berm pointing towards his property, he suggested to put pipe in instead.

Public hearing ended at 6:47 pm.

**1. REGULAR MEETING:**

Chairman Sapp called the meeting to order May 10, 2022 at 7:00 p.m. Commissioners in attendance were Jeff Sapp, Luke Baker, Cory Bergthold, Cynthia Wills, Nicki Rinehart, Jerrod Bryan, and Scott Dooley

Commissioners absent:

City Staff Present: Building Inspector Darin Ratermann, City Engineer John Conway, Administrative Assistant Leslie Martin and Alderman Liasion Rick Lewis

Guests: Nate Kohl, engineer for Welch Family, Nathaniel Survey & Designs, and Mike Frese

**2. Approval of Agenda:**

Chairman Sapp called for a motion to approve the May 10, 2022 agenda.

Commissioner Bryan made a motion to approve the May 10, 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 April 12, 2022. Motion made by Commissioner Bergthold to approve the previous minutes as presented dated April 11, 2022, seconded by Commissioner Wills. Motion carried.

### **4. Public Comments:**

Mike Frese 5775 Charlotte Dr commented on having some sort of signage on the property that is being rezoned or annexed for public to see and be better informed.

### **5. OLD BUSINESS:**

### **6. NEW BUSINESS:**

A. Founders Ridge Rezoning- Motion made by Commissioner Bryan seconded by Commissioner Baker. Darin Ratermann, Building Inspector, gave a staff report. Nathaniel Cole, design engineer for Welch Family, addressed some concerns that have been brought forward. He stated that there is a concern with the erosion but that they have taken the proper measures that follow with the city code to address those issues. He also talked about the possible traffic concerns. Commissioner Dooley expressed his concerns about the entrance of the development having traffic and visibility issues. Mary Martin 15101 S. Palis Nichols stated concerns about the traffic with being farmers. Nathaniel, engineer, talked about the concerns about the rock checks. Commissioner Dooley asked about the square footage of the houses. Nathaniel, engineer, stated that the majority of the housing are slab houses. Commissioner Baker wanted to clarify the easement is built no matter who the tree line the plat stays the same. Commissioner Dooley suggested to make the tree line a common ground instead of an easement. He stated the total number of permits of family dwellings that have been pulled for current and past years. He stated that this should not be recommended to move onto the Board of Aldermen because the infrastructure issues need to be addressed and the growth needs to slow down or pause regardless if the plans meets City codes. Roll call vote was taken; Commissioner Baker-yes, Commissioner Wills- yes, Commissioner Rinehart-yes, Commissioner Bergthold-yes, Commissioner Dooley-no, Commissioner Bryan-yes. Motion carried.

B. Founders Ridge Preliminary Plat- Motion made by Commissioner Bryan and seconded by Commissioner Wills. Darin Ratermann, Building Inspector gave staff report. Commissioner Bryan stated on the motion of approval to recommend it be on contingency to the property lines. Commissioner Baker stated that with this being a preliminary there will be a final and that this could change before the final plat. Commissioner Bergthold commented on street grades and how they meet right at the city codes and maybe making an adjustment. Roll call vote was taken; Commissioner Baker-yes, Commissioner Wills-yes, Commissioner Rinehart-no, Commissioner Bergthold-yes, Commissioner Dooley-no, Commissioner Bryan-yes. Motion carried.

C. Election of Chair and Vice Chair- Commissioner Bergthold nominated Commissioner Sapp for Chair and Commissioner Bryan seconded. With 7 written votes Commissioner Sapp is Chair

Commissioner Dooley nominated Commissioner Bryan for Vice Chair. With 5 written votes Commissioner Bryan is Vice Chair.

**7. DISCUSSION:**

**8. Mayor's Report:**

None

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

None

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

John Conway, City Engineer gave an update on Ranken. He stated the construction bids have come in and the school board has met and awarded the contract to Prost and work should start soon, with intentions of opening in the fall of 2023. He stated Perry Ave is currently in the design process.

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

Rick Lewis, Aldermen Liaison, stated he received emails about the topics that came to the board tonight.

**12. Commissioners' Report:**

Commissioner Bryan - delivering of the packets

Commissioner Bergthold -none

Commissioner Wills - none

Commissioner Sapp -none

Commissioner Dooley - none

Commissioner Rinehart - none

Commissioner Baker -none

Chairman Sapp called for a motion to adjourn the May 10, 2022, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the May 10, 2022, Planning and Zoning Meeting seconded by Commissioner Bryan. Motion carried. Meeting adjourned at 8:04pm.

Minutes prepared by Darin Ratermann