

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, MAY 9 , 2023**

1. REGULAR MEETING:

Chairman Sapp called the meeting to order May 9, 2023 at 7:00 p.m. Commissioners in attendance were Jeff Sapp, Jerrod Bryan, Cory Bergthold, Scott Dooley, Cynthia Wills, and Nicki Rinehart
Commissioners absent: Katie Barmann

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 May 9, 2023 agenda.
Commissioner Bryan made a motion to approve the May 9, 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 April 11, 2023. Motion made by Commissioner Bryan to approve the previous minutes as presented dated April 11, 2023, seconded by Commissioner Bergthold. Motion carried.

4. Public Comments:

None

5. OLD BUSINESS:

6. NEW BUSINESS:

1. Election of Chairs- After a ballot vote Commissioner Sapp was elected Chair and Commissioner Rinehart was elected Vice Chair.

2. Middle Creek Preliminary Plat- Commissioner Bergthold recused himself. Motion made by Commissioner Wills to approve and seconded by Commissioner Rinehart. Darin Ratermann gave staff report. Zac Thomas, ES&S, was present to answer any questions. Commissioner Dooley asked if these lots plan to hook up to city sewer. Zac Thomas stated right now they will connect with the utility easement or have an onsite system. Commissioner Dooley stated he thinks all the lots should have to connect to city sewer. Commissioner Bryan asked about the zoning and wanted to know if those are the existing zones. Zac Thomas stated those are the zones that were approved when the previous preliminary plat came to the board at the same time of the rezoning and they will keep those zones as approved. Commissioner Wills asked if there are any sidewalks. Zac Thomas stated not right now but that can be determined as it is developed. Commissioner Rinehart asked if they are going to meet site distance on lot 1. Commissioner Rinehart questioned the easement on the diversion berm. Zac Thomas stated he doesn't think it would be that big of a berm and wouldn't be an issue to disturb the berm if needed. Commissioner Rinehart asked if the city requested a traffic study. Darin Ratermann, Building Inspector, stated there was not a traffic study requested at this time. Alderman Liaison Lewis asked about the turn around and why it wasn't considered to go all the way through. Zac Thomas stated the developer wanted a certain lot size and they were able to meet that with out having to add more road frontage. Commissioner Rinehart asked if the city has plans to go over the road maintenance of those roads. Commissioner Dooley made a motion to amend the original motion to approve providing all lots presented connect to city sewer seconded by Commissioner Wills. Roll call vote on amended motion: Commissioner Bergthold-Recused, Commissioner Bryan-yes, Commissioner Dooley-yes, Commissioner Wills-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Alderman Lewis-yes. Roll call vote on original motion: Commissioner Bergthold-Recused, Commissioner Bryan-yes, Commissioner Dooley-yes, Commissioner Wills-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Alderman Lewis-yes Motion carries.

3. South Wind Tract Split Subdivision- Commissioner Bryan recused himself. Motion made by Commissioner Wills to approve and seconded by Commissioner Rinehart. Darin Ratermann gave staff report. Roll call vote: Commissioner Bergthold-yes, Commissioner Bryan-recused, Commissioner Dooley-yes, Commissioner Wills-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Alderman Lewis-yes. Motion carries.

4. South Wind 7-8 Plats- Motion made by Commissioner Bergthold to approve and seconded by Commissioner Rinehart. Darin Ratermann gave staff report. Commissioner Dooley asked if there are sidewalks to the north on Henry Clay. Darin stated as of right now there is not. Commissioner Rinehart stated she thinks that if the code states that they are required to have sidewalks then they will need to ask for a variance to not have sidewalks. The board had discussion on whether it is required to have sidewalks put in or not. Commissioner Bergthold made a motion to amend the original motion to approve requiring a variance for the side along Henry Clay or put in a sidewalk and seconded by Commissioner Dooley. Doug Nance, Lombardo Homes, stated he would rather do an escrow then if/when the city does improvements with that area the city can put them in. Roll call vote on amended motion: Commissioner Bergthold-yes, Commissioner Bryan-recused, Commissioner Dooley-yes, Commissioner Wills-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Alderman Lewis-yes. Roll call vote on original motion: Commissioner Bergthold-yes, Commissioner Bryan-recused, Commissioner Dooley-yes, Commissioner Wills-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Alderman Lewis-yes. Motion carries.

7. DISCUSSION:

8. Mayor's Report:

9. City Administrator's Report:

None

10. Building Department's Report:

See attached report. Darin stated there has been a solar panel carport request brought to the city. He stated this would be considered a structure which would have to meet set backs unless they get a variance. He stated there has been questions about billboards. The board had a discussion about rules and regulations on billboards have. Commissioner Sapp asked about the feathered signs around town and if they are allowed and had permits.

11. Alderman Liaison's Report:

none

12. Commissioners' Report:

Commissioner Bryan - recommended to define the road types on a map. He asked if parking inside an intersection is that allowed? He then suggested to look at E. Liberty Ln and the stop sign and it being place there for traffic control.

Commissioner Bergthold - None

Commissioner Wills - asked about the stop sign in front of her house and if it should be there.

Commissioner Sapp - stated there has been a parking problem on Perry Avenue where it is stated no parking. He stated he would like to have a flag and add the Pledge of Alleginace to each meeting. He asked if the code should strike out the need to appoint a secretary for each meeting and continue to do as it has been done.

Commissioner Dooley - stated in Forest Park there is a pile of rock at the t-bone turn around and it would difficult for a fire truck to get down there and turn around.

Commissioner Rinehart - asked about the produce stand by the bait shop and if they had business license.

Commissioner Barmann- Absent

Chairman Sapp called for a motion to adjourn the May 9, 2023, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the May 9, 2023, Planning and Zoning Meeting seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 8:35.

Minutes prepared by Leslie Martin