

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, JUNE 8, 2021**

1. REGULAR MEETING:

Chairman Sapp called the meeting to order June 8, 2021 at 7:00 p.m. at 101 W. Broadway Ashland, Missouri. Commissioners in attendance were Jerrod Bryan, Cory Bergthold, Cynthia Wills, Ken Bishop, Jeff Sapp, Scott Dooley, Tanner Kruger, and Nicki Rinehart
Commissioners absent: Mike Frese

City Staff Present: Lelande Rehard Asst. City Administrator, Leslie Martin Administrative Assistant, Dan VandeVoorde Building Inspector, James Creel Public Works Supervisor, Rick Lewis Alderman Liaison

Guests: Fred Carroz ES&S, Corey Myers, Larkin Powers, Greg Renner, David Frech, Greg Crane, Dennis Canote

2. Approval of Agenda:

Chairman Sapp called for a motion to approve the June 8, 2021 agenda.
Commissioner Bryan made a motion to approve the June 8, 2021 agenda, seconded by Commissioner Bishop. Motion carried.

3. Approval of Previous Minutes:

Chairman Sapp called for a motion to approve the previous minutes dated May 17, 2021. Motion made by Commissioner Bryan to approve the previous minutes as presented dated May 17, 2021, seconded by Commissioner Bergthold. Motion carried.

4. Public Comments:

A. Greg Renner 4300 E. Log Providence voiced his concerns about the traffic with the new Lakeside Development. Mr. Renner expressed that there would be no parking and there would be a problem with the noise factor in the Lakeside area. His concern with the noise is that it would disrupt the neighborhood.

David Frech 4795 E. Log Providence stated that there should be a statement by the fire department saying the current road is up to standards for this development. Mr. Frech expressed his concerns with what this development will do to the current Eco system.

Greg Crane 5300 E. Eagle Ridge Rd talked to the board about his concerns with the Lakeside Development and how it will be a disruption to the neighborhood.

Dennis Canote 4870 E. Log Providence expressed concerns that he has heard several different things as to what will be coming to that area. Mr. Canote stated to the Board he would like to be able to know what is really going to be happening.

5. OLD BUSINESS:

A. Policy Manual- Lelande Rehard, Assistant City Administrator, reported the changes made to the policy manual. Lelande stated the main changes were to the training expectations and the special meetings. Commissioner Bryan had a concern with the wording on immense community benefit in the special meeting section of the policy. Commissioner Bryan also had a concern with the attendance policy. Lelande Rehard, Assistant City Administrator, stated that he thinks it is important to have something in the policy to know how to let someone know that they will need to resign. Commissioner Wills asked if there will be any action taken if they don't take the training. Lelande stated that if there seems to be issues with completing the trainings then the Board can come back and amend the policy. Lelande also stated that the City will pay or have someone come in for the trainings and the Board will have access to the trainings online. Commissioner Bergthold made the suggestion to have the timeline of receiving the regular meeting packet and receiving a special meeting packet be the same. Commissioner Dooley made the motion to table, second by Commissioner Byran. Motion carries to table.

6. NEW BUSINESS:

Commissioner Bergthold recused himself due to his employment with Engineering Surveys and Services for Forest Park Replat.

A. Forest Park Replat Lot #'s 111 and 112: Dan Vande Voorde, Building Inspector, reported this is a reconfiguration of two lots to meet the City code located in Forest Park Subdivision. Commissioner Sapp asked if the house on Lot # 111 was already under construction. Dan stated yes it was under construction and that this is the best way to fix the issue. Commissioner Bryan asked Dan if the lot meets all the codes. Corey Myers, developer, presented to the Board the situation that happened with the pins to result in the replat of the two lots. Dan stated that this is something that does happen in the building community and this is the way that it has to be fixed in order to move forward. Dan also stated this allows the one lot to continue to build and the other lot be able to still be built on. Commissioner Bryan asked if the square footage of the lot is still designed to meet the code. Fred Carroz, Engineering Surveys and Service, stated yes the lot meets all footage codes. Motion was made by Commissioner Bryan to approve, seconded by Commissioner Wills . Motion carried.

B. Ranken Replat: Dan Vande Voorde, Building Inspector, gave the staff report on the Ranken Subdivision Replat. Commissioner Wills asked what the other two lots shown on the plat were for. Larkin Powers, developer, stated those lots were still available lots and Ranken would have the opportunity to purchase the other 5 acre lot for future deveopment. Motion was made by Commissioner Kruger to approve seconded by Commissioner Rhinehart . Motion carried.

7. DISCUSSION:

Upcoming Projects: Lelande Rehard, Assistant City Administrator, reported in 2019 the City had 7 Commerical permits, in 2020 there was 10, and in 2021 so far there is 20 commercial permits that have been pulled.

Lakeside: Lakeside has gotten approval from the third-party engineer and now a conditional use public hearing is scheduled for July 13, there are also some variances for a gravel lot and screen size that will go on to the Board of Aldermen agenda.

Liberty Landing North Plats 2-6: Liberty Landing Plats 2-6 are currently in review with the third-party engineer waiting for approval.

Middle Creek: Middle Creek Plat is still in review with the third-party engineer. There will be a public hearing scheduled for the request of rezoning of lots on July 13. This plat also has an annexation request that will be put on the Board of Aldermen agenda.

River Regions Credit Union: River Region Credit Union replat and vacation of right of way are still in review with the third-party engineer waiting for approval.

Dan Vande Voorde recommended to the board if they have citizens asking question about a particular submittal to have them contact City Hall.

There was some discussion of having personal emails online of the Commissioners. Lelande Rehard, Assistant City Administrator, stated he would look into getting a city emails for the Board.

8. Mayor's Report:

None

9. City Administrator's Report:

Introduction of John Conway the City's new part time civil engineer. John will start working with the City on 6/20.

10. Building Department's Report:

Dan Vande Voorde, Building Inspector, went over the building permits that have come in to date. In 2020-72 building permits were pulled for single family homes equaling roughly-13 million dollars. In 2021 to date there have been 42 single family homes equaling roughly-7.6 million dollars. For commercial in 2020 there was 2 pulled and in 2021 to date there has been 2 pulled equaling roughly 7.3 million dollars. Dan stated standalone permits have doubled already this year from last year. Dan gave the Board an update on Selby Hair Salon stating the footings have been dug. Dan reported that he has purchased code books for contractors. Dan stated that when out on inspections the contractors have been appreciative with the timely manner of the inspections.

11. Alderman Liaison's Report:

No report

12. Commissioners' Report:

Commissioner Bryan- He had a question if anyone with the City is ADA certified. Commissioner Bryan stated there is a sidewalk in Palomino Ridge that needs to be looked at for ADA approval. He also stated on the south side of Martha Crump there are concerns of having the ramp going down to a public right of way.

Commissioner Bergthold- He let the Board know he would recuse at next month's meeting due to his employer working on Middle Creek Subdivision.

Commissioner Wills- No report

Commissioner Bishop-No report

Commissioner Sapp-No report

Commissioner Dooley- No report

Commissioner Rhinehart-No report

Commissioner Kruger- He stated he will recuse himself on the River Region Credit Union submittal due his employment with River Region Credit Union.

Chairman Sapp called for a motion to adjourn the June 8, 2021, Planning and Zoning Meeting.

Commissioner Bryan made a motion to adjourn the June 8, 2021, Planning and Zoning Meeting.

Seconded by Commissioner Bergthold. Motion carried. Meeting adjourned at 8:10pm.

Minutes prepared by Leslie Martin