

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, JULY 11 , 2023**

1. REGULAR MEETING:

Vice Chairperson Rinehart called the meeting to order June 13, 2023 at 7:00 p.m. Commissioners in attendance were Jerrod Bryan, Katie Barmann, Scott Dooley, Cynthia Wills, Cory Bergthold and Nicki Rinehart

Commissioners absent: Jeff Sapp

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

Guests:

2. Approval of Agenda:

Vice Chairperson Rinehart called for a motion to approve the July 11, 2023 agenda.

Commissioner Bergthold made a motion to approve the July 11, 2023 agenda, seconded by Commissioner Bryan. Motion carried.

3. Approval of Previous Minutes:

Vice Chairperson Rinehart called for a motion to approve the previous minutes dated June 13, 2023. Motion made by Commissioner Bryan to approve the previous minutes as presented dated June 13, 2023, seconded by Commissioner Barmann. Motion carried.

4. Public Hearing:

104 S. Main Street Rezoning: Theresa Frost- 103 Watson Ct- had questions on how many units they are planning to have. She asked where the parking will be. She wanted to know how close to the property lines they plan to build on.

Peggy Wren- 124 E. Broadway- stated she had the same concerns as the resident before. She also asked about the land disruption to the property and surrounding properties. She also stated she is concerned with possible trespassing issues. She also asked when the property owners around this property would know if it was approved and if so when they could start developing.

11550 S. Hardwick Ln Rezoning: No comments or questions

601 E. Liberty Ln Rezoning: Zhu Qing- 403 Amanda- asked about the future land use of this area. He also asked what the big buildings purpose would be for.

5. Public Comments:

Mike Frese- 5775 Charlotte Dr- made a comment on the signs that were posted. He stated that they should be bigger in size. He also stated he is disappointed that members of the Board of Aldermen are voting members on the P&Z Commission.

6. OLD BUSINESS:

7. NEW BUSINESS:

1. 104 S. Main Street Rezoning- Commissioner Bergthold made a motion to approve and seconded by Commissioner Wills. Darin gave the staff report. Commissioner Bryan asked about it matching the current land use. He stated he thinks it would be better for it to be a mixed use instead of residential zoned. Nick Martin, developer, stated the city allows 5 units to be on this piece of property. Commissioner Wills asked about how many bedrooms per unit there planned to be. Nick Martin stated he is looking at 2 bedrooms but if he can fit 3 bedrooms he would like to do that. Commissioner Dooley asked if the city ever not recommends submittals. Commissioner Dooley stated he is not in favor of having R-3 anywhere in town. He stated statistically that could bring in low income residents. Peggy Wren asked if down the road something were to happen, could it possibly be turned over into Section 8 housing. Commissioner Bryan asked why they want to rezone instead of doing a conditional use permit. Commissioner Barmann asked if there is a code for parking and the requirements. Darin Ratermann stated yes there is code for parking in Chapter 9 Section 9.365. Roll call vote: Commissioner Bryan-no, Commissioner Rinehart-no, Commissioner Barmann-no, Commissioner Bergthold-yes, Commissioner Wills-yes, Commissioner Dooley-no, Alderman Lewis-yes, Mayor Slinker-yes. Motion fails due to tie vote.

2. 11550 S. Hardwick Ln Rezoning- Commissioner Bryan made a motion to approve and seconded by Commissioner Bergthold. Darin gave the staff report. Casey Smith, property developer, stated they were advised by the city to get the property rezoned with having the plans in the future for more development. Commissioner Dooley stated the pavement was discussed with the zoning of this property when the site plan came to the board. Commissioner Bryan asked the City why he wasn't advised to do a variance instead of a rezone request. Commissioner Bergthold stated there is light industrial to the south and surrounding properties. Commissioner Bryan stated the future use map indicates that area as a commercial property. Casey Smith, property developer, stated they didn't do what was right at the beginning because of bad guidance from his engineer before and they are trying to clean it up now and get it right. Roll call vote: Commissioner Bryan-no, Commissioner Rinehart-yes, Commissioner Barmann-yes, Commissioner Dooley-no, Commissioner Bergthold-yes, Commissioner Wills-yes, Alderman Lewis-yes, Mayor Slinker-yes. Motion carries.

3. 601 E. Liberty Ln Rezoning- Commissioner Bergthold recused himself, Commissioner Bryan made a motion to approve and seconded Commissioner Barmann. Darin gave the staff report. Larkin Powers, property developer, stated he is present and will answer any questions. He stated he is planning to do 4 white box buildings on the property. He stated his goal is to complete one building at a time. Rick Lewis, Alderman Liasion, asked what a white box building is. Larkin Powers stated it is where you just finish it out or rough it in until a renter comes in then you can finish out to the specs they want. Zhu Qing-403 Amanda-asked if it will be used for self storage. Larkin Powers stated no it wouldn't be like that. He stated they would be a bigger type of unit. He also asked about the future land use and if the road will have public

access. Larkin Powers stated there will be a public road that will tie into his development and the utility easement road should only be used by utilities and not the public. Zhu Qing stated the concern would be the roads and being through streets. He also asked if there would be fencing around the development. Larkin Powers stated there would be a fence placed there per code. Commissioner Bryan asked if it was limited by keeping commercial. Larkin Powers stated no but he thought he would be able to do more being zoned as light industrial. Larkin Powers stated he plans for it to be paved. Roll call vote: Commissioner Bryan-no, Commissioner Rinehart-yes, Commissioner Barmann-yes, Commissioner Bergthold-yes, Commissioner Wills-yes, Commissioner Dooley-no, Alderman Lewis-yes, Mayor Slinker-yes. Motion carries.

8. DISCUSSION:

9. Mayor's Report:

None

10. City Administrator's Report:

None

11. Building Department's Report:

See attached report. Commissioner Dooley asked what the new commercial permit was. Darin stated it was Boone Corner.

12. Alderman Liaison's Report:

none

13. Commissioners' Report:

Commissioner Bryan - recommended to get clarification on who votes. He stated he doesn't think the Board of Aldermen members should vote. He stated with them voting he thinks we are detaching the community from the government. He stated he **if the City doesn't follow code** he will resign .

Commissioner Bergthold - None

Commissioner Wills - asked about the 3 way stop at Allegiance and E Liberty Ln.

Commissioner Sapp - Absent

Commissioner Dooley - asked about Salter Lawn Care charging people for the yard waste being picked up. He stated he doesn't feel like it is good practice.

Commissioner Rinehart- None

Commissioner Barmann- None

Vice Chairperson Rinehart called for a motion to adjourn the July 11, 2023, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn the July 11, 2023, Planning and Zoning Meeting seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 8:21p.m. .

Minutes prepared by Leslie Martin