

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, AUGUST 8 , 2023**

1. REGULAR MEETING:

Chairperson Sapp called the meeting to order August 8, 2023 at 7:00 p.m. Commissioners in attendance were Jerrod Bryan, Katie Barmann, Jeff Sapp, Cynthia Wills, Nicki Rinehart, Alderman Liaison Lewis, and Mayor Slinker

Commissioners absent: Scott Dooley and Cory Bergthold

City Staff Present: City Administrator Kyle Michel, Building Inspector Darin Ratermann, Administrative Assistant Leslie Martin

Guests:

2. Approval of Agenda:

Chairperson Sapp called for a motion to approve the August 8, 2023 agenda.

Commissioner Bryan made a motion to approve the August 8, 2023 agenda, seconded by Commissioner Wills. Motion carried.

3. Approval of Previous Minutes:

Chairperson Sapp called for a motion to approve the previous minutes dated July 11, 2023. Motion made by Commissioner Bryan to approve the previous minutes as amended dated July 11, 2023, seconded by Commissioner Rinehart. Motion carried.

4. Public Hearing:

Forest Park Phase 3 Rezoning: Darin gave the staff report. Zac Thomas, Engineering Surveys & Services, stated the developers intent is to meet the City requirements. He stated looking at the comprehensive plan this rezone mostly aligns with it. Chairperson Sapp asked Zac Thomas to explain what the Jurisdictional Corp is. Zac Thomas stated this is a permit that is required when doing work in regulated waterways. He stated that the Corp requires more if the land around the waterways is going to be disturbed and they have to have a Army Corp permit.

David McClatchey, Columbia, and owner of the property to the east stated he is not in favor of the zone change. He stated it is not consistent with the future land use map. He stated he has concerns about the stormwater detention and where it would go. He would like to see the zoning stay R-1.

JAJ LLC Representative, Columbia, stated he doesn't feel like the rezoning makes sense because of the up and down zoning.

Zac Thomas stated they are wanting to have some flexibility and that is why they chose this zoning for this property.

5. Public Comments:

6. OLD BUSINESS:

7. NEW BUSINESS:

1. Forest Park Phase 3 Rezoning- Commissioner Bryan made a motion to approve and seconded by Commissioner Wills. Commissioner Bryan stated one of his concerns is that Ashley is not a good road for this proposed zoning with the traffic. He also stated this does not follow the future land use map. Commissioner Wills stated she had concerns with the access without having better roads. She also stated she has concerns where the detention basin would be located. Chairperson Sapp stated he has issues with changing the zoning after it was just changed. Zac Thomas stated the detention basin would be addressed once approved and they would reflect that on the construction plans. Alderman Liasion Lewis wanted to know where the second access would be. Zac Thomas stated that would be more of a question for the developer because he is not for sure on the answer to that. Commissioner Rinehart stated that when looking at the comprehensive plan it is zoned for medium high density and light industrial which is not far out of line of what is being proposed. Roll call vote: Commissioner Bryan-no, Commissioner Rinehart-yes, Commissioner Barmann-no, Commissioner Wills-no, Commissioner Sapp- no, Alderman Lewis-yes, Mayor Slinker-yes. Motion fails.

2. Forest Park Phase 3 Preliminary Plat- Commissioner Bryan made a motion to approve and seconded by Commissioner Barmann. Darin gave the staff report. Commissioner Bryan stated this preliminary plat can not be approved because of the proposed zoning. Commissioner Rinehart stated the preliminary plat doesn't show the development plan on it of what they are doing. Roll call vote: Commissioner Bryan-no, Commissioner Rinehart-no, Commissioner Barmann-no, Commissioner Wills-no, Commissioner Sapp-no, Alderman Lewis-no, Mayor Slinker-no. Motion fails.

8. DISCUSSION:

Todd Smith , City Attorney provided the board with a memo on voting procedures.

9. Mayor's Report:

None

10. City Administrator's Report:

Setting up a Zoom meeting to go over the draft of the Land Use Development Code

11. Building Department's Report:

See attached report.

12. Alderman Liaison's Report:

None

13. Commissioners' Report:

Commissioner Bryan - asked about the structure that is still on the lot where Boone Corner is being built and why it wasn't torn down before work was started. He asked how Boone Corner was able to qualify for the ARPA funding from the City. Kyle Michel stated that they didn't get any ARPA funding from the City that ARPA funds are dispersed from the County and the development did not receive any funds.

Commissioner Bergthold - Absent

Commissioner Wills - None

Commissioner Sapp - asked if fines had been given due to lot conditions at 507 E. Broadway.

Commissioner Dooley - Absent

Commissioner Rinehart- asked if the business next to the Black Dog Outdoors had a current business license. Darin stated they do have one.

Commissioner Barmann- None

Chairperson Sapp called for a motion to adjourn the August 8, 2023, Planning and Zoning Meeting.

Commissioner Bryan made a motion to adjourn the August 8, 2023, Planning and Zoning Meeting seconded by Commissioner Rinehart. Motion carried. Meeting adjourned at 7:52pm.

Minutes prepared by Leslie Martin