

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, NOVEMBER 8, 2016**

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:00 p.m., to seek public comments on:

1. Proposed Rezoning from County A-1 to C-G, General Commercial for Greg & Mitsu Rennie, on 10900 S. Hardwick Ln. in the Town of Ashland, Parcel ID # 21-900-26-00-005.00 01.

Public Questions/Comments:

Mitsu Ann Rennie spoke about their property. Commissioner Sapp asked what is the conditional use for? Mrs. Rennie stated it was for a single family dwelling. The house is historical and was built in 1859. Chairman Batson asked if there were any further comments. There were none. Chairman Batson asked for a motion to close the public hearing. Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Williamson. Motion carried unanimously.

2. Proposed Conditional Use for Greg & Mitsu Rennie, on 10900 S. Hardwick Ln. in the Town of Ashland, Parcel ID # 21-900-26-00-005.00 01.

Public Questions/Comments:

There were none. Chairman Batson asked for a motion to close the public hearing. Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Williamson. Motion carried unanimously.

3. Proposed Rezoning of Lots 7 & 8 Southwoods Commercial Park, Plat 1, from L-I, Light Industrial to C-G, General Commercial for Construction Home Builders, LLC, Parcel IDs # 24-508-00-16-008.00 01 on Commerce Dr., & # 24-508-00-16-007.00 01 on Cobblestone Ct.

Public Questions/Comments:

The first person to speak during the public hearing was Mike McCubbin. He presented a handout to the Commissioners. He explained his purpose for rezoning was to find the right fit for the neighborhood. He discussed the differences between commercial general and light industrial zoning.

Alderman Clay asked Mr. McCubbin if general commercial zoning were to be granted would Mr. McCubbin make a future request for a conditional use as permitted in general commercial zoning under Chapter 9.240. Alderman Clay made note of multi-family homes being authorized as a conditional use. Mr. McCubbin said he was only making a rezoning request, and not a conditional use request at this time.

Richard Jones introduced himself and talked about Mr. McCubbin buying the property, knowing the zoning at the time of the purchase and now wanting to change the zoning. Mr. McCubbin responded by saying he was following the advice of the Planning and Zoning Commissioners given at previous meetings. Commissioner Jeff Sapp talked about the specifics of previous requests. He and Mr. Jones questioned Mr. McCubbin's lack of specifics for use, this time.

Victor Sapp renewed his, and others, concerns about making the property multi-family residential. Mr. Sapp said he is okay with a plan for businesses to occupy the property. Alderman Bronson clarified the process for a conditional use of general commercial zoning. This resulted in a discussion among the attendees concerning general commercial vs light industrial zoning.

Richard McCubbin spoke in favor of the rezoning. Discussion among the attendees resumed with questions directed to Mr. McCubbin about the use of the property. Chairman Batson asked City Administrator Woolford to read the 42 permitted uses of general commercial zoning. It was reiterated by Commissioner Wren a conditional use permit would be required for the general commercial zoning to have multi-family dwellings.

Citizen Jeff Sapp spoke in opposition of the zoning change. Richard McCubbin defended the rezoning request. Alderman Bronson suggested the audience focus on the current proposal and not be prejudiced by past proposals. Chairman Batson explained a conditional use would require another public hearing. Commissioner Wren explained other restrictions would apply. City Administrator Woolford explained the approval of a rezoning and conditional uses is given by the Board of Aldermen; the Planning and Zoning Commission is only a recommending body for these items. Commissioner Williamson asked Mr. McCubbin if his current rezoning request is for the same property for which a request was made 2 years ago.

Chairman Batson asked if there were any further comments. There were none. Chairman Batson asked for a motion to close the public hearing. Commissioner Wren made a motion to close the public hearing. Seconded by Commissioner Sapp. Motion carried unanimously.

4. Proposed Rezoning from County A-1 to C-G, General Commercial for Joe & Elaine McDow, on 5950 E. Log Providence Rd., Parcel ID # 21-800-27-00-001.00 01.

Public Question/Comments:

Elaine McDow, property owner of 5950 E. Log Providence, spoke about rezoning their property. She gave several reasons for requesting the rezoning. She stated she and her husband do all of their business in Ashland, tax wise it is a benefit to the city. There was some discussion between the commissioners on where the property was located.

Alan Bunch, property owner of 20 acres on west side of highway, spoke. He stated he would like to know ahead of time what is going in there. Commissioner Sapp said we would like to see what is proposed, but this goes together with the annexation into the city. Mr. Bunch said, I speak for the whole neighborhood, and we want to know what is going in there. Elaine McDow stated we have not received any offers for our property. Alderman Jesse Bronson said this is a good fit for what is going out there. Alan Bunch asked what are the kinds of things they can put

in there? Chairman Batson explained permitted uses. Commissioner Sapp read Ashland City Code Chapter 9.135.2. He then explained rezoning purposes when it is annexed into the city.

Chairman Batson asked if there were any further comments. There were none. Chairman Batson asked for a motion to close the public hearing. Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Bryan. Motion carried unanimously.

REGULAR MEETING:

Chairman Batson called the meeting to order Tuesday, November 8, 2016 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson, Greg Batson, Jerrod Bryan and Jeffrey Sapp. Commissioner absent was Nikki Courtney.

Also present were City Administrator Lyn Woolford, and Administrative Assistant Megan Young.

Chairman Batson called for a motion to approve the November 8, 2016 agenda. Commissioner Sapp made a motion to approve the November 8, 2016 agenda. Seconded by Commissioner Williamson. Motion carried unanimously.

Chairman Batson called for a motion to approve the previous minutes dated October 11, 2016. Motion was made by Commissioner Branson to approve the previous minutes dated October 11, 2016. Commissioner Bryan asked for a change to paragraph 4 correcting the spelling of his name. Motion was made by Commissioner Branson to approve the amended previous minutes dated October 11, 2016. Seconded by Commissioner Bryan. Motion carried unanimously.

NEW BUSINESS:

1. Proposed Rezoning from County A-1 to C-G, General Commercial for Greg & Mitsu Rennier, on 10900 S. Hardwick Ln. in the Town of Ashland, Parcel ID # 21-900-26-00-005.00 01. There was no discussion between the commissioners. Commissioner Wren made a motion to approve the rezoning. Commissioner Sapp seconded the motion. Motion carried unanimously.

2. Proposed Conditional Use for Greg & Mitsu Rennier, on 10900 S. Hardwick Ln. in the Town of Ashland, Parcel ID # 21-900-26-00-005.00 01. There was no discussion between the commissioners. Commissioner Branson made a motion to approve the rezoning. Commissioner Sapp seconded the motion. Motion carried unanimously.

3. Proposed Rezoning of Lots 7 & 8 Southwoods Commercial Park, Plat 1, from L-I, Light Industrial to C-G, General Commercial for Construction Home Builders, LLC, Parcel IDs # 24-508-00-16-008.00 01 on Commerce Dr., & # 24-508-00-16-007.00 01 on Cobblestone Ct. There was no discussion between the commissioners. Commissioner Sapp made a motion to approve the rezoning. Commissioner Wren seconded the motion. Motion carried unanimously.

4. Proposed Rezoning from County A-1 to C-G, General Commercial for Joe & Elaine

McDow, on 5950 E. Log Providence Rd., Parcel ID # 21-800-27-00-001.00 01. There was no discussion between the commissioners. Commissioner Sapp made a motion to approve the rezoning. Commissioner Bryan seconded the motion. Motion carried unanimously.

5. Officers Elections:

Action: Elections for Chairman and Vice Chairman were held. Commissioner Clay nominated Commissioner Wren for Chairman. Commissioner Sapp nominated Commissioner Bryan for Chairman. There was discussion on whether the positions were acceptable to the nominated commissioners. Ballots were marked and collected by Administrative Assistant Megan Young for a count.

Chairman Planning and Zoning

Ernie Wren 6 votes
Jerrod Bryan 0 votes

Chairman: Ernie Wren

Chairman Batson asked if Commissioner Wren wanted to take over as chairman. Commissioner Wren asked if anyone had nominations for Vice Chairman. Commissioner Clay nominated Commissioner Sapp. Commissioner Sapp nominated Commissioner Williamson. Commissioner Wren nominated Commissioner Bryan for Vice Chairman. There was discussion on whether the positions were acceptable to the nominated commissioners. Ballots were marked and collected by Administrative Assistant Megan Young for a count.

Vice Chairman Planning and Zoning

Jerrod Bryan 1 vote
Brad Williamson 0 votes
Jeff Sapp 5 votes

Vice Chairman: Jeff Sapp

OLD BUSINESS: None.

DISCUSSION: None.

City Administrator's Report:

City Administrator Woolford talked about the 2012 addendum to the 2012 International Building Code. He stated Ashland would like to stay current with the Boone County inspectors. Commissioner Bryan asked if the Boone County inspectors are going to the 2015 International Building Code? Mr. Woolford stated yes, they did not suggest Ashland go to the 2015 International Building Code, and their comment was that there was a lot of builder's expenses. Commissioner Bryan said it would be a bigger tax break for the city. Commissioner Clay asked

City Administrator Woolford if the McDow's have to get a Conditional Use Permit? Mr. Woolford stated he would check on that. Mr. Woolford stated the Annual Appreciation party is on December 8th at the Ashland Senior Center. It will be catered by D. Rowe's Restaurant. It is good food.

Guest Comments: None.

Commissioners' Report: None.

Chairman Batson called for a motion to adjourn, November 8, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, November 8, 2016, Planning and Zoning Meeting. Seconded by Commissioner Wren. Motion carried.

Minutes prepared by Megan Young