

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, NOVEMBER 13, 2018**

PUBLIC HEARING:

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

1. Public Hearing for the requested Rezoning from R-S, Single Family Residential (County), to C-G, General Commercial District, of property at the NW corner of Liberty Lane & Henry Clay Blvd. for Ashland Commons, LLC.

Public Questions/Comments: Brian Harrington, Allstate Consultants, stood and stated he was there representing Ashland Commons, LLC, for any questions. There were no questions. Chairman Wren closed the public hearing at 7:02 p.m.

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, November 13, 2018 at 7:02 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Cynthia Wills and Cecil Payne. Commissioners absent were Greg Batson and Randy Burhans.

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

2. Approval of Agenda:

Chairman Wren called for a motion to approve the November 13, 2018 agenda. Commissioner Klippel made a motion to approve the November 13, 2018 agenda. Seconded by Commissioner Wills. Motion carried unanimously.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated October 23, 2018. Motion made by Commissioner Wills to approve the previous minutes dated October 23, 2018. Seconded by Commissioner Klippel. Motion carried unanimously.

4. Public Comments: None.

5. OLD BUSINESS:

a) Final Major Plat for Forest Park Plat No. 1 on parcel ID #24-600-00-00-003.00 01 on E. Broadway/E. Route Y for P and M Properties, LLC.

City Administrator Woolford stated the most updated information is on the meeting table, it was received yesterday. David Butcher, Crockett Engineering, representing for Forest Park, commented on the few items outstanding. Mr. Butcher gave a handout for the commissioners to review. Mr. Butcher explained the unplatted property and construction plans that were

attached to the packet. There was discussion with the commissioners regarding right-of-ways on properties being developed. Commissioners discussed with Mr. Butcher about development of roads and their connection to Lakeview Estates. Jamie Jeffries, Allstate Consultants, stated he would be able to answer any questions on behalf of the City.

Chairman Wren gave options to the commissioners. Discussion between the commissioners to postpone this request. Commissioner Klippel made motion to table this item until the December 11th meeting. Seconded by Commissioner Bryan. Chairman Wren asked for a roll call vote. Commissioner Payne-yes, Commissioner Bryan-yes, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Motion carried unanimously.

6. NEW BUSINESS:

- a) Site Plan for 7480 E. Angel Lane by Sapp Contractors LLC for the Sapp Contractors LLC Maintenance shop.

Mr. Butcher stood and spoke on behalf of Sapp Contractors, LLC. Mr. Jeffries stated the City had no problems with this site plan.

City Administrator Woolford stated a neighbor to this property, Mr. Bullard, had concerns about the driveway. There was discussion on setbacks for driveways versus structures. It was determined there were no issues regarding setbacks on this site plan. Shelby Sapp, Sapp Contractors LLC, stood and stated he has to grade the whole site and is considering adding pads for future buildings. Alderman Liaison Jeff Sapp left the meeting at 7:48 p.m. Chairman Wren asked for a motion. Commissioner Bryan made a motion to approve the site plan for 7480 E. Angel Lane by Sapp Contractors LLC for the Sapp Contractors LLC Maintenance shop. Seconded by Commissioner Klippel. Chairman Wren asked for a roll call vote. Commissioner Payne-yes, Commissioner Bryan-yes, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Motion carried unanimously.

- b) Requested Rezoning from R-S, Single Family Residential (County), to C-G, General Commercial District, of property at the NW corner of Liberty Ln. & Henry Clay Blvd. for Ashland Commons LLC.

There were no questions or discussion by the commissioners. Chairman Wren asked for a motion. Commissioner Payne made motion to approve the requested Rezoning from R-S, Single Family Residential (County), to C-G, General Commercial District, of property at the NW corner of Liberty Ln. & Henry Clay Blvd. for Ashland Commons LLC. Seconded by Commissioner Williamson. Chairman Wren asked for a roll call vote. Commissioner Payne-yes, Commissioner Bryan-yes, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Motion carried unanimously.

7. DISCUSSION: None.

8. City Administrator's Report:

City Administrator Lyn Woolford informed the commissioners that at the next Board of Aldermen meeting the Cartwright Business & Technology Plat will be adjusting the size of a cul-de-sac. Fire Marshall Corey Sapp will be at the Board of Aldermen meeting to answer any

questions regarding this. Mr. Woolford informed the commissioners that construction on a new city hall will start within a year. Mr. Woolford plans on the Police Department to be in their new building by the end of year. He stated Dave Westhoff, the new owner of 107 & 109 E. Broadway, has a business interested in 107 E. Broadway. Mr. Woolford stated he has talked to MODOT and they will be working on E. Broadway next spring/summer.

9. Commissioners' Report:

Commissioner Payne has been contacted by several different people about commercial businesses and wants to let everyone know that people are wanting to bring business in to Ashland.

Chairman Wren called for a motion to adjourn, November 13, 2018, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, November 13, 2018, Planning and Zoning Meeting. Seconded by Commissioner Wills. Motion carried.

Minutes prepared by Megan Young