

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JULY 10, 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 Conditional Use of Ashland City Code 9.240.4 Multiple family dwelling, for parcel ID# 24-508-00-16-007.00 01 on Commerce Dr. for Bauer Homes, Inc.

Public Questions/Comments:

Kurt Williams, from Assisted Transportation, spoke against the Conditional Use and stated it would have detrimental effects to the neighborhood and the community.

Mike McCubbin, from Conservation Home Builders, stated this area already has multi-family homes and he thinks it is a good fit for the area.

Bruce Bauer, from Bauer Homes, spoke about the residential homes they have already built in this area.

No further public comments. Chairman Wren closed the Public Hearing at 7:05 P.M.

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, July 10, 2018 at 7:05 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Cynthia Wills, Paul Beuselinck and Cecil Payne. Commissioner absent was 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 July 10, 2018 agenda.

Commissioner Klippel made a motion to approve the July 10, 2018 agenda.

Seconded by Commissioner Bryan. Motion carried unanimously.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated June 18, 2018.

Commissioner Batson requested the quotation marks be removed from his commissioner's report. Motion made by Commissioner Payne to approve the previous minutes dated June 18, 2018 with the changes to Commissioner Batson's report. Seconded by Commissioner Klippel. Commissioner Beuselinck abstained. Motion carried.

4. Public Comments: None.

5. OLD BUSINESS: None.

6. NEW BUSINESS:

- a) Conditional use request for parcel ID# 24-508-00-16-007.00 01 on Commerce Dr. for Bauer Homes, Inc.

Commissioner Batson made a motion to approve the conditional use request for parcel ID # 24-508-00-16-007.00 01 on Commerce Dr., for Bauer Homes, Inc. Seconded by Commissioner Wills. Commissioner Wills asked Mr. Bauer if it would look just like the other residences owned by Bauer Homes across the street from this property. Mr. Bauer stated yes, their demographics are 70 to 80 year old tenants who want to be close to the Senior Center on Douglas Dr.

Alderman Liaison Sapp asked Mr. Bauer about these units being ADA compliant.

Commissioner Beuselinck asked City Administrator Woolford if this request fits into the future comprehensive plan.

Commissioner Payne stated he has concerns the City is limited on Commercial and Light Industrial business properties. He is concerned the City is headed toward being a big residential rental area.

Alderman Liaison Sapp reminded the commissioners this property has already been rezoned to Commercial General.

Chairman Wren asked for a roll call vote. Commissioner Batson-yes, Commissioner Bryan-yes, Commissioner Payne-no, Commissioner Beuselinck-no, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Vote is 5 to 2 in favor. Motion carries.

- b) South Terminus Talladega Dr., South Wind Plat 4, Final Major Plat

Chairman Wren called for motion to discuss the South Terminus Talladega Dr., South Wind Plat 4, Final Major Plat. Commissioner Bryan made a motion to discuss. Seconded by Commissioner Williamson. All in favor. Motion carried.

Commissioner Bryan stated they had received a lot of paperwork from the engineers and asked Mr. Wes Bolton, Allstate Consultants, if there were any further concerns for the city? Mr. Bolton stated from their perspective this is ready for approval.

Chairman Wren asked about the sewer information provided. City Administrator Woolford asked Mr. Chris Sander from McClure Engineering to explain. Mr. Sander explained the process of upkeep would be placed on the Homeowner's Association for that area. There was further discussion about Homeowner's Associations and their responsibilities.

Commissioner Bryan made a motion to approve the South Terminus Talladega Dr., South Wind Plat 4, Final Major Plat. Seconded by Commissioner Beuselinck. Chairman Wren asked for a roll call vote. Commissioner Batson-yes, Commissioner Bryan-yes, Commissioner Payne-abstained, Commissioner Beuselinck-yes, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Vote is 6 in favor, 1 abstained. Motion carried.

- c) Green Pastures Plat 2 Minor Re-plat for Devvin Winder

Chairman Wren called for a motion to discuss. Commissioner Williamson made a motion to discuss the Green Pastures Plat 2 Minor Re-plat for Devvin Winder. Seconded by Commissioner Wills. Motion carried.

Devvin Winder, property owner, spoke about his property and his re-plat request. The one item not approved by city engineers was the sanitary sewer. He is working to get an easement

for a sewer line. Mr. Winder suggested to the commissioners on ways he could tap into the city's sewer system. Mr. Bolton stated city ordinance states as the property sits, the sewer is grandfathered in, if Mr. Winder tries to split or re-plat the property it will need to meet ordinances and connect to city sewer. Mr. Bolton explained process of connecting to city sewer to Mr. Winder and the commissioners.

Commissioner Beuselinck made motion to postpone indefinitely the Green Pastures Plat 2 Minor Re-plat for Devvin Winder. Seconded by Commissioner Bryan. Chairman Wren asked for a roll call vote. Commissioner Batson-yes, Commissioner Bryan-yes, Commissioner Payne-yes, Commissioner Beuselinck-yes, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Motion carried unanimously.

d) Consideration for 2 meetings per month for Planning & Zoning Commission

Chairman Wren asked for input from the commissioners. He stated special meetings were not that common in the last couple of years.

Commissioner Beuselinck asked about the City's Comprehensive Plan.

City Administrator Woolford stated he is actively working on a bid for a comprehensive plan.

Commissioner Bryan asked what does the Planning & Zoning Commission need to do for this comprehensive plan. Commissioner Beuselinck explained to the commissioners how the process worked for the last comprehensive plan. Mr. Woolford stated it is a lengthy process.

Commissioner Bryan made a motion to approve two regular meetings per month for the Planning & Zoning Commission. Seconded by Commissioner Beuselinck. Chairman Wren asked for a roll call vote. Commissioner Batson-abstain, Commissioner Bryan-no, Commissioner Payne-nay, Commissioner Beuselinck-no, Commissioner Wills-no, Commissioner Klippel-no, Commissioner Williamson-no. Motion failed.

7. DISCUSSION: None.

8. City Administrator's Report:

City Administrator Lyn Woolford provided information to the commissioners on the future site plan for Cobblestone Court.

9. Commissioners' Report:

Commissioner Payne complimented Alderman Liaison Sapp for transmitting the commissioners' feelings to the Board of Aldermen at their most recent meeting.

Chairman Wren called for a motion to adjourn, July 10, 2018, Planning and Zoning Meeting.

Commissioner Bryan made a motion to adjourn, July 10, 2018, Planning and Zoning Meeting. Seconded by Commissioner Wills. Motion carried.

Minutes prepared by Megan Young