

**PLANNING AND ZONING MEETING
117 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, AUGUST 14, 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 I-L, Light Industrial District to General Commercial, for parcel ID# 24-508-00-16-008.00 01 on Cobblestone Court for Conservation Home Builders, LLC.

Public Questions/Comments:

Chairman Wren called the public hearing to order and asked if anyone wanted to speak before the Board to please stand and state their name and address.

Mike McCubbin, Property owner of Lot 7A, stood and spoke about the surrounding lots and this would facilitate for a gated community as noted on his PRD request. No further public comments. Chairman Wren closed the public hearing.

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 9.240.6 Planned residential development, for parcel ID# 24-508-00-16-008.00 01 on Cobblestone Court for Conservation Home Builders, LLC.

Public Questions/Comments:

Danny Clay, 211 Bass St., stood and asked if this followed city procedures. City Administrator Woolford assured him it did.

Mike McCubbin stood again and re-stated this is for a gated community. His reason for the PRD is that it allows for better water retention and better green space for that area.

Bruce Bauer, 3850 Biggs Rd., spoke in favor of Mr. McCubbin's proposal.

Kathy Sherman stood and stated she owns Rocking S Properties on Douglas. She stated Mr. McCubbin has been keeping me posted, and I feel it is a good fit for the community. Her only concerns are the drainage problem between her property and the Senior Center property, and Mr. McCubbin is going to fix that when he develops his property. She stated the empty lot right now has people walking through her property late at night to get to Douglas Dr., and also people parking in the cul-de-sac on Cobblestone Ct. Chairman Wren brought the commissioners attention to the two letters from Assisted Transportation who is not in favor of this rezoning and conditional use. No further public comments. Chairman Wren closed the public hearing.

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 A-1 to General Commercial, for parcel ID# 24-502-15-00-005.03 01 on S. Main St. for the Southern Boone Area YMCA.

Public Questions/Comments:

Clark Freiling, 17300 S. Burnett School Rd., stood and spoke about the 15 acres for the YMCA, which is now next to a residential area. He explained the property swap and why it was better for that neighborhood. YMCA is faith based organization, but we did not want to ask for special consideration. He stated the building facility will be on the east end of the property and the western part will be ball fields. Mr. Freiling also introduced several people at the meeting that represent the YMCA. No further public comments. Chairman Wren closed the public hearing.

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, August 14, 2018 at 7:00 p.m. at 117 E. Broadway, Ashland, Missouri. Commissioners in attendance were Ernie Wren, Fred Klippel, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Randy Burhans, Cynthia Wills and Cecil Payne. Commissioners absent were Paul Beuselinck and Brad Williamson.

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 August 14, 2018 agenda. Commissioner Bryan made a motion to approve the August 14, 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 July 10, 2018. Motion made by Commissioner Batson to approve the previous minutes dated July 10, 2018. Seconded by Commissioner Bryan. Commissioner Batson abstained. Motion carried.

4. Public Comments: None.

5. OLD BUSINESS: None.

6. NEW BUSINESS:

a) Requested Rezoning from I-L, Light Industrial District to General Commercial for parcel ID #24-508-00-16-008.00 01 on Cobblestone Court for Conservation Home Builders, LLC. Chairman Wren asked for a motion to discuss. Commissioner Bryan made motion to discuss. Seconded by Commissioner Klippel. Commissioner Payne commented on how the city recommended following the long range plan, but the city is limited on commercial general properties. He stated his concern was the city whittling away commercial properties. Mr. Woolford stated the city doesn't oppose these plans. Chairman Wren asked for city's input at

previous meetings for this property. There was discussion on the long process Mr. McCubbin has gone through. Commissioner Wills stated a gated community would be a good fit for that area. Commissioner Burhans disagreed with Commissioner Wills and stated he would rather have light industrial. Commissioner Bryan asked Mr. McCubbin about the gated community. Mr. McCubbin stated feedback from the neighbors, they have asked for some separation/privacy. Motion made by Commissioner Wills to approved the requested rezoning from I-L, Light Industrial District to General Commercial for parcel ID # 24-508-00-16-008.00 01 on Cobblestone Court for Conservation Home Builders, LLC. Seconded by Commissioner Bryan. Chairman Wren called for a roll call vote. Commissioner Burhans – no, Commissioner Wills – yes, Commissioner Batson – yes, Commissioner Bryan – yes, Commissioner Klippel – yes, Commissioner Payne – no. Chairman Wren stated motion carries with a vote of 4 to 2.

- b) Requested Conditional Use of Ashland City Code 9.240.6 Planned residential development, for parcel ID #24-508-00-16-008.00 01 on Cobblestone Court for Conservation Home Builders, LLC.

City Administrator Woolford stated the city asks for this item to be postponed until the September meeting. Chairman Wren called for a motion to postpone. Commissioner Bryan made a motion to postpone this until the September meeting. Seconded by Commissioner Klippel. Motion carried.

- c) Requested Rezoning from A-1 to General Commercial, for parcel ID# 24-502-15-00-003.03 01 on S. Main St. for the Southern Boone Area YMCA

Commissioner Bryan made a motion to open this item for discussion. Commissioner Klippel stated he is all for it, he would rather have a YMCA nearby instead of commercial or more residential buildings. Alderman Liaison Sapp stated a new facility would be a welcome change. Commissioner Bryan asked about traffic, Mr. Woolford stated the city is working on a solution. Chairman Wren stated he was in favor of a larger YMCA. Commissioner Burhans stated it is significant there are no negative comments from the community and no objections from the neighbors. No further comments. Chairman Wren asked for a motion to approve. Commissioner Bryan made a motion to approve the requested rezoning from A-1 to General Commercial, for parcel ID # 24-502-15-00-003.03 01 on S. Main St. for the Southern Boone Area YMCA. Seconded by Commissioner Klippel. Chairman Wren called for a roll call vote. Commissioner Burhans – yes, Commissioner Wills – yes, Commissioner Batson – yes, Commissioner Bryan – yes, Commissioner Klippel – yes, Commissioner Payne – yes. Motion carried.

7. DISCUSSION: None.

8. City Administrator's Report:

City Administrator Lyn Woolford stated the Comprehensive Plan request for proposal is due in September. The city budgeted \$20,000, however in speaking with other city administrators we learned most have paid more than that, so it's possible we need just to hire a facilitator to update it. Several businesses have shown an interest. Chairman Wren asked about sidewalk statuses. Mr. Woolford explained the steps of the procedure for a sidewalk for the YMCA.

Regarding the sidewalk for the duplexes near the park, Mr. Nichols agreed to pay for concrete and the city would provide labor. It just needs to be scheduled. It will probably be done later in the fall or next spring. Mr. Woolford also stated he submitted a 50/50 cost share request with MODOT for a round-a-bout at Henry Clay and Broadway. Construction for that won't start until 2021. Next summer, the city is looking to resurface Main Street and maybe widen it.

9. Commissioners' Report:

Commissioner Bryan asked Mr. Woolford about the sidewalk on Main Street. There was a brief discussion.

Commissioner Klippel asked about having citizens, other than those on the current boards, on the reviewing committee for the Comprehensive Plan. Possibly get the Southern Boone school involved, the YMCA and others in the community.

Chairman Wren commented on the curb and guttering work done in Palomino Ridge.

Chairman Wren called for a motion to adjourn, August 14, 2018, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, August 14, 2018, Planning and Zoning Meeting. Seconded by Commissioner Payne. Motion carried.

Minutes prepared by Megan Young