

PLANNING & ZONING MEETING

109 E. BROADWAY

ASHLAND, MO 65010

TUESDAY, MARCH 13, 2018

Notice Posted 03/09/2018 @ 12:50 PM

AGENDA

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda for March 13, 2018.
3. Approval of the Previous Minutes, February 13, 2017.
4. Public Comments:
5. Old Business:
6. New Business: Southwoods Commercial Park Plat 4 Minor Re-Plat
7. Discussion: Conducting City Business Training
8. City Administrator's Report:
9. Commissioners Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email policeclerk@ashlandmo.us

Megan Young
Administrative Assistant

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

REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, February 13, 2018 at 7:00 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 and Cynthia Wills. Commissioners absent were Randy Burhans, Paul Beuselinck and Cecil Payne.

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

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

Chairman Wren called for a motion to approve the previous minutes dated January 23, 2018. Motion was made by Commissioner Bryan to approve the previous minutes dated January 23, 2018. Seconded by Commissioner Batson. Motion carried unanimously.

Public Comments: None.

OLD BUSINESS: Ordinance Template for Landscaping in Ashland
Commissioner Wills made a motion to approve the Ordinance Template for Landscaping in Ashland under Chapter 9, Planning & Zoning. Motion seconded by Commissioner Klippel. Chairman Wren called for a vote: Commissioner Batson-yes, Commissioner Bryan-no, Commissioner Wills-yes, Commissioner Klippel-yes, Commissioner Williamson-yes. Motion carried.

NEW BUSINESS: None.

DISCUSSION: Conducting City Business Training
With several commissioners absent, Chairman Wren and City Administrator Woolford stated this training would be moved to the March 13 meeting.

City Administrator's Report:

City Administrator Lyn Woolford stated next month we would have more to review. There will be a Minor Re-Plat, and there may be a site plan for a Liquor store on S. Henry Clay Blvd. Nothing further.

Commissioners' Report: None.

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

Minutes prepared by Megan Young



SUBDIVISION PLAT Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outline in Chapter 11, Subdivision Regulations, Section 11.150 Procedure.

Physical Address: 0000 COBBLESTONE COURT, ASHLAND, MISSOURI, 65010

Parcel ID #: 24-508-00-16-007.00 01 | 24-508-16-008.00 01

Project Name: SOUTHWOODS COMMERCIAL PARK PLAT 4

Applicant Name (Please Print) MICHAEL Mc CUBBIN / Conservation Home Builders
Address: PO BOX 681 Phone #: 573-819-8427
Ashland MO 65010 Fax #: _____
E-Mail: micubbm@hotmail.com

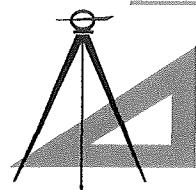
Applicant's Signature: [Signature] Date 2-8-2018

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Is this a Major Plat _____ or a Minor Plat Re: * ?
- Property survey
- Letter of Intent for Zoning Use or Building Use
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
 - A. Preliminary plats requires (5) 18" x 24" or (5) 24" x 36" signed and sealed copies for the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
 - B. Final plats require an executed mylar, (5) 18" x 24" or (5) 24" x 36" signed and sealed copies For the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
- Other: _____
- Application Fee: \$ 200.00 (See page 3)

Staff Signature _____ Date _____

OFFICE USE ONLY	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____



MECO ENGINEERING COMPANY, INC.

CIVIL – STRUCTURAL – ELECTRICAL – MECHANICAL ENGINEERS AND LAND SURVEYORS

2701 Industrial Drive, Jefferson City, Missouri 65109
Voice (573) 893-5558 – Fax (573) 893-5404
www.mecoengineering.com

February 23, 2018

#492-000.18a

City of Ashland
Planning & Zoning Commission
109 E. Broadway
Ashland, Missouri 65010

RE: Technical Report – plat review of “Southwoods Commerce Park Plat 4”,
by Baysinger Surveying / Curtis E. Baysinger, PLS #1854, (dated Feb. 12, 2018)

Ladies & gentlemen,

Per your request we have reviewed the above noted “Subdivision” plat for compliance with the current “Missouri Standards for Property Boundary Surveys”, effective June 30, 2017. (City of Ashland Ref. 11.165 Final Plat Requirements.)

Attached hereto please find the 4-page “Check List” for review of the above said “Missouri Minimum Standards” relating to “survey plat” drawings. Per our review, the subject survey plat drawing needs the following noted items addressed:

Checklist item #7 – The “chord” distance for the curve around the east end of Cobblestone Court needs to be corrected from 97.375 feet to 93.375 feet. With that correction done, our “mathematical closure” check of the boundaries courses and distances indicate no mathematical errors.

Checklist item #15 – We suggest that the size of the “rebar” symbol be enlarged, as it currently cannot be distinguished on the drawing.

Checklist items #21 thru #28 relate to new “title block” requirements as of June 30, 2017: All of these informational items must be included within a title block – normally placed at the lower right corner, or along the right side border of the survey drawing.

Other suggestions: Move the Surveyor’s signature line and related notary signature line to immediately below the subject property description and surveyor’s certification statement in the upper right portion of the plat drawing. (These four items are normally placed together on survey plats.)

Summary: Other than the above noted items, we find that this survey meets or exceeds all of the current Missouri survey plat standards.

If you have any comments or questions, or if we may be of further assistance, please don’t hesitate to contact me.

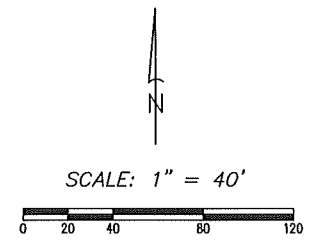
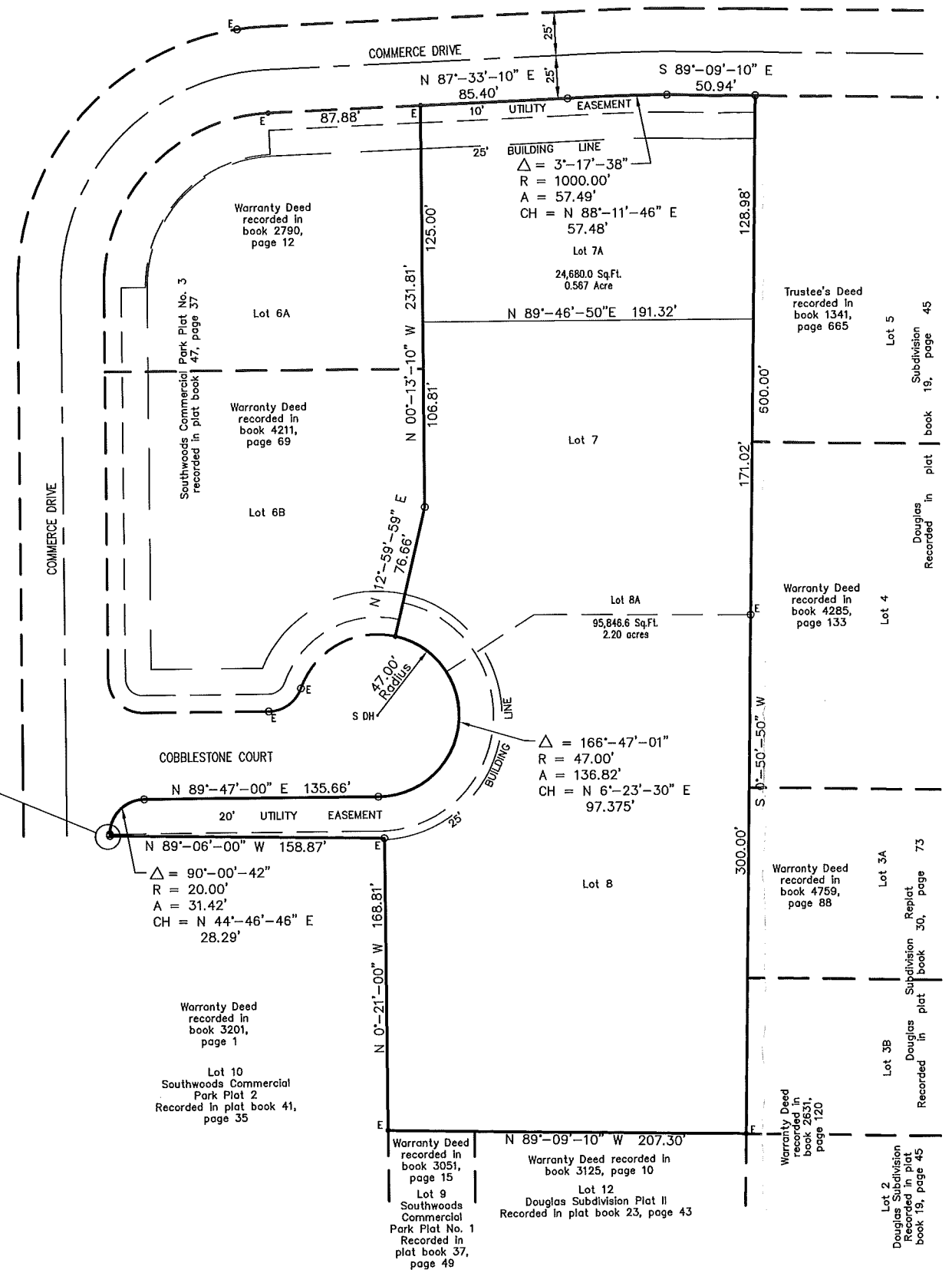
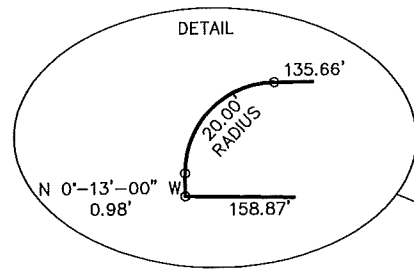
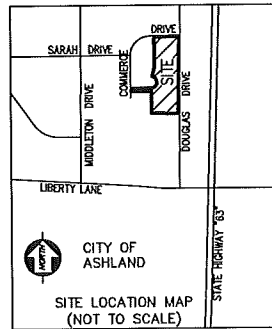
Respectfully submitted,
MECO ENGINEERING CO., Inc.

Ronald E. Kliethermes, PLS

REK:rek
CC: SEV
Atch: (plat & checklist)

SOUTHWOODS COMMERCE PARK PLAT 4

A REPLAT OF LOT 7 AND LOT 8 OF SOUTHWOODS COMMERCIAL PARK PLAT NO. 1 RECORDED IN PLAT BOOK 37, PAGE 49
 SUBMITTED FEBRUARY 12, 2018



LEGEND
 ○ IRON PIPE
 ● REBAR
 E EXISTING
 S DH SET DRILL HOLE

A tract of land in the northeast 1/4 of Section 15, Township 46 North, Range 12 West, City of Ashland, Boone County, Missouri. Sold tract of land being Lot 7 and Lot 8 of Southwoods Commercial Park, Plat No. 1 recorded in Plat Book 37, Page 49 of the Boone County, Missouri records. Sold tract of land is that land described in the Warranty Deed recorded in book 4588, page 123 of the Boone County, Missouri records.

The results of this urban survey, made for Mike McCubbin, and to the best of my knowledge executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

- Notes:**
- 1) The name, width, and location of all known easements have been shown on this survey. However, this tract maybe subject to easements, unknown to me, that are not shown on this survey.
 - 2) This tract is 2.767 Acres.
 - 3) Bearings are based on Southwoods Commercial Park, Plat No. 1, recorded in Plat Book 37, Page 49.
 - 4) Per Flood Insurance Rate Map, Panel Number 29019C0370D, dated March 17, 2011, this tract is not within the designated 100 year flood hazard area.
 - 5) All monuments were set unless noted as existing.

Know all men by these presents:
 Conservation Home Builders, LLC, a Missouri Limited Liability company, being the sole owner of the above described tract, has caused the same to be surveyed and divided as shown on this plat.

Michael McCubbin
 CHB, LLC

STATE OF MISSOURI)
) SS
 COUNTY OF BOONE)

On this _____ day of _____, 2018, before me appeared Michael McCubbin, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year first above written.

My commission expires _____

_____, Notary Public

Approved by the City of Ashland Planning and Zoning Commission on this _____ day of _____, 2018

Ernie Wren
 Chairman

Received and accepted by ordinance of the City of Ashland, Missouri, and its Board of Aldermen this _____ day of _____, 2018.

Gene Rhorer Mayor
 Darla Sapp City Clerk

Basinger Surveying
 By: _____
 Curtis E. Basinger
 Professional Land Surveyor
 PLS #1854

Subscribed and sworn to before me, a Notary Public in and for Boone County, Missouri, this _____ day of _____, 2018. My commission expires _____

_____, Notary Public