

**PLANNING AND ZONING MEETING**  
**109 E. BROADWAY**  
**ASHLAND, MO. 65010**  
**TUESDAY, January 8, 2019**

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Vice Chairman Bryan opened the hearing at 7:04 p.m., to seek public comments on:

**1. Public Hearing for the requested Rezoning from C-G, Commercial General District to R-3 High Density Residential District, of property at the corner of Bass St. & Redbud Ln. for the City of Ashland, MO.**

Public Questions/Comments:

Chris Sander, McClure Engineering, spoke on behalf of Mr. Keith Winscott. Mr. Sander stated Mr. Winscott was interested in a multi-family development for the lot. Mr. Sander stated that Mr. Winscott requested prior to buying the land, that the city re-zone it. Mr. Sander stated that due to the current zoning, there are many different uses than what Mr. Winscott wants to do and residential would fit in better with the area. He said the notion is to have single-family units, close to amenities, for older people and single families. Mr. Sander stated they have no intention of making anything section eight. He stated tonight is to see if commercial or R-2 zoning would be better.

Brian Sapp, with the American Legion, asked if there was a general idea of how many units would be there.

David Mars, 209 Ash St., asked if consideration was given for green space or off-street parking there would be. He also had concerns on stormwater runoff in that area. He also asked if there was a demand for rentals in the city and was wondering what was going to be happening in that area.

City Administrator Woolford reminded the guests that we are talking only about this specific rezoning.

Rick Howe, 200 Bass St., asked why City Hall was moving to the different location. City Administrator Woolford stated this topic would not be discussed in this forum. Mr. Howe asked what the square footage would be for the residential units. He stated he does not want the lot changed.

Patti Cuddihee, 200 Broadway, asked if the property had been sold, or was there going to be a sale. She then asked when the Board of Aldermen was meeting. There was a discussion on the procedures of rezoning. Ms. Cuddihee stated as a business owner, she doesn't want high density housing there. Ms. Cuddihee stated her understanding was that it was going to be developed as a downtown area, not high density housing. She state she is not in favor of this rezoning.

Jan Ray, 203A Ash St., stated she was very concerned about the property values decreasing in that area.

Penelope McKinney, owner of 109 N. Main St. and 101 W. Broadway, stated when they considered moving here, the attraction of the area was very nice with the schools and being a

rural area. She stated high density housing so close to the schools should make us nervous for the safety of the children. She stated this is not good for small town commerce and is not good for the downtown area.

Rick Howe, 200 Bass St., spoke and asked what about traffic in that area. City Administrator Woolford state that is a question regarding the site plan and that there would be a traffic study with the site plan. Mr. Woolford stated tonight we are only talking about the requested rezoning.

Mike McCubbin stated he is an owner/developer in Ashland. He stated he asked for this three years ago and it got shot down. He stated R-3 is very hard to come by. He said he doesn't believe this is the correct way to do it. He stated the city needs to sell the property and then let the new owners take their chances.

No further public comments. Vice Chairman Bryan closed the public hearing.

### **1. REGULAR MEETING:**

Vice Chairman Bryan called the meeting to order Tuesday, December 11, 2019 at 7:23 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Cynthia Wills and Cecil Payne. Commissioners absent were Ernie Wren and Randy Burhans.

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

### **2. Approval of Agenda:**

Vice Chairman Bryan called for a motion to approve the January 8, 2019 agenda.

Commissioner Klippel made a motion to approve the January 8, 2019 agenda.

Seconded by Commissioner Williamson. Motion carried unanimously.

### **3. Approval of Previous Minutes:**

Vice Chairman Bryan called for a motion to approve the previous minutes dated December 11, 2018. Motion made by Commissioner Payne to approve the previous minutes dated December 11, 2018. Seconded by Commissioner Williamson. Motion carried unanimously.

**4. Public Comments:** There were no public comments

**5. OLD BUSINESS:** None.

### **6. NEW BUSINESS:**

- a) Preliminary Plat for Liberty Point on parcel ID # 24-502-00-00-012.00 01 for James Fencing, LLC.

Commissioner Payne asked about a letter in the commissioner's packet regarding the presented proposal for the Southern Boone School District on Tracks 1 and 7. Tim Crockett stood and stated he is representing James Fencing, LLC and the Southern Boone School District. He stated this will need to be properly platted before James Fencing, LLC can give it to the school district. Commissioner Payne asked about housing on either side of this property and if they school district had a problem with it. Mr. Crockett stated no, they were fine with it. Commissioner

Williamson asked if there were any idea what the school district was going to do with the property. Mr. Crockett stated there was no plan at this time. There was discussion on how narrow the piece of property was and that it would not allow traffic between the school and the subdivision. Commissioner Payne made motion to approve the Preliminary Plat for Liberty Point on parcel ID # 24-502-00-00-012.00 01 for James Fencing, LLC. Seconded by Commissioner Batson. Vice Chairman Bryan asked for a roll call vote. Commissioner Wills-abstain, Commissioner Payne-yes, Commissioner Williamson-yes, Commission Klippel-yes, Commissioner Batson-yes and Vice Chairman Bryan-yes. Motion carried unanimously.

- b) Requested Rezoning from C-G, Commercial General District, to R-3, High Density Residential District, of property at the corner of Bass St. & Redbud Ln. for the City of Ashland, MO.

Alderman Liaison Sapp opened the discussion with the description of city code 9.185 R-3, High Density Residential District and 9.230 General Commercial District. Vice Chairman Bryan asked how many commercial lots were in that area. Commissioner Wills asked according the city's comprehensive plan is that area supposed to be commercial. City Administrator Woolford stated the city's comprehensive plan is now under review for revision. Commissioner Bryan asked if this public property, does it have to be in a public sale. Alderman Liaison Sapp stated there have been sign on the lot and it was discussed in a Board of Aldermen meeting. Guest Mr. Rick Howe asked if this had been for sale for a while. City Administrator Woolford stated yes, public notice had been given and it has been for sale for at least three months. Commissioner Batson stated he only sees a rezoning as necessary if the area had changed and he does not see the area as changed, therefore, he does not see a reason for approving the rezoning. Commissioner Wills asked if the rezoning doesn't pass would it be an issue that will come up in the future. City Administrator Woolford stated this would go to the Board of Aldermen on January 15<sup>th</sup>.

Vice Chairman Bryan made motion to approve the requested Rezoning from C-G, Commercial General District, to R-3, High Density Residential District, of property at the corner of Bass St. & Redbud Ln. for the City of Ashland, MO. Vice Chairman Bryan asked for a roll call vote. Commissioner Wills-no, Commissioner Williamson-no, Commissioner Payne-yes, Vice Chairman Bryan-no, Commission Klippel-no, Commissioner Batson-no. Motion failed.

**7. DISCUSSION:** There was no discussion

**8. City Administrator's Report:**

City Administrator Lyn Woolford stated he did not have much. He stated they have been moving the Police Department to their new location.

**9. Commissioners' Report:**

Vice Chairman Bryan asked about the potential round a bout and highway congestion previously discussed by the commissioners, has that been communicated with MODOT. City Administrator Woolford commented yes, there is a monthly meeting. Mr. Woolford stated MODOT funding is the issue and it is a goal of the future to have an outer road on each side of the highway for alternate way to get into and out of Ashland. There was a brief discussion

between the commissioners about an overpass. Vice Chairman Bryan asked Mr. Woolford for an update on the round a bout at Henry Clay Blvd. Mr. Woolford stated work would begin in 2021.

Commissioner Batson asked City Administrator Woolford for an update on the city's comprehensive plan. Mr. Woolford stated he had spoken to Mr. Streiler today.

Vice Chairman Bryan called for a motion to adjourn, January 8, 2019, Planning and Zoning Meeting. Commissioner Williamson made a motion to adjourn, January 8, 2019, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young