

**PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MARCH 12, 2019**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, March 12, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Alderman Liaison Jeffrey Sapp, Cynthia Wills and Cecil Payne. Commissioners absent were Jerrod Bryan, Randy Burhans and Greg Batson.

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 March 12, 2019 agenda. Commissioner Klippel made a motion to approve the March 12, 2019 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 February 12, 2019. Motion made by Commissioner Klippel to approve the previous minutes dated February 12, 2019. Seconded by Commissioner Payne. Motion carried unanimously.

4. Public Comments: None.

5. OLD BUSINESS:

a) Site Plan for Cobblestone Courts PRD by Conservation Home Builders, LLC
After receiving a letter from Mr. McCubbin, Chairman Wren asked the commissioners to make a motion to table this item indefinitely. Commissioner Wills made a motion to table this item indefinitely. Seconded by Commissioner Williamson. Motion carried unanimously.

b) Ashland City Code, Chapter 9 Planning and Zoning, Section 9.571 Billboards Ordinance Revision
Commissioner Wills started discussion with issues, goals and objectives from her handout from the sign committee. The handout compared cities of different sizes in Missouri and their comparable sign ordinances. Commissioner Wills proposed some new definitions for Chapter 9, Section 9.500 Signs. The commissioners spent some time reviewing the handout on definitions from Commissioner Wills. There was discussion of on-premise vs off-premise signs, sign heights and sign orientation. After much discussion on the proposed changes to Section 9.500 Signs, Chairman Wren asked for a motion to approve adding to Chapter 9, Section 9.500 Signs. Commissioner Payne made motion to approve to 9.510 Definitions the additions of:

“Business Park: A commercial development consisting of an area of land in which two or more office buildings and/or retail businesses are located. It may include parts of or a combination of parcels when adjacent to one another and used as one (1) as determined by the City Administrator.”

“Business Park Master Sign: A sign indicating the name of the business park and/or names of businesses in the business park.”

Seconded by Commissioner Wills. Motion carried unanimously.

Chairman Wren asked for a motion to make additions to 9.550. Signs in Commercial and Industrial District. Commissioner Payne made a motion to add:

“9.550.1 Signs to allow in a Business Park

Each Business Park shall be permitted One (1) freestanding Business Park Master Sign, pylon type or on monopole, and two (2) directional signs than conform to 9.556.6.

1. A Freestanding master sign shall be no taller than 60’ above the highest adjacent roadway.
2. The total gross area of the freestanding master sign shall not exceed 600 square feet and may be divided into 2 or more signs and each individual sign shall not exceed 300 square feet.
3. No digital sign shall be erected within 1000 feet of a residential zone area.”

Seconded by Commissioner Williamson. Vote taken. Commissioner Klippel opposed. Motion carried on vote of 3 to 1.

Chairman Wren asked for a motion to make an addition to 9.560.3. Maximum sign height. Commissioner Wills made a motion to add:

“Except with Business Parks, or Develop Complexes, the maximum height of any sign shall not exceed forty five (45) feet as measured from the ground at the base of the sign or from the grade level of the adjacent street or highway centerline, **whichever is higher** to the top of the sign structure.”

Seconded by Commissioner Payne. Motion carried unanimously.

Commissioner Payne made a motion for our billboard ordinance to be brought into alignment with MODOT by adding the following paragraph to 9.571 Billboards, Billboards are only allowed in the General Commercial (C-G), Light Industrial (I-L) and General Industrial (I) zoning districts.

“The Ashland sign ordinances shall not supersede, but be in addition to, the Missouri State Statutes sections 226.500 to 226.600 and 7 CSR 10-6. Relating to the control of billboard advertising in areas adjacent to interstate and federal-aid primary highways. (For Ashland this is the Highway 63 corridor.) In the event of a conflict between regulations, the more restrictive will control. All billboards within the city limits of Ashland must adhere to the city ordinances pertaining to billboards.”

Seconded by Commissioner Klippel. Vote taken. Commissioner Wills opposed. Motion carried on a vote of 3 to 1.

6. NEW BUSINESS: None.

7. DISCUSSION: None.

8. City Administrator's Report:

City Administrator Lyn Woolford stated Todd Streiler, from Streiler Planning, has been in town talking to people about the Comprehensive Plan. Larry Douglas wants to develop some property on Loy Martin. The Forest Park subdivision has not filed any building plans yet, they are opposing our engineering fees. City Attorney Jeff Kays has been involved. The owners of the old Lenger property, Ashland Commons, LLC, are interested in a meeting regarding future development. There will be some new businesses on the C.L. Richardson property and some things are coming into the Cartwright Business & Technology Park on the west side. It has been recommended that during road construction, Redbud will be one way headed to the west and Johnson Ave. will be one way headed to the east. They may stay one way roads after construction has been completed.

9. Commissioners' Report:

Commissioner Williamson commented about boxes, dropped off by citizens, not being broken down on the recycle lot.

Commissioner Payne asked City Administrator Woolford for an update on the billboards across the highway.

Commissioner Klippel reminded everyone to get out and vote.

Chairman Wren thanked Commissioner Wills for her hard work for the sign committee.

Chairman Wren called for a motion to adjourn, March 12, 2019, Planning and Zoning Meeting.

Commissioner Klippel made a motion to adjourn, March 12, 2019, Planning and Zoning Meeting. Seconded by Commissioner Williamson. Motion carried.

Minutes prepared by Megan Young