

**PLANNING AND ZONING MEETING  
405 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, APRIL 9, 2019  
DRAFT**

**1. REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, April 9, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Randy Burhans, Cynthia Wills and Cecil Payne. Commissioner absent was Fred Klippel.

Also present was Administrative Assistant Megan Young.

**2. Approval of Agenda:**

Chairman Wren called for a motion to approve the April 9, 2019 agenda. Commissioner Williamson made a motion to approve the April 9, 2019 agenda. Seconded by Commissioner Payne. Motion carried unanimously.

**3. Approval of Previous Minutes:**

Chairman Wren called for a motion to approve the previous minutes dated March 12, 2019. Motion made by Commissioner Wills to approve the previous minutes dated March 12, 2019. Seconded by Commissioner Williamson. Motion carried unanimously.

**4. Public Comments:** None.

**5. OLD BUSINESS:** None.

**6. NEW BUSINESS:**

a) Final Major Subdivision Plat, Liberty Point, Plat No. 1 for James Fencing, LLC. Bill Martin, Developer of Liberty Landing, just west of Liberty Point, stood and stated he had concerns about the cost of the pump station. He stated pump stations cost around \$6,000.00 apiece. He stated Liberty Point would be hooking onto their pump station and would not be paying for it. He commented that the Southern Boone School District is not out to make money, but another developer needs to put money into these pump stations. Mr. Martin stated he owns the pump station, it is not dedicated to the city yet. Mr. Martin commented that the ball got dropped somewhere. The Martins had already asked for it to be adopted. He stated per city requirement, it has a 3 year warranty and after the previous Maintenance Department Supervisor Coby Morris left, it fell through the cracks somewhere. Mr. Martin said he doesn't feel he should be liable for this. Mr. Martin had other concerns about water line add-on connections and street costs. Mr. Martin stated something needs to be done. Mr. Martin provided a handout to the commissioners. Alderman Liaison Sapp asked Mr. Martin if this was all done and dedicated to the city and it was 30 years down the road,

would Mr. Martin still be asking for reimbursement? Mr. Martin stated yes, he would. Commissioner Wills asked about a sewer easement on the property. Mr. Martin said we are required to show all easements on the plans to each property, and this plat doesn't have it on there. He stated if there is no easement and this plat is approved, then it will never get done. Alderman Liaison Sapp encouraged Mr. Martin to go to the next Board of Aldermen meeting and discuss this with them.

David Butcher, Crockett Engineering, stood and stated they created the plat. The Southern Boone School District came to client and wanted to purchase property. Then they found out the client had to build a cul-de-sac, and the school is fully developed and has no need for a street. The purpose of the plat is to sell the property to the school. Mr. Butcher devised the plan to make the lots and build a cul-de-sac. Mr. Butcher stated there are already people there using the pump station, Mr. Martin is running a private utility and running it for the city, he is not licensed to do that. Mr. Butcher stated the developer is required to make sure the next people to build can do so without issue. Mr. Butcher commented that a developer does not get to control what happens, that is why the city has regulations. Mr. Butcher's final point was that all of this should have been taken care of at the preliminary plat stage and it is the engineers' responsibility to check everything when they do the plat. Mr. Butcher stated this is the final plat stage and the city is required to sign this plat. There was then heated debate between Mr. Butcher and Mr. Martin. Chairman Wren asked if the commissioners had any further questions.

Commissioners Payne asked about the Fire Departments concern about the turn around footage? Alderman Liaison Sapp answered that the fire code requirements for the city don't take effect until May 1<sup>st</sup>.

Chairman Wren asked for a motion. Commissioner Batson made motion to approve the Final Major Subdivision Plat, Liberty Point, Plat No. 1 for James Fencing, LLC. Seconded by Commissioner Bryan. Vote taken. Commissioner Wills abstained. Motion carried.

**7. DISCUSSION:** None.

**8. Commissioners' Report:**

Alderman Liaison Sapp stated he had spoken to several citizens with concerns about the stormwater drainage issues in Palomino Ridge. He stated there are 6 lots, which, over the years, the drainage is no longer functioning. This is something we will need to look at in the future.

Commissioner Batson brought up medical marijuana, and stated it may be something the Planning & Zoning Commission will need to look at in the future. Alderman Liaison Sapp stated the city attorney is already looking into this, and it has been discussed by the Board of Aldermen.

Commissioner Wills stated she talked to new business owner Tracy Eichhorn who would like to see a brown business directional sign. Alderman Liaison Sapp said she needed to talk to the Mayor.

Commissioner Bryan congratulated Alderman Liaison Sapp on being re-elected. Commissioner Bryan also stated a concern in Palomino Ridge is the sidewalk at the corner of Palomino Ridge and Main Street. He stated it is not ADA compliant and he is concerned the city will have a lawsuit. Commissioner Bryan stated he had provided a lot of information to City Administrator Woolford regarding this issue. There was discussion on what needed to be done regarding this.

Chairman Wren called for a motion to adjourn, April 9, 2019, Planning and Zoning Meeting. Commissioner Wills made a motion to adjourn, April 9, 2019, Planning and Zoning Meeting. Seconded by Commissioner Batson. Motion carried.

Minutes prepared by Megan Young