

**PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, SEPTEMBER 10, 2019**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, September 10, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Ernie Wren, Richard Huse, Greg Batson, Randy Burhans, Cynthia Wills, Cecil Payne and Aldermen Liasion Jeff Sapp. Commissioners absent were Jerrod Bryan, Fred Klippel and Brad Williamson

Also present were Interim City Administrator Tony St. Romaine, Administrative Assistant Megan Young and Administrative Assistant Carrie Fischer.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the September 10, 2019 agenda. Commissioner Payne made a motion to approve the September 10, 2019 agenda, seconded by Commissioner Cynthia Wills. Motion carried unanimously.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated August 13, 2019. Motion made by Commissioner Huse to approve the previous minutes dated August 13, 2019, seconded by Commissioner Burhans. Motion carried unanimously.

4. Public Comments:

None

5. OLD BUSINESS:

None

6. NEW BUSINESS:

1. 1. Site Plan for Sapp's Home Pro Shop & Office at 510 Commerce Dr. Victor Sapp commented on McClure's current review letter. He stated he had met with his engineer and Mayor Rhorer on Friday, September 9, 2019, after which a letter of approval was produced. Commissioner Wills stated that it borders Conservation Home Builders and is concerned with additional traffic that residential development could produce. Jeff Sapp stated their old building was destroyed by a tornado and time is of the essence and has been postponed already. Commissioner Huse made a motion to table this item until next meeting, seconded by Commissioner Wills. Motion carried.

2. Lakeview Estates Plat 9, Powers Construction. Larkin Powers addressed the Board in regards to the traffic study that is required when submitting a Site Plan, however he is asking for a waiver. The lot is going from multi-density to R-2, multi-family residential. It will be 5

duplexes and he is part of the development to the east of this area and the roads will eventually be connected to the new development and turn around won't be an issue. After extensive discussion in regards to a turn around access, Commissioner Burhans made a motion to approve the Lakeview Estates Plat 9, seconded by Commissioner Batson. Roll call vote was taken: Commissioner Payne - Yes, Commissioner Wills - Yes, Commissioner Burhans - Yes, Commissioner Batson - Yes, Commissioner Huse - Yes. Motion carried.

3. Lakeview Estates Plat 9 Site Plan for Powers Construction. Jay Gebhardt with a Civil Group was present on behalf of Larkin Powers and addressed the Board. After some explanation and discussion, Chairman Wren suggested that Larkin set up a meeting with Interim City Administrator Tony St. Romaine regarding the issues that need addressing. Jay distributed a hand out to the commissioners. After further discussion, Commissioner Burhans made a motion to hold a special meeting on Monday, September 16, 2019, seconded by Commissioner Huse. Motion carried. Commissioner Wills made a motion to table this item until the next meeting, seconded by Commissioner Payne. Motion carried

7. DISCUSSION:

None

8. Mayor's Report:

None

9. Commissioners' Report:

Commissioner Payne - signage on Ashley Dr. still needs to be put up and parking is still an issue. Commissioner Wills asked Tony St. Romaine about building code expirations and compliance. Commissioner Burhans stated if a developer is trying to build something, and knowing it was being dealt with, to be mindful to not get too hung up on technicalities and to make intention known.

Aldermen Jeff Sapp thanked everyone for consideration for the special meeting to expedite the items being addressed.

Commissioner Batson is not opposed to trying to accommodate developers, but there is a cost of doing business.

Commissioner Huse has concerns about emergency vehicles and accessibility.

Chairman Wren thanked everyone for their consideration and time this evening.

Chairman Wren called for a motion to adjourn, September 10, 2019, Planning and Zoning Meeting. Commissioner Batson made a motion to adjourn, seconded by Commissioner Burhans. Motion carried. Meeting adjourned at 7:48 pm.

Minutes prepared by Carrie Fischer
Administrative Assistant