

PLANNING & ZONING MEETING

405 E. BROADWAY

ASHLAND, MO 65010

TUESDAY, APRIL 9, 2019

Notice Posted 04/05/2019 @ 12:00 PM

AGENDA

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda for April 9, 2019.
3. Approval of the Previous Minutes, March 12, 2019.
4. Public Comments:
5. Old Business:
6. New Business:
 - a) Liberty Point, Plat No. 1
7. Discussion:
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
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MARCH 12, 2019
DRAFT**

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



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: EAST LIBERTY LN (WEST OF SCHOOL)

Parcel ID #: 24-502-00-60-012.00

Project Name: LIBERTY POINT, PLAT NO. 1

Applicant Name (Please Print) JAMES FENCING

Address: 720 N. GRACE LN Phone #: (573) 474-6880
SUITE A Fax #: _____
COLUMBIA, MO. 65201 E-Mail: Jamesfencing@Centurytel.net

Applicant's Signature: [Signature] Date 3-11-19

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

Is this a Major Plat or a Minor Plat ?

- 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: _____

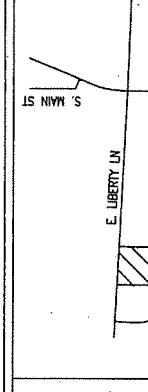
Application Fee: \$1369 (See page 3)

Staff Signature _____ Date _____

OFFICE USE ONLY	Application:	<u>3-14-19</u>	_____
	City Staff Review:		_____
	Planning & Zoning:	<u>4-9-19</u>	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
Final Revisions / As-Built Received:	_____	_____	

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DETZEL, RECORDER OF DEEDS

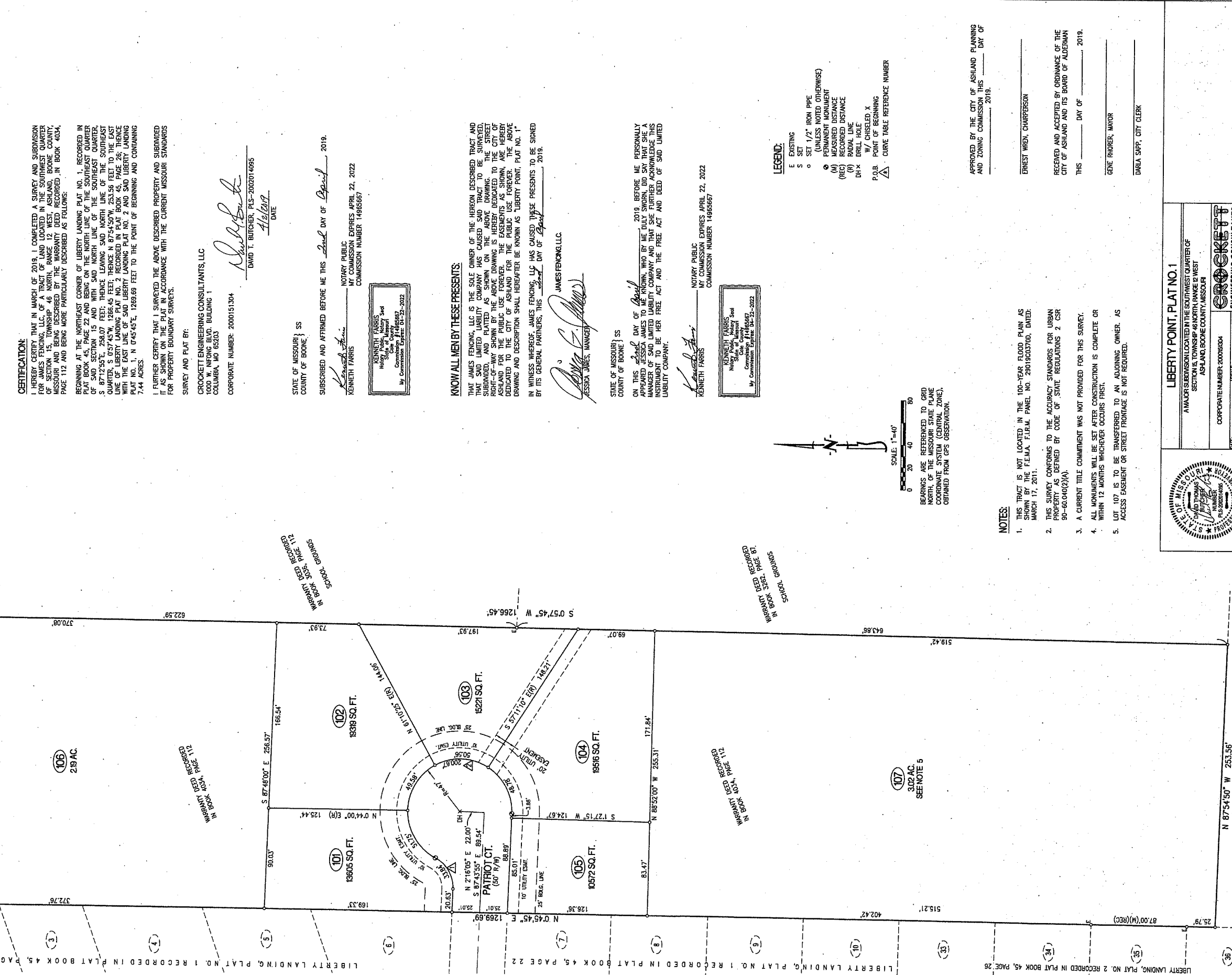
IF INTERSECTION CORNER OF TRACT I, OF SURVEY RECORDED IN BOOK 3311, PAGE 86 & THE INTERSECTION CORNER OF LOT 1, AS SHOWN ON PLAT NO. 1, LIBERTY POINT, PLAT NO. 1, BOONE COUNTY, MISSOURI, ARE IDENTICAL TO THE INTERSECTION CORNER OF TRACT 1, OF SURVEY RECORDED IN BOOK 45, PAGE 20, WARRANTY DEED RECORDED IN BOOK 45, PAGE 15, PLAT NO. 1, LIBERTY POINT, PLAT NO. 1, BOONE COUNTY, MISSOURI, THE SURVEY IS CORRECT AS SHOWN.



FINAL PLAT LIBERTY POINT, PLAT NO.1

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST ASHLAND, BOONE COUNTY, MISSOURI
MARCH 11, 2019

CURVE	R	L	A	CHORD	CHORD BEARING
1	30.00'	33.84'	64°37'25"	N 59°57'25" E 32.07	
2	47.00'	200.87'	244°37'25"	N 30°02'35" W 79.44'	



LIBERTY LANDING, PLAT NO. 1 RECORDED IN PLAT BOOK 45, PAGE 22
LIBERTY LANDING, PLAT NO. 1 RECORDED IN PLAT BOOK 45, PAGE 22
LIBERTY LANDING, PLAT NO. 2 RECORDED IN PLAT BOOK 45, PAGE 26
LIBERTY LANDING, PLAT NO. 2 RECORDED IN PLAT BOOK 45, PAGE 26

CERTIFICATION:
I HEREBY CERTIFY THAT IN MARCH OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR JAMES FENCING, LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4034, PAGE 112 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LIBERTY LANDING PLAT NO. 1, RECORDED IN PLAT BOOK 45, PAGE 22 AND BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, S 87°12'55", 258.07 FEET; THENCE LEAVING SAID NORTH LINE OF THE SOUTHWEST QUARTER, S 07°45'57", 1266.45 FEET; THENCE N 87°54'50" W, 253.56 FEET TO THE EAST LINE OF LIBERTY LANDING PLAT NO. 1, RECORDED IN PLAT BOOK 45, PAGE 26; THENCE WITH THE EAST LINE OF SAID LIBERTY LANDING PLAT NO. 1 AND LIBERTY LANDING PLAT NO. 1, N 0°45'45" E, 1269.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.44 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
SURVEY AND PLAT BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. INFONG BLVD. BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
Helena
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 2nd DAY OF April, 2019.
Kenneth Farris
KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
MY COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public, Missouri
State of Missouri
Commission Expires 04-22-2022
By Commission Expires: 04-22-2022

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES FENCING, LLC IS THE SOLE OWNER OF THE HERETO DESCRIBED TRACT AND TRACTIVITY COMPANY CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATED AS SHOWN ON THE ABOVE DRAWING. THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "LIBERTY POINT, PLAT NO. 1". IN WITNESS WHEREOF, JAMES FENCING, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS 2nd DAY OF April, 2019.

James L. Fencing
JAMES FENCING, LLC
JESSICA JAMES, MANAGER

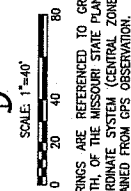
STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 2nd DAY OF April, 2019, BEFORE ME PERSONALLY APPEARED JESSICA JAMES TO ME KNOWN, WHO BY ME DULY SWORN DID SAY THAT SHE A MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT SHE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HER FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Kenneth Farris
KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
MY COMMISSION NUMBER 14965667

JESSICA JAMES, Manager
State of Missouri
My Commission Expires 04-22-2022

WARRANTY DEED RECORDED IN BOOK 3311, PAGE 86
WARRANTY DEED RECORDED IN BOOK 3302, PAGE 61
WARRANTY DEED RECORDED IN BOOK 45, PAGE 112
SCHEIDT-DUGOLD-GROUNDS



- LEGEND:**
- E EXISTING
 - S SET
 - o SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - o PERMANENT MONUMENT
 - (M) MEASURED DISTANCE
 - (REC) RECORDED DISTANCE
 - DH X RADIAL LINE
 - DH X DRILL HOLE
 - W/ CHISELED X P.O.B.
 - Point of Beginning
 - △ CURVE TABLE REFERENCE NUMBER

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2019.

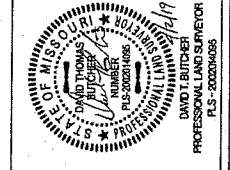
ERNEST WREN, CHAIRPERSON

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN
THIS _____ DAY OF _____, 2019.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK

- NOTES:**
1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0370D, DATED: MARCH 17, 2011.
 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.04(2)(A).
 3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
 4. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
 5. LOT 107 IS TO BE TRANSFERRED TO AN ADJOINING OWNER. AS ACCESS EASEMENT OR STREET FRONTAGE IS NOT REQUIRED.



LIBERTY POINT, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST ASHLAND, BOONE COUNTY, MISSOURI

CROCKETT ENGINEERING CONSULTANTS
ENGINEERING CONSULTANTS
1000 W. INFONG BLVD. BUILDING 1
COLUMBIA, MISSOURI 65203
(620) 447-0074
www.crocketteengineering.com

CORPORATE NUMBER: 2000151304
DATE: 3/11/2019
SCALE: 1"=20'
PROJECT: PLAT NO. 1
JOB NO.: 19048
R/K/F:



April 01, 2019

#492-000.19a

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

RE: Technical Report – plat review of “Liberty Point, Plat No. 1”,
by Crockett Engineering / Daniel Butcher, PLS, (dated March 11, 2019)

Ladies & gentlemen,

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

1. Attached hereto please find a the 4-page “Check List” of the above said “Missouri Minimum Standards” which relate to “survey plat” drawings, and a partial copy of the subject subdivision plat. Per the checklist, the above referenced 7-lot major subdivision survey plat drawing meets or exceeds all current state requirements applicable EXCEPT for the following two noted items:

2. a. Check list item #6: One lot dimension error was found for the east line of Lot 106. The correct dimension should be 370.08 feet.

2. b. Check list item number 10: regarding “area” dimensions: No area amounts are provided for Lots #101 thru #105. Our computations indicate that Lot 101 contains 13,605 square feet, Lot 102 contains 19,319 s.f., Lot 103 contains 15,221 s.f., Lot 104 contains 19,516 s.f., and Lot 105 contains 10,572 s.f.

Our ‘mathematical closure’ check of the boundary description courses, dimensions and other data indicate no errors, as the boundary ‘closes’ within the prescribed ‘precision’ standards.

All general information provided on said survey plat regarding existing & set corner monuments, adjacent owners, record documents, etc, all appear to provide sufficient information.

Summary: Other than the correction needed to the area quantities listed in parts 2.a and 2.b above, I find that this survey meets or exceeds all of the Missouri plat standards.

If you have any comments or questions, or if I may be of further assistance, please do contact me at your convenience.

Respectfully submitted,
MECO ENGINEERING CO., Inc.

A handwritten signature in black ink, appearing to read "Ron Kliethermes", is written over a circular scribble.

Ronald E. Kliethermes, PLS

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

From: Lyn Woolford <policechief@ashlandmo.us>
Sent: Wednesday, April 03, 2019 3:28 PM
To: Megan Young <policeclerk@ashlandmo.us>
Subject: FW: Liberty Point Plat No. 1

Liberty Point appears to be code compliant by the last comment, below.

From: Scott Vogler [mailto:svogler@mecoengineering.com]
Sent: Wednesday, April 3, 2019 2:02 PM
To: Lyn Woolford <policechief@ashlandmo.us>
Subject: RE: Liberty Point Plat No. 1

I have no other comments on this review.
Thanks

Scott E. Vogler, P.E.
President
MECO Engineering Co., Inc.
(573) 893-5558

From: Lyn Woolford <policechief@ashlandmo.us>
Sent: Tuesday, April 2, 2019 6:25 PM
To: Scott Vogler <svogler@mecoengineering.com>
Subject: RE: Liberty Point Plat No. 1

We accept poly now as satisfactory.

From: Scott Vogler [mailto:svogler@mecoengineering.com]
Sent: Tuesday, April 2, 2019 5:04 PM
To: Lyn Woolford <policechief@ashlandmo.us>
Subject: FW: Liberty Point Plat No. 1

Lyn:
What did your staff think about the 2" poly water line around the cul-de-sac?

Scott E. Vogler, P.E.
President
MECO Engineering Co., Inc.
(573) 893-5558

From: Micah Saucier <MSaucier@crockettengineering.com>
Sent: Thursday, March 28, 2019 8:23 AM
To: Scott Vogler <svogler@mecoengineering.com>; Lyn Woolford <policechief@ashlandmo.us>
Subject: RE: Liberty Point Plat No. 1

Scott,

Attached is the revised civil construction plans.

Response to Comments:

- Sheet CE 1: Extend the silt fence through lot 104 for the construction of the road. The road construction bypasses the proposed silt fence. This has been revised.
- Sheet CE 2: The note on the plans indicates the stormwater detention for this development is part of the detention provided by the School Gym and Office addition. Attached is the plan view of the detention for the school. The stormwater from this development runs toward the street and not the school. Please provide information on how this is included in the school detention. Per the agreement the between my client and the School District, the School District agreed to over detain the area up stream of this lot to account for this area not having detention.
- Sheet CE 3: The legend of Labels with descriptions does not match labels on the Site Plan, please revise. This has been revised.

Did you have any comments on the final plat?

Thanks,

Micah Saucier, EIT



p 573.447.0292
c 314.456.0460

Darla Sapp

From: Micah Saucier <MSaucier@crockettengineering.com>
Sent: Tuesday, April 2, 2019 9:02 AM
To: Darla Sapp
Subject: FW: Fire District Comments; Liberty Point, Plat No. 1

Darla,

Below is an email I sent to Lyn on Friday of last week. Just wanted to make sure nothing fell through the cracks during the transition period.

Thanks,

Micah Saucier, EIT



p 573.447.0292
c 314.456.0460

From: Micah Saucier
Sent: Friday, March 29, 2019 12:11 PM
To: 'Lyn Woolford' <policechief@ashlandmo.us>
Subject: RE: Fire District Comments; Liberty Point, Plat No. 1

Lyn,

Below is the responses to the comments from the fire department.

Responses:

- This project was preliminary platted before the 96' diameter cul-de-sac requirement was adopted by the City of Ashland.
- There is a hydrant on the corner of lot 104 to serve this development.

Please let me know if there are any other outstanding issues.

Thanks,

Micah Saucier, EIT



p 573.447.0292
c 314.456.0460

From: Lyn Woolford [<mailto:policechief@ashlandmo.us>]
Sent: Friday, March 29, 2019 12:00 PM
To: Micah Saucier <MSaucier@crockettengineering.com>
Subject: FW: Fire District Comments; Liberty Point, Plat No. 1

Fire Department comments.

Lyn Woolford
Ashland Chief of Police/City Administrator
573-397-1309

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From: Mike Bauer <mbauer@sbcfpd.org>
Sent: Friday, March 29, 2019 10:18 AM
To: Lyn Woolford <policechief@ashlandmo.us>; Jim Bullard <jbullard@sbcfpd.org>
Subject: Fire District Comments; Liberty Point, Plat No. 1

Fire Hydrants are required every 500 feet. Please make sure there is a fire hydrant within 500 feet of each structure.

The Cul-de-sac minimum diameter is 96 feet. The plans only show 94 feet.