

PLANNING & ZONING MEETING

Via ZOOM

ASHLAND, MO 65010

TUESDAY, October 13, 2020

Zoom: <https://us02web.zoom.us/j/84458442688?pwd=dkZsQXB1OFhNbXhWSnAvdE5jc2JGdz09>

AGENDA

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for October 13, 2020.

Approval of the Previous Minutes, October 6, 2020.

Public Comments:

Old Business:

1. None

New Business:

1. Public Hearing - Liberty Landing Re-Zoning

Discussion:

Mayors Report:

City Administrator's Report:

Commissioners Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or e-mail adminassistant@ashlandmo.us

Carrie Fischer

Administrative Assistant

Posted October 9 @ 12:00 pm

**PLANNING AND ZONING MEETING – SPECIAL MEETING
VIA ZOOM
ASHLAND, MO. 65010
TUESDAY, OCTOBER 6, 2020**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, October 6, 2020 at 6:00 p.m. via ZOOM., Ashland, Missouri. Commissioners in attendance were Ernie Wren Jerrod Bryan, Cecil Payne, Cynthia Wills, Tanner Krueger, Cory Bergthold, Scott Dooley, Nicki Fuemmeler, and Dorice Slinker. Commissioners absent were Greg Batson, Richard Huse, and Randy Burhans

Also present were Administrative Assistant Carrie Fischer, City Administrator Tony St. Romaine, Alderman Liaison Jeff Sapp, Scott Vogler with Meco Engineering, Kevin Schweikert with Brush Engineering, Mayor Richard Sullivan, Rob Wolverton with MFA Break Time, John States with Little Dixie Construction, Wilson Birchfield with MFA Breakt Time and Paul McGowan, property owner.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the October 6, 2020 agenda.
Commissioner Slinker made a motion to approve the October 6, 2020 agenda.
Seconded by Commissioner Fuemmeler. Motion carried.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated September 8, 2020.
Motion made by Commissioner Slinker to approve the previous minutes dated September 8, 2020. Seconded by Commissioner Bergthold. Motion carried.

4. Public Comments:

a.) None

5. OLD BUSINESS:

a.) None:

6. NEW BUSINESS:

a.) Break Time Site Plan: City Administrator, Tony St. Romaine thanked everyone for being in attendance for the special meeting for expediting a couple of projects. He explained his original assumption for East Ashland Plaza was there was storm water detention onsite. However, there is not. He met with Nathan with C.L. Richardson Construction and it will be up to individual business owners to create their own storm water detention plan. With gas tanks and such underground, there would be very little room for a storm water detention area for this particular site. John States explained they were on a very tight timeline for completion of this project. He also mentioned there would be minimal cubic feet of storm water runoff from this particular site after development and would not affect the watershed much, if any. Scott Vogler

stated he had reviewed the project and asked for some additional information, which was supplied, to him. He stated the only issue was storm water detention, however that is not available on this site. Tony St. Romaine stated this particular site is a bit unusual as there is no above ground area for a bio detention basin and we do not really have a choice with this particular lot. We need to make sure we are not adversely affecting surrounding areas and he is confident we are not. The size of the pipe there is more than sufficient to serve this development without any concern of storm water detention. However, those detention areas should be able to be accommodated on the other adjacent lots. Commissioner Bryan asked if underground detention was considered and Tony St. Romaine stated it was. John States mentioned there are a lot of underground fuel lines as well as power on this lot and the depth of this would be a logistics nightmare to incorporate on this particular lot. Commissioner Dooley asked if expansion to the south was possible. Commissioner Wills asked where the pipe drains and John States explained that it drains to the east. City Administrator stated there would be no adverse effects to Lakeview Estates to the south or any future development to the east. Commissioner Payne stated it is his understanding that most drainage that is already there, does in fact drain to the east and he was surprised the developer did not plan for storm water detention and he would like to see this for the whole development. City Administrator Tony St. Romaine mentioned the rest of the interested parties for the remaining lots on this development have been informed that each developer would be required to provide onsite detention. Commissioner Bergthold asked what size of underground detention basin would be required. John States stated it would be a 30x50 are potentially and that space just is not available. Alderman Liaison Jeff Sapp asked what the impervious surface portion would be in relation to the entire lot and it would be approximately 80 percent. Commissioner Fuemmeler asked Tony St. Romaine if the storm water code was just for water detention or if there was a water quality requirement as well. Scott Vogler stated our code does not designate anything about water quality. Commissioner Slinker asked if the ADA ratio factorial and John States mentioned the requirement is a 1:25 ratio of the usable customer area of the building. Mayor Sullivan stated this is a catch twenty-two; the engineers have done their work and we have to trust them. While everyone present is aware there is a storm water issue, we will have to address this with each lot sold. City Administrator Tony St. Romaine stated John States is a commercial developer, he has several other lots under contract, and they are aware that bio detention or underground detention would be required. Being no further discussion, Commissioner Fuemmeler made a motion to approve seconded by Commissioner Payne. Chairman Wren called for a vote: Commissioner Slinker - yes, Commissioner Krueger - yes, Commissioner Payne - yes, Commissioner Bergthold - no, Commissioner Wills - yes, Commissioner Bryan - no, Commissioner Dooley - no, Commissioner Fuemmeler - no. Commissioner Wren - yes. Motion passes 5-4.

McDow Property Replat: City Administrator Tony St. Romaine gave a brief overview of the replat. It is the southwest corner of the Rt. H overpass. Paul McGowen stated this property connects to his current property and the McDows have offered to sell him this land. He will leave it as is currently and will give him a bit more access to the north side of his property. Commissioner Bryan made a motion to approve seconded by Commissioner Slinker. Chairman Wren called for the vote; Commissioner Slinker - yes, Commissioner Krueger - yes, Commissioner Payne - yes,

Commissioner Bergthold - yes, Commissioner Wills - yes, Commissioner Bryan - yes, Commissioner Dooley - yes, Commissioner Fuemmeler - yes. Motion carried.

7. DISCUSSION: None

8. Mayor's Report:

None

9. City Administrator's Report: None

10. Commissioners' Report: None

Chairman Wren called for a motion to adjourn the October 6, 2020, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn the October 6, 2020, Planning and Zoning Meeting. Seconded by Commissioner Fuemmeler. Motion carried. Meeting adjourned at 7:00 pm.

Minutes prepared by Carrie Fischer



REZONING Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For zoning review as outlined in Chapter 9, Section 9.440, Amendment of Regulations or Zoning District Map.

Physical Address: E Liberty Lane

Parcel ID #: 24-501-16-00-022.00 01 & 24-502-15-00-005.01 01

Current Zoning: A-2 & R-S Requested Zoning: R-1

Project Name: _____

Applicant Name (Please Print) MARTIN BUILDERS INC

Address: 7070 Hunter's Bend Rd Phone #: 573 657-4090
Ashland, MO 65010 Fax #: 573 657-5035

E-Mail: kim@martinbuilders.net

Applicant's Signature: [Signature] Date: 9/4/20

Owner Name Mary Ann & Leo Sanders

Address: 9550 E Lake San Lynn Rd Phone #: _____
Centralia, MO 65240 Fax #: _____

E-Mail: _____

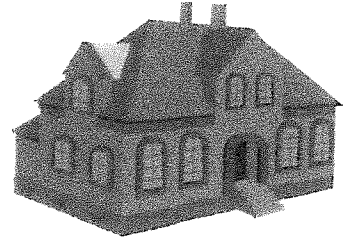
REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Property survey
- Letter of Intent of Zoning Use or Building Use
- Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
- Advertising & Notification Charges: \$100 *(you will be billed if advertising/notification costs are exceeded)*
- Stormwater Calculations
- Traffic Study
- Other: _____
- Application Fee: _____ (See page 3)

Staff Signature _____ Date: _____

OFFICE USE ONLY	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____

Martin Builders, Inc.



7070 E. Hunter's Bend Rd., Ashland, MO 65010

Phone: 573-657-4090 Fax: 573-657-5035

E-mail: kim@martinbuilders.net

City of Ashland
Planning and Zoning
109 E. Broadway
Ashland, MO 65010

September 2, 2020

To Whom It May Concern,

In regard to the annexation and rezoning request, our intent is to use this land to develop a residential subdivision.

Respectfully,

A handwritten signature in cursive script that reads "Bill & Kim Martin".

Bill and Kim Martin
Martin Builders, Inc.



NOTICE OF PROPOSED REZONING

NOTICE IS HEREBY GIVEN that the City of Ashland has received a request from Martin Builders, to rezone the property shown below from A-2 and R-S, to R-1, Single Family Residential.



A Public Hearing to consider the rezoning request will be held by the Planning and Zoning Commission on **Tuesday, October 13, 2020, at 6:30 P.M.** via ZOOM. At the hearing, interested parties may appear and be heard with respect to the proposed rezoning. Copies of the proposed rezoning request are available for review and/or copying at City Hall and may be inspected by the public during normal business hours.

Publish Date: September 23, 2020



CITY OF ASHLAND, MISSOURI
APPLICATION FOR VOLUNTARY ANNEXATION

Legal description of the property to be annexed (attach if necessary). Note: A copy of a deed will usually suffice as a legal description. Copies of deeds can be obtained from the Boone County Recorder's Office located at 807 E. Walnut or by phone at (573) 886-4345 or www.showmeboone.com.

Applicant: MARTIN BUILDERS, INC

Legal Description: Description from Boone City Recorder of Deeds attached

Name(s) of all owners of record of the property to be annexed: Mary Ann and Leo Sander

Contact Person: Kim Martin Phone #: 573-268-9866

Mailing Address: 7070 Hunter's Bend Rd. Ashland, MO 65010

Addresses of all existing structures on the property to be annexed: vacant land - E. Liberty Lane
60.61 acres & 37.30 acres

Permanent city zoning requested: R-1

Existing Boone County Zoning of property to be annexed: R-S and A2

Types of existing structures on property to be annexed: vacant land

Square Footage of Existing structures: none

Acreage of property to be annexed: 60.61 acres & 37.30 acres

14 Digit Tax Parcel Number(s): 24-501-16-00-022.00 01 & 24-502-15-00-005.01 01

Reason Annexation Request is being made:
Development of a new residential subdivision.

Existing Services Are Provided By:

Water: City of Ashland Consolidated Water District #1

Sewer: City of Ashland Other: on site

Electrical: Ameren UE Boone Electric

Other: _____

Applicant Signature: Kim A Martin Date: 9/14/20

Unofficial Document

In April 1999 I completed a survey of a tract of land in the northwest 1/4 of Section 15, T46N, R12W, and in the northeast 1/4 of Section 16, T46N, R12W, Boone County, Missouri. Said tract, being part of that land described by a Deed of Distribution of Independent Personal Representative recorded in book 1287, page 229 of the Boone County, Missouri records is more particularly described as follows:

Beginning at the west 1/4 corner of section 15-46-12, being the east 1/4 corner of section 16-46-12, as shown by a survey recorded in book 1366, page 887; thence N86°-45'-55"W, along the 1/4 section line, 1996.15 feet; thence N1°-59'-00"E 1308.60 feet; thence S87°-17'-10"E, along the 1/4 section line, 2011.85 feet to the 1/4 section corner on the section line; thence S86°-04'-10"E 1298.45 feet; thence S2°-05'-00"W, along the west line of the survey recorded in book 1517, page 40, 1062.80 feet; thence N85°-48'-30"W, along the north line of the survey recorded in book 1415, page 267, 398.50 feet; thence S4°-11'-30"W, along the west line of the survey recorded in book 1415, page 267, 270.00 feet; thence N85°-48'-30"W, along the 1/4 section line, 903.95 feet to the point of beginning and containing 97.94 acres.

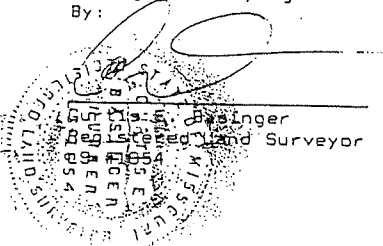
The results of this survey, made for Nancy Lenger, and executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, are shown on this plat.

This tract may be subject to easements of record not shown on this survey.

Bearings are based on the survey recorded in book 1517, page 40.

All monuments were existing unless otherwise noted as set.

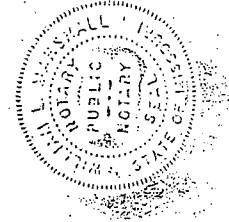
Basinger Surveying
By:



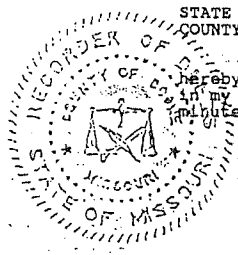
Subscribed and sworn to before me, a Notary Public in and for Boone County, Missouri this 9th day of April, 1999.

My commission expires November 20, 2002.

William L. Marshall
William L. Marshall, Notary Public



Approved for recording by: *Stan Shawver* 4/12/99
Stan Shawver, Boone County Planning Director
Bill Flores



STATE OF MISSOURI)
COUNTY OF BOONE) SS.

Document No. 8965

I, the undersigned Recorder of Deeds for said county and state do hereby certify that the foregoing instrument of writing was filed for record in my office on the 12th day of April, 1999 at 9 o'clock and 25:53 minutes AM and is truly recorded in Book 1517 Page 69.

Witness my hand and official seal on the day and year aforesaid.

BETTIE JOHNSON, RECORDER OF DEEDS

by *Nora Dietzel* deputy
Nora Dietzel



8/29/2020 | 3:43 PM CDT