

**PLANNING & ZONING MEETING**  
**5275 W Red Tail Dr. (Southern Boone Admin Bldg.)**  
**ASHLAND, MO 65010**  
**TUESDAY, June 9, 2020**

Zoom:

**AGENDA**

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for June 9, 2020.

Approval of the Previous Minutes, May 12, 2020.

Public Comments:

Old Business:

- 1.

New Business:

1. Middleton Estates Plat 5
2. Turner Estates

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](mailto:adminassistant@ashlandmo.us)

Carrie Fischer  
Administrative Assistant

Posted June 5, 2020 @ 12:00 pm

**PLANNING AND ZONING MEETING  
405 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, MAY 12, 2020**

**1. REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, May 12, 2020 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Ernie Wren, Tanner Krueger, Cory Bergthold and Scott Dooley. Commissioners present via ZOOM were Cynthia Wills, Cecil Payne, Greg Batson, Nicki Fuemmeler, Jerrod Bryan and Richard Huse. Commissioners absent were Randy Burhans

Also present were: Alderman Liasian Jeff Sapp, City Administrator Tony St. Romaine, Administrative Assistant Carrie Fischer, Ryan Fuller McClure Engineering, Chris Sander McClure Engineering and James Creel City of Ashland Public Works.

**2. Approval of Agenda:**

Chairman Wren called for a motion to approve the May 12, 2020 agenda. Commissioner Bryan made a motion to approve the May 12, 2020 agenda. Seconded by Commissioner Bergthold. Motion carried.

**3. Approval of Previous Minutes:**

Chairman Wren called for a motion to approve the previous minutes dated February 11, 2020. Motion made by Commissioner Bryan to approve the previous minutes dated February 11, 2020. Seconded by Commissioner Wills. Motion carried.

**4. Public Comments:**

a.) Chairman Wren welcomed the new Commissioners, Cory Bergthold, Tanner Krueger, Scott Dooley and Nicki Fuemmeler.

**5. OLD BUSINESS:**

a.) None:

**6. NEW BUSINESS:**

a.) Eagle Lake Plat 4B: Chairman Wren stated the reviewing engineer has recommended this re-plat for approval. Commissioner Bryan made a motion to approve the re-plat seconded by Commissioner Bergthold. Chairman Wren called for the vote; Commissioner Batson - yes, Commissioner Wills - yes, Commissioner Bryan - yes, Commissioner Payne - yes, Commissioner Dooley - yes, Commissioner Krueger - yes, Commissioner Bergthold - yes, Commissioner Fuemmeler - yes. Motion carried.

South Wind Plat 5: Chairman Wren stated the reviewing engineer has recommended this plat for approval. Commissioner Dooley asked about the grade line. Ryan Fuller explained they would be 12" minimum to cover the pipe. Commissioner Bryan made a motion to approve the plat seconded by Commissioner Batson. Chairman Wren called for the vote; Commissioner Batson - yes, Commissioner Wills - yes, Commissioner Bryan - yes, Commissioner Payne - yes, Commissioner Dooley - yes, Commissioner Krueger - yes, Commissioner Bergthold - yes, Commissioner Fuemmeler - yes. Motion carried.

**7. DISCUSSION:** None

**8. Mayor's Report:**

None

**9. City Administrator's Report:** Tony St. Romaine spoke regarding Building Inspections/Plan Review position that was approved with this FY 20/21 budget. He would like to wait another quarter to see what sales tax numbers look like before bringing on a new position. That position would also be a liaison to the Planning & Zoning Commission. Also approved in the budget were funds to review and address the stormwater codes. Approximately \$30,000 has been set aside for consulting work on this project and Tony is currently working on the RFP. The Public Hearing that was set for feedback regarding the Comprehensive Plan has been postponed to a later date. Once gathering restrictions are lifted, this will be rescheduled. The City of Ashland, Southern Boone Economic Development Council and Southern Boone County Schools have been working on bringing Ranken Technical College to the Southern Boone area. They managed to get a grant application into the EDA (Economic Development Association) for 7.3 million. The school has also managed to secure a donation of 5 acres just south of Salter's on Perry Avenue pending grant approval. The City investment for this project will be the extension of Perry Ave. to Industrial Dr. Tony also mentioned there have been several stormwater issues that have arisen and are being addressed.

**10. Commissioners' Report:** Commissioner Payne would like to meet with Public Works regarding Lakeview Estates. Commissioner Bryan asked about the Comprehensive Plan and its status. Commissioner Dooley asked what the protocol is replacing sidewalks and driveways as he has noticed that some around town are not up to ADA standards. Commissioner Krueger mentioned he was interested to see how the stormwater issues are resolved.

Chairman Wren called for a motion to adjourn, May 12, 2020, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn, May 12, 2020, Planning and Zoning Meeting. Seconded by Commissioner Bryan. Motion carried. Meeting adjourned at 8:17 pm.

Minutes prepared by Carrie Fischer



# 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:** 501 Turner Ave. and 201 N. Henry Clay Blvd., Ashland, MO

**Parcel ID #:** 24-220-01-052.00, 24-220-00-04-016.00 and 24-220-00-05-001.00

**Project Name:** Turner Valley Estates Plat 2

**Applicant Name (Please Print)** City of Ashland  
**Address:** 109 E. Broadway **Phone #:** 573-657-2091  
Ashland, MO 65010 **Fax #:** \_\_\_\_\_  
**E-Mail:** cityadmin@ashlandmo.us

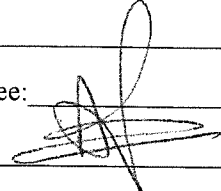
**Applicant's Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_

**REQUIRED SUBMITTALS WITH COMPLETED APPLICATION**

- Is this a Major Plat \_\_\_\_\_ or a Minor Plat X ?
- 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.

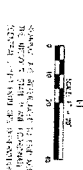
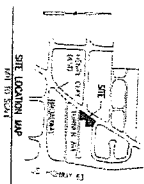
Other: \_\_\_\_\_

Application Fee: \_\_\_\_\_ (See page 3)

Staff Signature  Date 5/22/20

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

**OFFICE  
USE  
ONLY**



**LEGEND**

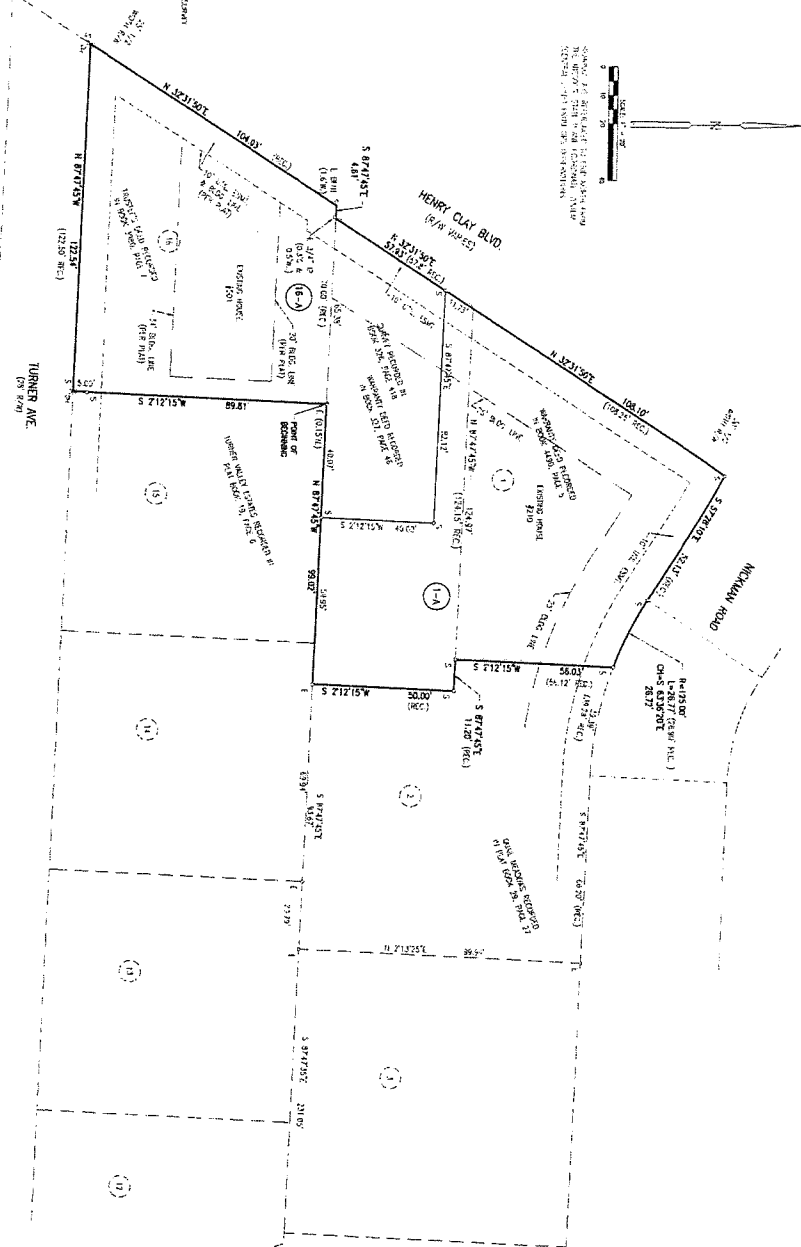
- 1. LOT 1 (PARTIAL)
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- 99. LOT 99 (PARTIAL)
- 100. LOT 100 (PARTIAL)

**NOTES**

1. THE LOTS ARE TO BE DIVIDED INTO 100 EQUAL PARTS AS SHOWN BY THIS PLAN.
2. THE TOTAL SURFACE AREA OF THE LOTS IS 100 ACRES.
3. THE LOTS ARE TO BE DIVIDED INTO 100 EQUAL PARTS AS SHOWN BY THIS PLAN.

**DEED FROM SHERMAN**

THIS DEED IS NOT VALID UNLESS A SYSTEM 11500 NUMBER IS PRINTED ON THE DEED. IF NO SUCH NUMBER IS PRINTED, THE DEED IS VOID. THE DEED MUST BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MISSOURI WITHIN 90 DAYS OF THE DATE OF THE DEED.



**CERTIFICATION**

I, JAMES K. JAMES, being duly sworn, depose and say that I am the owner of the above described premises and that the same are subject to a mortgage in the amount of \$100,000.00, the proceeds of which are to be used for the purpose of paying the mortgage. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 1st day of January, 2003.

**WITNESSES:**  
 JAMES K. JAMES  
 JAMES K. JAMES  
 JAMES K. JAMES

**DEED FROM SHERMAN**  
 JAMES K. JAMES  
 JAMES K. JAMES  
 JAMES K. JAMES

**SHOW ALL PARTS OF THESE DEEDS**

ALL PARTS OF THESE DEEDS ARE TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MISSOURI WITHIN 90 DAYS OF THE DATE OF THE DEED. IF NO SUCH NUMBER IS PRINTED, THE DEED IS VOID. THE DEED MUST BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MISSOURI WITHIN 90 DAYS OF THE DATE OF THE DEED.

**DEED FROM SHERMAN**  
 JAMES K. JAMES  
 JAMES K. JAMES  
 JAMES K. JAMES

<b>TURNER VALLEY ESTATES PLAT 2</b>	
A PLAT OF LOT 16, TURNER VALLEY ESTATES AND LOT 1, DEED FROM SHERMAN, MISSOURI.	
<b>DATE:</b>	2003-01-01
<b>FILED:</b>	2003-01-01
<b>BY:</b>	JAMES K. JAMES
<b>WITNESSES:</b>	JAMES K. JAMES, JAMES K. JAMES, JAMES K. JAMES



June 2, 2020

Christopher Sander, PE, LS  
McClure Engineering Company  
1901 Pennsylvania Dr.  
Columbia, MO 65202

RE: Final Plat Middleton Crossing Plat 5 – Ashland, MO

Dear Chris,

Allstate Consultants has completed a review of the Final Plat and Construction Plans (Dated May 26, 2020, Storm Calculations provided 6.2.20) for the aforementioned project with the following result:

**Approved for consideration by the Planning and Zoning Commission**

**NOT approved for consideration by the Planning and Zoning Commission**

Previous comment numbers have been carried forward for consistency. The applicant's response is listed below each comment in italics with additional comments from re-review listed below that in bold. The following items need to be addressed before the Final Plat and Construction Plans can be considered by the Planning and Zoning Commission:

### **Final Plat**

**All Comments Addressed**

### **Construction Plans**

#### **Grading/Storm:**

- b. Chapter 12.210.3 states "Permanently designed dead end cul-de-sac streets . . . shall be provided with a turn-around at the closed end." It appears that right-of-way was dedicated for a cul-de-sac or turn-around at the end of Norma Ln. If it is not the owner's intention to construct a turn-around, a variance will be required. Due to the proximity of the end of Norma Ln. to the existing creek, Allstate would support this variance request.

*The owner plans to file a request for a variance for the construction of a permanent cul-de-sac.*

**This variance must be requested and approved prior to the approval of Middleton Crossing Plat 5 and the associated construction documents.**

**(Update 6/2/20) As discussed via email, the City requires the request for a variance to be approved by the Board of Adjustment prior to the Final Plat moving forward. If a variance is desired, please submit a formal request for consideration by the Board of Adjustment.**

**Sanitary Sewer:**

**All Comments Addressed**

**Water Distribution:**

**All Comments Addressed**

Please resubmit a request for a variance per above or a revised Construction Plan with these comments addressed to the City of Ashland and contact Allstate Consultants (Jamie Jeffries – Plat, Wes Bolton – Grading/Storm, Stephen Lin – Sewer/Water) with any questions.

Sincerely,  
Allstate Consultants LLC



Wes Bolton, PE, ACTAR



# 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:** 309 E LIBERTY LANE

**Parcel ID #:** 24-508-00-00-023.00 01

**Project Name:** MIDDLETON CROSSING, PLAT 5

**Applicant Name (Please Print)** UNITED DEVELOPERS, LLC

**Address:** PO BOX 290  
ASHLAND, MO 65010

**Phone #:** 573-808-6888

**Fax #:** \_\_\_\_\_

**E-Mail:** kcanahler@centurylink.net

**Applicant's Signature:** *Kevin Canahler* **Date** MARCH 10, 2020

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Is this a Major Plat \_\_\_\_\_ or a Minor Plat X ?
- Property survey
- Letter of Intent for Zoning Use or Building Use
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Other: \_\_\_\_\_

Application Fee: \$344 (See page 3)

Staff Signature \_\_\_\_\_ Date \_\_\_\_\_

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



