

PLANNING & ZONING MEETING
5275 W Red Tail Dr. (Southern Boone Admin Bldg.)
ASHLAND, MO 65010
TUESDAY, August 11, 2020

Zoom:

<https://us02web.zoom.us/j/81137221192?pwd=amorWGFDblI2MFI4TWNqTTI6cmgrUT09>

AGENDA

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for August 11, 2020.

Approval of the Previous Minutes, June 9, 2020.

Public Comments:

Old Business:

1.

New Business:

1. Falcon Ct. Re-plat

Discussion:

Mayors Report:

City Administrator's Report: None

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 August 7, 2020 @ 12:00 pm

**PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, June 9, 2020**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, June 9, 2020 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Ernie Wren, Richard Huse, Nicki Fuemmeler, Scott Dooley, Cory Bergthold, Tanner Krueger, Jerrod Bryan, Cynthia Wills (viz ZOOM) and Randy Burhans (via ZOOM). Commissioners absent were Greg Batson

Also present were Alderman Liasian Jeff Sapp, City Administrator Tony St. Romaine, Administrative Assistant Carrie Fischer, Chris Sander McClure Engineering, Kevin Nahler and Dorice Slinker.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the June 9, 2020 agenda. Commissioner Bergthold made a motion to approve the June 9, 2020 agenda. Seconded by Commissioner Huse. Motion carried.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated May 12, 2020. Motion made by Commissioner Bergthold to approve the previous minutes dated May 12, 2020. Seconded by Commissioner Fuemmeler. Motion carried.

4. Public Comments:

a.) None

5. OLD BUSINESS:

a.) None:

6. NEW BUSINESS:

a.) Middleton Estates Plat 5: Chris Sanders with McClure Engineering stated he is the engineer on this project and there was a comment made that a cul-de-sac was needed at the end of Norma Ln. and gave a brief history on the plating of Norma Ln./Middleton Estates/Middleton Crossing. Mr. Nahler wants this particular parcel split in to two lots with one access being on Norma Ln. and the other being on Liberty Ln. The driveway configuration could function as a place to turn around but would not comply with fire department standards. Chris Sanders also stated this plat is not changing the configuration of the road that has been in place 40 plus years. Commissioner Dooley asked about erosion issues. Chris Sanders stated there would be a significant drainage easement allowed for these lots. Chairman Wren stated the decision before

the commission is to approve, not approve or approve with contingencies pending variance approval from the Board of Adjustment. Commissioner Fuemmeler stated the fire district should be consulted. Commissioner Burhans made a motion, seconded by Commissioner Krueger to approve the plat with the condition of variance approval be the Board of Adjustment. Chairman Wren called for the vote; Commissioner Krueger - yes, Commissioner Bergthold - yes, Commissioner Dooley - no, Commissioner Wills - no, Commissioner Payne - yes, Commissioner Fuemmeler - yes, Commissioner Bryan - yes, Commissioner Huse - no, Commissioner Burhans - yes. Motion carried

Turner Estates: Chairman Wren stated this is a lot split of the pocket park on N Henry Clay Blvd and both property owners each absorbing a portion. He called for the vote; Commissioner Krueger - yes, Commissioner Bergthold - yes, Commissioner Dooley - yes, Commissioner Wills - yes, Commissioner Payne - yes, Commissioner Fuemmeler - yes, Commissioner Bryan - no, Commissioner Huse - yes, Commissioner Burhans - yes. Motion carried.

7. DISCUSSION: There will be more information coming soon regarding the Public Hearing for the Comprehensive Plan.

8. Mayor's Report:

None

9. City Administrator's Report: None

10. Commissioners' Report: Commissioner Burhans stated he is glad to see new faces. Alderman Liaison Jeff Sapp stated there are several contractors that are not abiding by the silt fencing guidelines but is issue is being rectified.

Chairman Wren called for a motion to adjourn the June 9, 2020, Planning and Zoning Meeting. Commissioner Burhans made a motion to adjourn the June 9, 2020, Planning and Zoning Meeting. Seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 7:58 pm.

Minutes prepared by Carrie Fischer

**PLANNING & ZONING PUBLIC HEARING
5275 W. RED TAIL DR.
ASHLAND, MO 65010
MONDAY, AUGUST 3, 2020
7:00 P.M.**

Commissioners in attendance were, Jerrod Bryan, Tanner Krueger, Greg Batson, Nicki Fuemmeler, Dorise Slinker, Scott Dooley, Cecil Payne and Cynthia Wills. Commissioners absent were Ernie Wren, Richard Huse, Cory Berghold and Randy Burhans.

Also, present were City Administrator Tony St. Romaine, Todd Streiler with Streiler Planning, Alderman Liaison Jeff Sapp and Administrative Assistant Carrie Fischer.

Vice-Chairman Bryan called the Public Hearing to order Monday, August 3, 2020 at 7:00 p.m. at 5275 W Red Tail Dr., Ashland, MO. City Administrator Tony St. Romaine amended the agenda to add the resolution presented for the Comprehensive Plan Update. Todd Streiler gave a presentation on Comprehensive Plan Update and the hearing was open for discussion, questions or comments.

No public in attendance, therefore there were no public comments.

Commissioner Payne made a motion, seconded by Commissioner Batson to accept the resolution for the Comprehensive Plan Update. Roll call vote was taken: Commissioner Batson – aye, Commissioner Fuemmeler – aye, Commissioner Slinker – aye, Commissioner Dooley – aye, Commissioner Payne – aye, Commissioner Krueger – aye, Commissioner Wills - aye. Motion carried.

Commissioner Dooley made a motion, seconded by Commissioner Slinker to adjourn the Public Hearing at 8:33 p.m.

Minutes take by Carrie Fischer, Administrative Assistant

August 5, 2020

Carrie Fischer
City of Ashland
109 E. Broadway
Ashland, MO 65010

RE: Eagle Lakes Plat 5, 1st Resubmittal Review

Dear Ms. Fischer:

This letter is in response to the Eagle Lakes Plat 5 -1st resubmittal documents.

In coordination with the attached Subdivision Plat Checklist:

- Copies of the protective covenants or deed restrictions for the subject tract have been submitted.
- The subject project zoning and zoning of adjacent tracts have been included.
- Owner signed certification has been added.

The reviewer finds that the submitted information complies with standards and requirements of Chapter 11 of the City Code, subject to the final City approval and agreed upon easements for the City owned fencing and wastewater treatment facility uses.

As always, if you have any questions please do not hesitate to contact us.

Sincerely,

KLINGNER & ASSOCIATES, P.C.



Curt S. Wavering, P. E.

CSW/Document1

C: John J. Neyens, P.E.

Enclosure: Subdivision Plat Checklist
Eagle Lakes Plat 5 2020-07-30

SUBDIVISION PLAT CHECKLIST

Date Reviewed, Subject to items listed below: **August 4, 2020**

Zoning: R-1

SUBDIVISION: Eagle Lakes Plat 5

DEVELOPER:

Robert Hurdle

Code Ref.	Item	
11.150(2)	<input checked="" type="checkbox"/>	Five (5) black line or blue line copies submitted for Plan Commission review. Sheet size 18 inches by 24 inches or 24 inches by 36 inches and at 1 inch equals 100 feet or less.
11.150(3)	<input checked="" type="checkbox"/>	A vicinity sketch at a scale of 400 feet or less
11.160(1)	<input checked="" type="checkbox"/>	The proposed name of the subdivision which shall not duplicate or close approximate the name of any other subdivision in the City of Ashland, Missouri.
11.160(2)	<input checked="" type="checkbox"/>	The names and addresses of the owner or owners of record, the developer and the registered land surveyor responsible for the preparation of the plat.
11.160(3)	<input checked="" type="checkbox"/>	The names of adjacent subdivisions and the names of record owners of adjacent parcels of land.
11.160(4)	<input checked="" type="checkbox"/>	The boundary lines, accurately scaled, of the tract proposed for subdivision.
11.165(B.)	<input checked="" type="checkbox"/>	Length and bearing of each boundary line of the property as determined by survey. The relative location of the boundary lines and adjacent lines and corporate boundaries, tract boundaries, right-of-way lines of streets, street names, easements and other rights-of-way. All boundary lines and other site lines with accurate dimension, bearings, or deflection angles and radii, arc and central angles of all curves. All lot lines shall be dimensioned. All angles, points and points of curves shall be dimensioned to lot lines, all in accordance with survey standards of the Missouri Department of Natural Resources as provided hereinafter.
11.170	<input checked="" type="checkbox"/>	The accurate location and material of all permanent reference monuments.
11.160(5)	<input checked="" type="checkbox"/>	The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract proposed for subdivision, and other important features such as existing permanent buildings, large trees and water courses, railroad lines, corporation and township lines and existing utilities
11.205	<input checked="" type="checkbox"/>	The subdivision of land conforms to the official Thoroughfare Plan or other elements of the Comprehensive Plan.
11.160(6)	<input checked="" type="checkbox"/>	Existing sewers, water mains, culverts and other underground structures within the tract proposed for subdivision and immediately adjacent thereto with sizes of lines and grades indicated.
11.160(7)	<input checked="" type="checkbox"/>	Topography, contours, five (5) foot intervals, or other intervals as required by the Planning Commission.

SUBDIVISION PLAT CHECKLIST

11.160(8.a)	N/A	The locations, widths and names of proposed highways, thoroughfares, streets and alleys
11.160(8.b)	X	The locations and widths of proposed easements, utility or otherwise
11.160(8.c)	X	The location and approximate sizes of catch basins, culverts and other drainage structures
11.160(8.d)	N/A	The number, location and approximate dimensions of proposed lots
11.160(8.d)	X	Proposed front yard set-backs.
11.160(9)	X	Subject Property Zoning and zoning of adjacent tracts;
11.160(10)	X	North-point, scale, date and title.
11.160(11)	X	Copies of the proposed protective covenants or deed restrictions for the subject tract shall be attached to the preliminary plat.
11.180	X	Certification that the owner is the legal owner and has given consent to the subdivision and irrevocable dedication of street rights-of-way, easements and all other lands intended for public use.
11.185	X	Certification that the survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey
11.190	ST	Certification of the final plat approval to be signed by the Mayor and attested to by the City Clerk.
11.205(4)	N/A	Cul-de-sacs less than five hundred feet (500') pavement radius greater than thirty-eight feet (38') and right-of-way greater than forty-five feet (45')
11.205(5)	N/A	All streets shown: Street centerline offsets greater than one hundred twenty-five feet (125').
11.205(8)	N/A	Block length shall not exceed 850 feet.
11.205(10)	N/A	Street right of way meet: Arterial (>72 feet), Collector (60 feet), Minor (50 feet), Alley (20 feet)
11.205(10)	X	Utility easements: Minimum 10 feet wide. Easements of adequate width provided for drainage of water.
11.205(11)	N/A	Street grades (Maximum): Arterial (4.0%), Collector (7.0%), Minor and Alley(10%), Pedestrian Ways or Crosswalks(12.0%) Street grade (Minimum): All (0.4%)
11.205(12)	N/A	Centerline Curvature(Minimum): Arterial(40 feet) Collector and Minor (100 feet)
11.205(13.A)	N/A	Lot depths may not exceed 3 times the lot width, as measured at the building setback line.

SUBDIVISION PLAT CHECKLIST

11.205(13.B)	X	Every lot abuts a public street
11.205(13.C)	X	Lot Width (Minimum): Residential (70 feet), Commercial or Industrial (50 feet) measured at building setback line.
11.205(14.G)	X	Lot Size (Minimum): Residential (8,000 square feet), Commercial or Industrial (None) Yard Setbacks (Minimum): Residential (Front: 25 feet, Back: 30 feet, Sides: 10% of frontage on each side), Commercial or Industrial (Per Zoning)
11.220	X	Water mains and hydrants shown.
11.225	X	Storm sewer and drainage systems shown
11.230	NA	City Health Department and the Missouri State Board of Health certifications, for individual disposal device.
11.243	N/A	Street Lights shown.

Reviewer Additional Comments:

¹ The existing creek does not fall in the existing drainage easement. It may be advisable to adjust the existing easements to encompass the creek.

It is suggested that an easement be granted to the City on the northeastern portion of Lot 23 to the benefit of the City of Ashland for the city owned fencing and wastewater treatment facility uses.

NO	Not Provided - Required per City Code
X	Meets or Exceeds Requirements
N/A	Not Applicable
ST	Subject To Construction Plans or Final Plat
V	Variance Submittal Required

