

**PLANNING & ZONING MEETING**  
**5275 W Red Tail Dr. (Southern Boone Admin Bldg.)**  
**ASHLAND, MO 65010**  
**TUESDAY, September 8, 2020**

Zoom:

<https://us02web.zoom.us/j/83235727073?pwd=ZFArZldPaDEwMUw5dFlmWGFRZUhFUT09>

**AGENDA**

Public Hearing – Conditional Use 6:30 PM.

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for September 8, 2020.

Approval of the Previous Minutes, August 11, 2020.

Public Comments:

Old Business:

- 1.

New Business:

1. Conditional Use - Residential in Commercial Zoning 530 E Broadway
2. Site Plan - A & H Steel

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 September 3, 2020 @ 12:00 pm

**PLANNING AND ZONING MEETING  
405 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, AUGUST 11, 2020**

**1. REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, August 11, 2020 at 7:00 p.m. at 5275 W Red Tail Dr., Ashland, Missouri. Commissioners in attendance were Ernie Wren, Richard Huse, Greg Batson, Cecil Payne, Jerrod Bryan, Scott Dooley, Nicki Fuemmeler and Cory Bergthold. Commissioners absent were Dorice Slinker, Randy Burhans, Tanner Krueger and Cynthia Wills.

Also present were Administrative Assistant Carrie Fischer and Robert Hurdle.

**2. Approval of Agenda:**

Chairman Wren called for a motion to approve the August 11, 2020 agenda. Commissioner Bryan made a motion to approve the August 11, 2020 agenda. Seconded by Commissioner Dooley. Motion carried.

**3. Approval of Previous Minutes:**

Chairman Wren called for a motion to approve the previous minutes dated June 9, 2020. Motion made by Commissioner Batson to approve the previous minutes dated June 9, 2020. Seconded by Commissioner Bergthold. Motion carried.

**4. Public Comments:**

a.) None

**5. OLD BUSINESS:**

a.) None:

**6. NEW BUSINESS:**

a.) Eagle Lake Plat 5 (Falcon Ct): Chairman Wren asked if there were any comments or discussion regarding the replat of two lots on Falcon Ct. Robert Hurdle was present and stated he is purchasing these two lots and is replatting into one lot to make it buildable. He also stated he is willing to grant the City of Ashland an easement for storm water maintenace. Commissioner Huse made a motion to approve the plat with the granted easement seconded by Commissioner Bryan. Chairman Wren called for the vote: Commissioner Bergthold - aye, Commissioner Dooley - aye, Commissioner Bryan - aye, Commissioner Payne - aye, Commissioner Huse - aye, Commissioner Fuemmeler - aye, Commissioner Batson - aye. Motion carried.

**7. DISCUSSION:** None

**8. Mayor's Report:**

None

**9. City Administrator's Report:** None

**10. Commissioners' Report:** Commissioner Payne mentioned there is some concern regarding drainage issues.

Chairman Wren called for a motion to adjourn the August 11, 2020, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn the August 11, 2020, Planning and Zoning Meeting. Seconded by Commissioner Dooley. Motion carried. Meeting adjourned at 7:13 pm.

Minutes prepared by Carrie Fischer



# CONDITIONAL USE Application

**SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For conditional use review as outlined in Chapter 9, Section 9.360, Conditional Use Permit.

Physical Address: 530 E Broadway, Ashland MO, 65010

Parcel ID #: \_\_\_\_\_

Project Name: HAN Investment LLC DBA Beeline snack shop

Applicant Name (Please Print) Rabi Basnet

Address: 5427 Deer Valley Drive

Phone: 254-413-4976 Fax: \_\_\_\_\_

E-Mail: Ravibasnet2010@yahoo.com

Applicant's Signature: Rabi Date 07/14/2020

Owner Name Haribol Bhandari

Address: 1728 Bull Gik stephenville, TX, 76401

Phone: 254-413-4976 Fax: \_\_\_\_\_

E-Mail: daibhai@hotmail.com

## REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

Conditional Use Requested (City Code #) 9.360

Property survey

Letter of Intent for 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

Application Fee: \$300 (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:	_____	_____

## 9.360. Conditional Use Permit

9.360.1 Application may be made to the Administrative Officer for a conditional use permit for any use specifically authorized by the district use regulations for such consideration. The applicant shall furnish information and shall deposit fees in accord with Section 9.420. of this ordinance, and the Administrative Officer shall thereafter review the application for compliance with the provisions of this ordinance, prepare a report or Public notice, advertising, posting, agenda placement or other procedure matters involving the application shall be handled by the Administrative Officer, under such review or hearing procedures as the Board of Aldermen may establish. (The application shall be submitted at least thirty (30) calendar days prior to the meeting of the Planning and Zoning Commission. (amended Council Bill No. 2006-059, 1-02-2007) (amended Council Bill No. 2008-010, 2-19-2008)

A report and recommendation shall be filed by the Planning and Zoning Commission with the Board of Aldermen within forty-five (45) days of the meeting at which the Planning and Zoning Commission first considers the matter, unless consideration is 64 extended by mutual consent of the Commission and the applicant. No conditional use permit shall be granted without recommendation from the Planning and Zoning Commission; however, if no report is transmitted within the stated or extended time period, it shall be assumed that the Commission has approved the application. Thereafter, the Board of Aldermen shall examine and approve or deny the application, with findings and if approved, under such conditions as are deemed necessary, per 9.360.2 through 9.360.8 below.

9.360.2 In authorizing the issuance of a conditional use permit, the Board of Aldermen may impose such conditions at will, in its judgment, ensure that;

9.360.3 The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

9.360.4 The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

9.360.5 The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

9.360.6 Adequate measures will be taken to provide ingress and egress, designed to minimize traffic congestion in the vicinity.

9.360.7 Adequate utilities, drainage and other necessary facilities have been or will be provided.

9.360.8 The conditional use will in all other respects conform to the applicable regulations of the district in which it is located, except as may be expressly provided elsewhere in these regulations.



# SITE PLAN Application

**SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI. For development review as outlined in Chapter 9 Planning and Zoning, Section 9.106, Site Plan Submission, Review Required.

**Physical Address:** Lot 6A Ashland Industrial Court, Ashland MO 65010

**Parcel ID #:** 2190000020060001 / / /

**Project Name:** A & H Steel

**Applicant Name (Please Print)** River City Construction LLC

**Address:** 6640 American Setter Dr, Ashland MO 65010

**Phone #:** 573-657-7380 **Fax:** 573-657-7381

**E-Mail:** mleahy@rccllc.com

**Property Owner (Please Print):** River City Construction LLC

**Address:** 6640 American Setter Dr, Ashland MO 65010

**Phone:** 573-657-7380 **Fax:** 573-657-7381

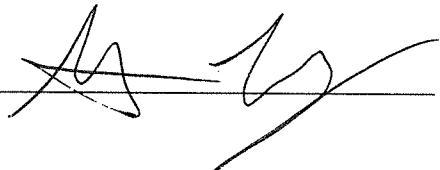
**Email:** jseymour@rccllc.com

### **REQUIRED SUBMITTALS WITH COMPLETED APPLICATION**

- Property survey
- Letter of Intent for Zoning Use and Building Use
- Site Plan/Drawing (5 signed and sealed copies). These 5 plans must be Standard Size D (24"x36"). A reduced 11 x 17 copy and a PDF disc are also required. The plan shall include the following information:
  - Title Sheet that may include the survey
  - Site Plan
  - Paving/grading/drainage plan
  - Utilities sheet (including all existing utilities)
  - Detail sheet(s)
  - Building elevations
  - Sign locations (sing design shall be approved on a separate permit)
  - Adjacent zoning and land uses
- Stormwater Calculations
- Traffic Study
- Other: \_\_\_\_\_
- Application Fee:     \$300.00 Site Plan Review                     \$100.00 Extension

### **9.108. Fees**

An applicant for a site plan approval shall pay to the City fees sufficient to cover the costs reasonably anticipated to be incurred by the City for the services of its planning, engineering and legal consultants and for the administrative expense reasonably anticipated to be incurred by the city in providing the expertise of its own community development, public, works, building department, finance and their administrative support personnel, in connections with the review of the site plan. These fees shall also include payment for the review of final detailed engineering plans, specifications and cost estimates, and field observation fees of the construction and installation of the public improvements for these developments.

**Applicant's Signature:**  **Date** 7.13.20



A&H Steel LLC

PO Box 386  
Ashland, MO 65010

573.488.4090 phone  
573.488.4091 fax  
www.a-hsteel.com

July 13, 2020

City of Ashland  
109 E. Broadway  
Ashland, MO 65010

Attention: Mr. St. Romaine

Regarding: Letter of Intent for City of Ashland Site Plan Application

Dear Mr. St. Romaine:

A&H Steel plans to develop the property to use as the central office, shop and yard space for the steel erection company.

Site development includes:

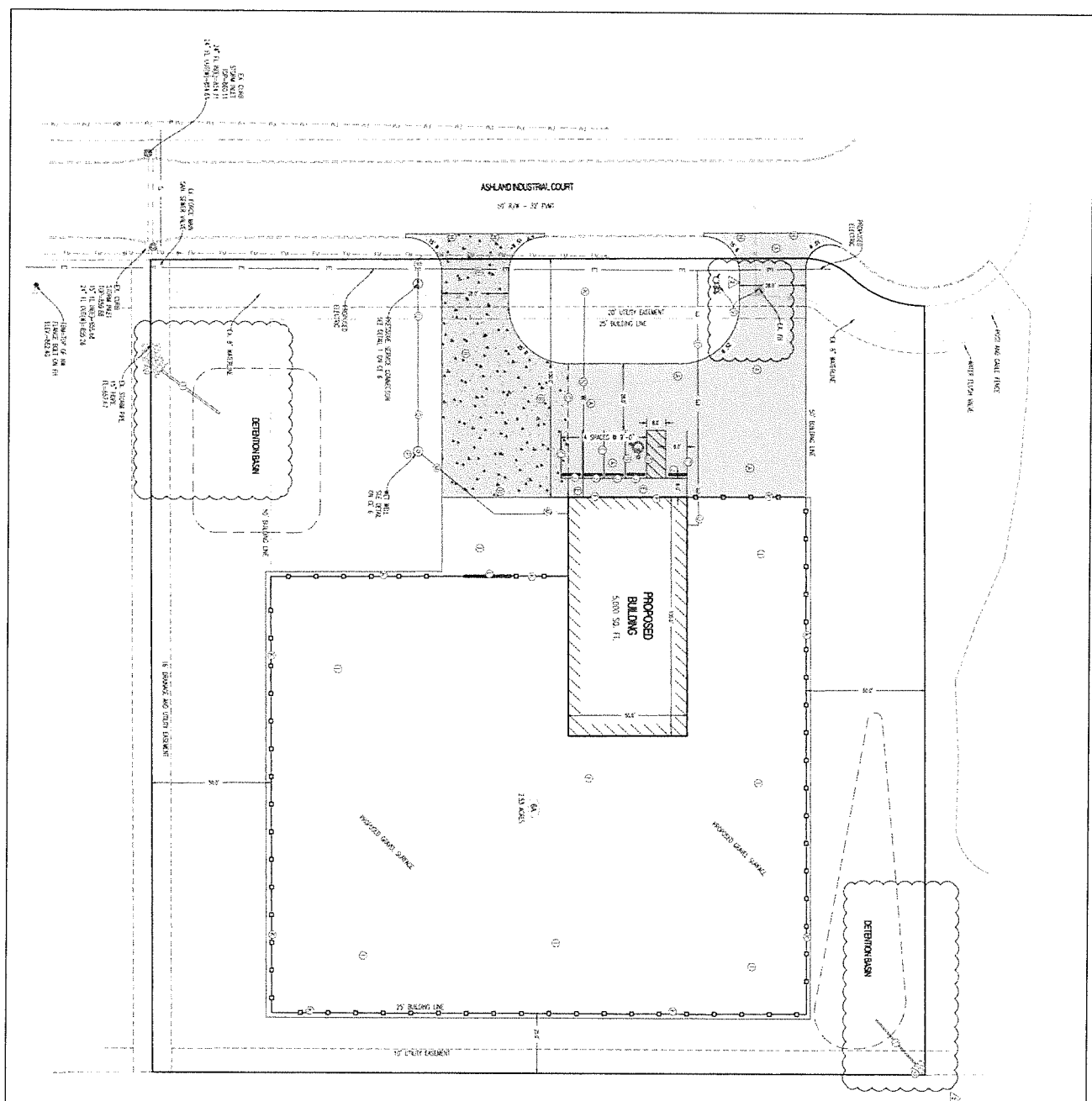
- 100' x 50' wood framed pole barn building to house company offices and shop / storage space for company equipment and materials.
- Concrete driveways and parking connected to the existing street.
- Fenced yard area for storage of company equipment and materials with gravel surface.
- Extension of utilities to the proposed building and property.

No change in zoning category requested, as the proposed use for building and property are within the description of the current zoning.

We ask that you please review and approve the attached Site Plan Application dated July 13, 2020, and the associated Civil Drawings.

Sincerely,

Brett Dudenhoeffer  
A&H Steel LLC



**LEGEND:**

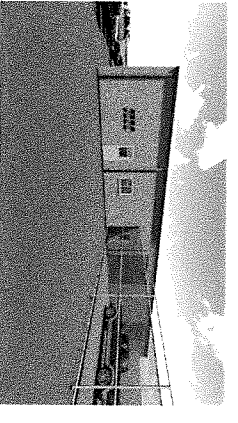
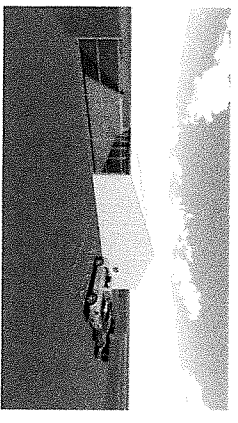
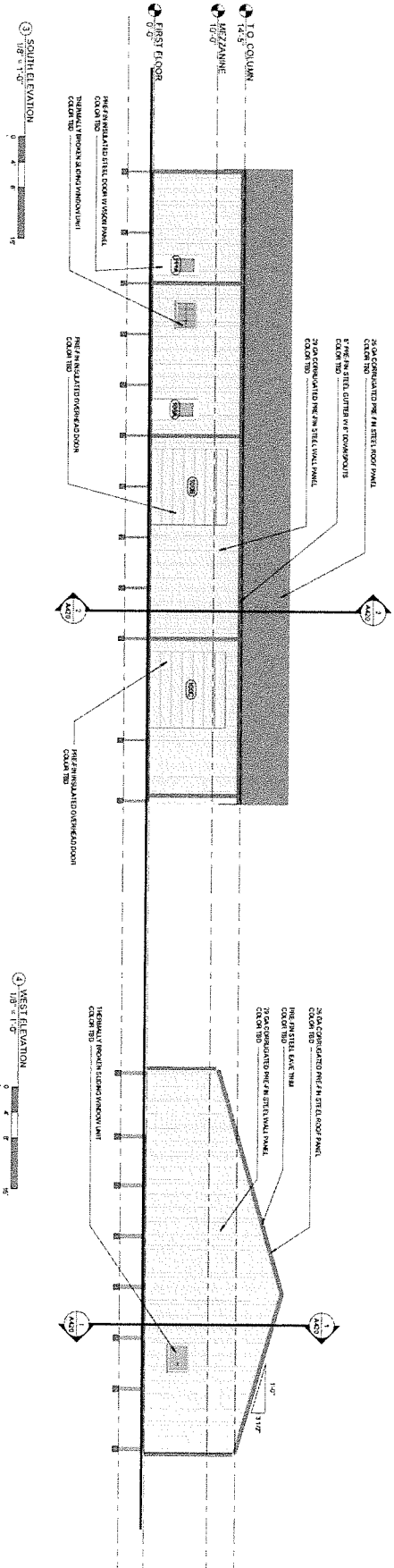
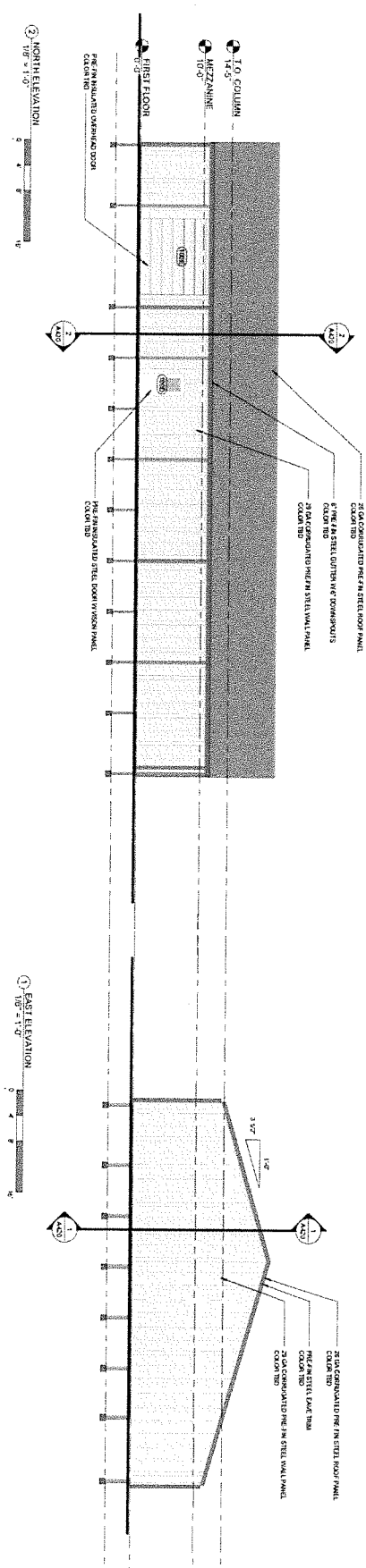
- 1. PROPOSED SAND SINK
- 2. PROPOSED CANAL SINK
- 3. DEBRIMENT BASIN
- 4. PROPOSED BUILDING
- 5. 20' UTILITY EQUIPMENT
- 6. 24' UTILITY EQUIPMENT
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- 100. 24' UTILITY EQUIPMENT

**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSOURI BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING AND SAFETY MEASURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE SCHEDULING AND REPORTING TO THE OWNER.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE RECORDS OF ALL CONSTRUCTION.

<p><b>A&amp;H STEEL</b> ASHLAND, BOONE COUNTY, MISSOURI</p>	<p>OWNER: ASH STEEL LLC P.O. BOX 396 ASHLAND, MISSOURI 65001</p>	<p>PREPARED BY: <b>CRACKETT</b> ENGINEERING CONSULTANTS 1000 N. MAIN ST. ASHLAND, MISSOURI 65001 www.crackettengineering.com Crackett Engineering Consultants, LLC Missouri Professional Engineer License No. 000000000</p>	<p>PROJECT NO.: 20087</p>
	<p>DESIGNED: /09</p> <p>DRAWN: /09</p>	<p>SHEET: /09</p>	<p>DATE: /09</p>





- EXTERIOR ELEVATION NOTES:**
1. ALL EXTERIOR MATERIAL COLOR SELECTIONS TBD
  2. CONSTRUCTION DETAILS TO BE DETERMINED. NO VISIBLE EXTERIOR FINISHES TO BE SHOWN.
  3. EXTERIOR MATERIALS TO BE SHOWN. NONE FINISHED EXTERIOR SOURCE PLANNED

<p><b>A400</b></p>	<p><b>NEW OFFICE &amp; SHOP FACILITY</b></p> <p><b>A &amp; H Steel</b></p> <p>Lot 6A Ashland Industrial Court Ashland, MO 65010</p>	<p><b>RIVER CITY</b></p> <p>6640 AMERICAN SETTER DR ASHLAND, MO 65003 P: 573.687.3100 F: 573.687.7381</p>	<p><b>ASH STEEL</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date									
No.	Description	Date														

**Preliminary**

08/21/2020 11:35:17 AM

# Weir Report

Hydrflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Friday, Aug 14 2020

## SW BASIN, SPILLWAY WEIR, 100 YEAR CLOGGED

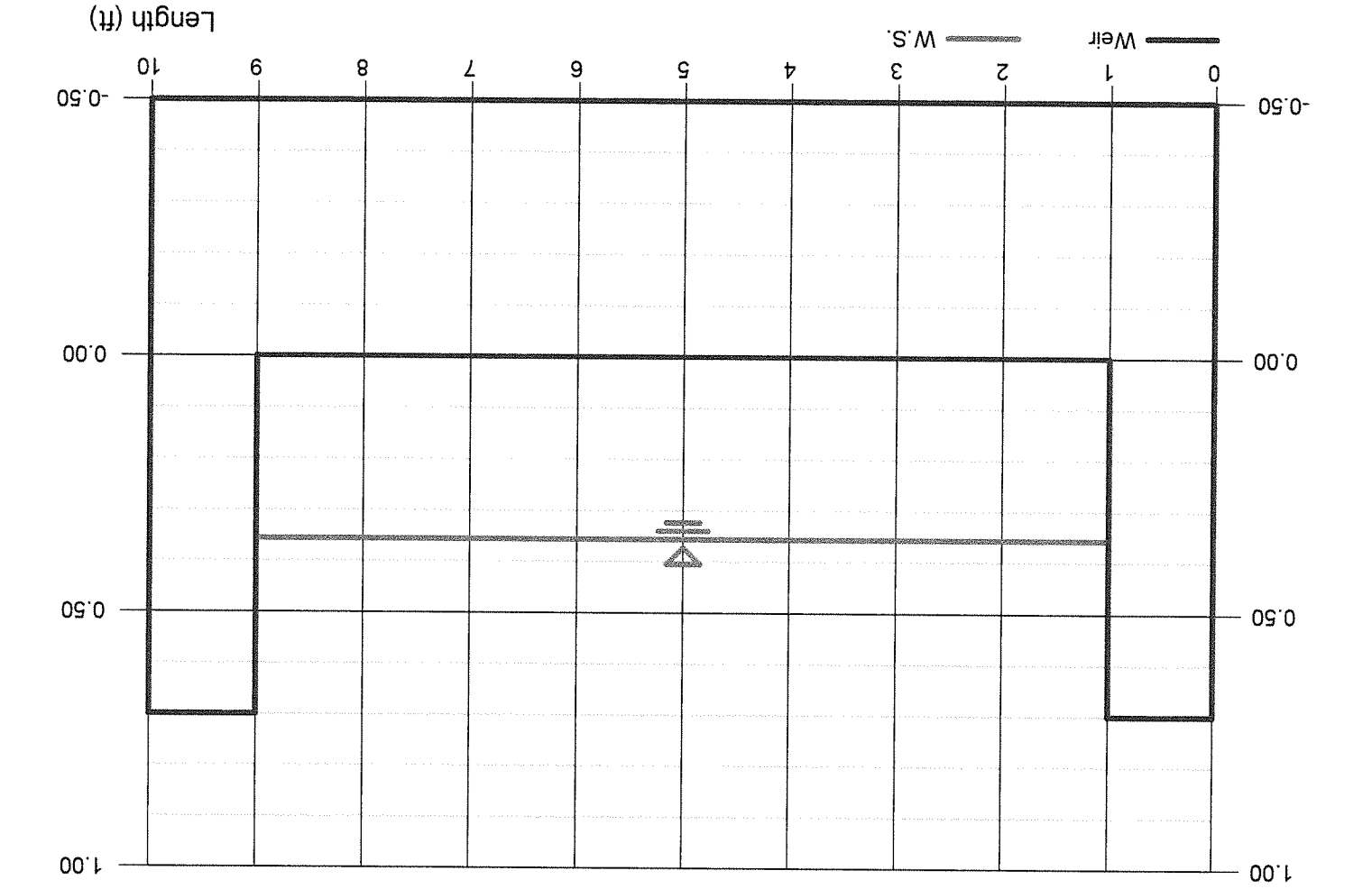
### Rectangular Weir

Crest = Broad  
 Bottom Length (ft) = 8.00  
 Total Depth (ft) = 0.70  
 Weir Coeff. Cw = 2.60  
 Compute by: Known Q  
 Known Q (cfs) = 4.42

### Highlighted

Depth (ft) = 0.36  
 Q (cfs) = 4.420  
 Area (sqft) = 2.85  
 Velocity (ft/s) = 1.55  
 Top Width (ft) = 8.00

## SW BASIN, SPILLWAY WEIR, 100 YEAR CLOGGED



# Weir Report

Hydratlow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Friday, Aug 14 2020

## NE BASIN, SPILLWAY WEIR, 100 YEAR CLOGGED

### Rectangular Weir

Crest = Broad  
 Bottom Length (ft) = 8.00  
 Total Depth (ft) = 0.65  
 Weir Coeff. Cw = 2.60  
 Compute by: Known Q  
 Known Q (cfs) = 2.38

### Highlighted

Depth (ft) = 0.24  
 Q (cfs) = 2.380  
 Area (sqft) = 1.88  
 Velocity (ft/s) = 1.26  
 Top Width (ft) = 8.00

## NE BASIN, SPILLWAY WEIR, 100 YEAR CLOGGED

