

**PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, FEBRUARY 12, 2019**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, February 12, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Randy Burhans, Cynthia Wills and Cecil Payne.

Also present City Administrator Lyn Woolford and Administrative Assistant Megan Young.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the February 12, 2019 agenda. Commissioner Bryan made a motion to approve the February 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 January 8, 2019. Motion made by Commissioner Batson to approve the previous minutes dated January 8, 2019. Seconded by Commissioner Wills. Motion carried unanimously.

4. Public Comments: None.

5. OLD BUSINESS:

a) Site Plan for Cobblestone Courts PRD by Conservation Home Builders, LLC
Chairman Wren made recommendation to table this until next meeting, due to the fact that neither Mr. McCubbin nor his representative were at the meeting. Commissioner Wills made motion to table this until the March 12 Planning & Zoning meeting. Seconded by Commissioner Bryan. Motion carried unanimously.

b) Ashland City Code, Chapter 9 Planning and Zoning, Section 9.571 Billboard Ordinance Revision

The sign committee consisted of Commissioner Wills, Commissioner Payne and Commissioner Burhans. Commissioner Wills opened a discussion about the handout she provided for the commissioners. She informed the commissioners about whom she had spoken to and what was discussed. She stated the signs in question are in the 63 corridor and this requires a city permit and a state permit. The commissioners had an extensive discussion about the definition of a billboard vs. a freestanding sign, sign locations, height requirements, maximum gross feet of a sign, digital signs and maximum lumens of a digital sign. There was discussion about whether sign permits should have locations, lumen requirements and whether the applicant has a state sign permit. Commissioner Burhans stated this is more clerical and city staff needs to make sure

people know what the requirements are. There was discussion between the commissioners on the definition of on-site vs. off-site locations of signs. Commissioner Burhans asked if the commissioners would have the opportunity to ask questions of the city attorney. He stated they really needed clarification on some of the definitions in the city ordinances. Commissioner Wills stated she is against asking the city attorney and stated the commissioners should have a discussion on what to recommend. Commissioner Klippel suggested tabling this until they have more information. Chairman Wren asked for a motion to table this until the March 12, Planning & Zoning meeting. Commissioner Klippel made a motion to table this until the March 12, Planning & Zoning meeting. Seconded by Commissioner Burhans. Opposed by Commissioner Wills. Motion carried.

6. NEW BUSINESS: None.

7. DISCUSSION: None.

8. City Administrator's Report:

City Administrator Lyn Woolford stated he has been reviewing the developments of the C. L. Richardson property and the Cartwright Business & Technology property. He stated due to the city's growth, our ordinances are behind and there is a bunch of challenging things coming. So that is why we need to start looking at things to encourage businesses to come to Ashland.

9. Commissioners' Report:

Alderman Liaison Sapp wanted to thank the sign committee for all their hard work and all the different things to look at for this ordinance. He stated the Board of Aldermen will not be as restrictive because they want to encourage businesses to come to Ashland. He stated that this is a recommending board, and sometimes the Board of Aldermen will go against Planning & Zoning recommendations because their view is a bit more broad.

Commissioner Wills stated she tried to keep a balanced opinion regarding billboards.

Commissioner Williamson stated this was a good discussion tonight and thanked the sign committee for their hard work.

Commissioner Burhans thanked Commissioner Wills for doing the bulk of the sign committee's work. He stated Planning & Zoning is a citizen board. He feels the Board of Aldermen's entire function is to represent the citizens and they should not put so much emphasis to put businesses before the citizens. He stated our recommendations are what the citizens want and they should take that into consideration.

Commissioner Klippel asked about the Comprehensive Plan. City Administrator Woolford stated Todd Streiler, from Streiler Planning, is working on it and will probably be here next month for an update.

Commissioner Payne thanked Commissioner Wills for her hard work. He also thanked Alderman Liaison Sapp and stated he is representing the Planning & Zoning Commission very well.

Chairman Wren thanked the sign committee for their hard work.

Chairman Wren called for a motion to adjourn, February 12, 2019, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, February 12, 2019, Planning and Zoning Meeting. Seconded by Commissioner Bryan. Motion carried.

Minutes prepared by Megan Young