

**PLANNING & ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO 65010  
TUESDAY, FEBRUARY 9, 2016**

**AGENDA**

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda February 9, 2016. Action \_\_\_\_\_
3. Approval of the Previous Minutes, December 8, 2015. Action \_\_\_\_\_
4. New Business:
5. Old Business:
6. Discussion:
  1. Expiration dates on Approved Plans
  2. Martha Crump Extension
  3. Tiny Houses – recommendation to the Board of Aldermen on how to handle. A request for the installation of one on an existing property in Seasons Ridge came to City Hall
  4. Building Code upgrade recommendation. Boone County Resource Management is adopting the 2015 code. Ashland is currently using the 2006 code. The recommendation by the City Administrator is to upgrade to the 2012 code.
7. Interim City Administrator / Mayor's Report:
8. Guest Comments:
9. Commissioners' Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email [policeclerk@ashlandmo.us](mailto:policeclerk@ashlandmo.us)

Megan Young  
Administrative Assistant

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, DECEMBER 8, 2015  
DRAFT**

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:00 p.m., to seek public comments on:

**1. Proposed Rezoning from County A-1 to City G-C, General Commercial for The Crane Family Irrevocable Trust property on So. US Hwy 63, Parcel ID # 24-600-14-00-005.00 01.**

Public Questions/Comments: Mayor Rhorer commented that he was there to represent property owner Frank White regarding the rezoning if there were any questions. Mr. C. Stephen Heying asked where the property was located? Mayor Rhorer informed him the parcel was behind Salter's Lawn Service on US Hwy 63. There was some discussion between Mr. Heying and Mayor Rhorer regarding running sewer and water lines to rezoned property. Mr. Cecil Payne, with the Southern Boone County Economic Development Committee, stated he thought this would help promote tax revenue for the city.

No further public comments.

Chairman Batson closed the Public Hearing at 7:07 p.m.

**REGULAR MEETING:**

Chairman Batson called the meeting to order Tuesday, December 8, 2015 at 7:07 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Danny Clay, James Branson, Greg Batson and Jeffrey Sapp. Commissioners absent were Paul Beuselinck and Nikki Courtney.

Also present were Mayor Gene Rhorer, Interim City Administrator Lyn Woolford, and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the December 8, 2015 agenda. Commissioner Branson made a motion to approve the December 8, 2015 agenda. Seconded by Commissioner Sapp. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated November 10, 2015. Motion was made by Commissioner Sapp to approve the previous minutes dated November 10, 2015. Seconded by Commissioner Klippel. Motion carried unanimously.

#### **4. NEW BUSINESS:**

##### **A). Rezoning Parcel ID # 24-600-14-00-005.11.01**

There were no questions or comments from the commissioners. Commissioner Clay made a motion to approve the rezoning. Seconded by Commissioner Sapp. Motion carried unanimously.

##### **B). Wren Estates Subdivision**

Present were property owner Corey Myers, and Surveyor C. Stephen Heying. Mr. Heying and Mr. Myers put forth a request for the approval of a Minor Plat for the lot on 800 S. Henry Clay Blvd. This plat will separate one (1) tract of land into three (3) lots to be available for construction. Mr. Heying commented on drainage, utility easements, and building right-of-ways for the property. Chairman Batson asked if all the items on the City Staff Report have been corrected? Mr. Heying stated all the items noted on the City Staff Report that need to be fixed have been fixed. Commissioner Klippel asked when Mr. Myers starts building will he put up a silt fence? And is he aware of the storm drainage behind that property? Mr. Myers commented that he knows about the storm drainage, and the silt fencing is already up. Interim City Administrator Woolford stated it was his understanding that if Mr. Heying and Mr. Myers make all the corrections noted in the City Staff Report, then it is okay to put this forward for consideration. Mr. Heying said it was nice to have this reviewed locally.

Commissioner Sapp made a motion to approve the Minor Plat, pending review by All State Consultants to ensure all corrections to the Plat have been made. Commissioner Williamson seconded the motion. Motion carried unanimously.

##### **C). Martha Crump extension to Minor Hill**

The commissioners started by discussing the Baptist Home entry and exit points. Interim City Administrator Woolford stated one way in and out is not good, and MODOT is eventually going to get rid of the highway crossovers, so there will be negotiations with MODOT regarding this. He said there was a discussion on a round-a-bout at Henry Clay Blvd. and Broadway/Route MM. He stated as Ashland grows we will have to adjust to changes. Commissioner Sapp asked what the cost of a traffic light for Henry Clay Blvd. would be? Interim City Administrator Woolford said the cost of a traffic light would be higher than the cost of a round-a-bout.

Chairman Batson asked if the Baptist Home has submitted plans yet? Interim City Administrator Woolford stated they have provided conceptual plans, they are discussing the bridge with Dept. of Natural Resources and the city is looking at easements on a sewer line at the back of the Baptist Home property. Chairman Batson suggested writing a letter, from the Planning & Zoning Commission to the Board of Aldermen, showing support for the need of a road extension at the end of Martha Crump. Chairman Batson stated he would write up a draft for all the commissioners to sign. Guest Cecil Payne stood up and suggested the recently accepted 2015 Comprehensive Transportation Plan would be a good thing to look at regarding streets. Chairman Batson said he could also get with Ed Sigmund at the Mid-Mo Regional Planning Commission.

**5. OLD BUSINESS:** None.

**6. DISCUSSION:**

**A). McDonald's Site Plan**

Commissioner Sapp asked to review the plans for McDonald's and to see where they are in the process. Interim City Administrator Woolford said they are now working on getting a Fire Hydrant installed. The owner of the property, the Baker Family was unwilling to give the city a utility easement for the Fire Hydrant. McDonald's should start construction this spring (2016), after they demolish the car wash.

**B). Expiration dates on Site Plans, Conditional Use Permits and Plats**

Commissioner Klippel started the discussion by commenting that there are new guidelines being added to the city's ordinances regarding housing subdivisions. For example, elevation on houses, making sure the grade level has proper drain off. Commissioner Sapp said we should push for more stringent time limits. Chairman Batson asked what about conditions beyond our control, or getting extensions, etc.? Also, how would city staff keep up with all the different ending dates? Interim City Administrator Woolford said we would probably use a spreadsheet, but he could check with the county to see how they did it. Also, we would need our city attorney's advice. He can check on these items and get back to the commission. Commissioner Sapp made a motion to table this topic until next meeting. Seconded by Commissioner Klippel. Motion carried unanimously.

**8. City Administrator's Report:**

Interim City Administrator Lyn Woolford had nothing to report.

**Guest Comments:** None.

**Commissioners' Report:**

Chairman Batson thanked Interim City Administrator Lyn Woolford for his assistance on the Redtail street light issue.

Chairman Batson called for a motion to adjourn, December 8, 2015, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, December 8, 2015, Planning and Zoning Meeting. Seconded by Commissioner Clay. Motion carried.

Minutes prepared by Megan Young