

**PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, JANUARY 11, 2022**

1. Public Hearing:

Chairman Sapp called the public hearing to order January 11, 2022 at 6:30 p.m. via Zoom. Commissioners in attendance were Jerrod Bryan, Jeff Sapp, Scott Dooley, Luke Baker, Cory Berghold, Cynthia Wills, and Nicki Rinehart

Rezoning of Hayes Rd-

Rob Wolverton, developer, stated he is waiting on the approval of this rezoning to move further with the project and he is here to answer any questions there might be.

Keith Birk 5400 E. Hayes Rd states he is opposed to this development he stated his reasons are this is a residential area not a commercial area, there is only one road into the neighborhood, dangerous with all the traffic and vehicles that will be coming in and out. He stated this would change the nature of their lives. He also stated the people that do not live in this neighborhood won't be the ones that are affected like they are.

Susan Skinner 5350 E. Log Providence stated she is in agreeance with Mr. Birk. She stated it seems to be going more into the rural community and she asked for it to stay as residential. She requested to if rezoning does go through to change the rezoning to make it C-N zoning instead of C-G zoning.

Lucie Hess 5027 E. Log Providence stated she has concern about the infrastructure of the project and emergency personel. She stated she doesn't think that the resource of what Ashland will have to provide is being looked at because those resources are limited. She stated she thinks this is a multi-density situation and doesn't feel like it fits into the neighborhood and that's not best for this neighborhood.

Ed Bartel 5480 E. Hayes stated he is opposed it is not proper planning to have this type of zoning with the gravel road leading up to it.

Tony St. Romaine, City Administrator, read a letter from Paul McGowan MD, owner of Hills and Valleys Parkside LLC - see attached letter

Jay Gebhardt, engineer, stated the reason for requesting the rezoning of C-G vs C-N is due to the Ashland city code and what will be proposed in the project. He stated there will be 16 apartments in 1st phase and there might not be a 2nd phase and he doesn't believe that there will be a high density use on that 15 acres of land. He stated with the fire code and the access they agree they would like another access, but the code doesn't require it if they stay at 30 feet in height or lower and that is their intent. He also stated this is a low impact development when related to other development in the area.

1. REGULAR MEETING:

Chairman Sapp called the meeting to order January 11, 2022 at 7:00 p.m. via zoom. Commissioners in attendance were Jerrod Bryan, Jeff Sapp, Scott Dooley, Luke Baker, Cory Bergthold, Cynthia Wills, and Nicki Rinehart
Commissioners absent: None

City Staff Present: City Administrator, Tony St. Romaine, Building Inspector Darin Ratermann, Administrative Assistant Leslie Martin, and Alderman Liasion Rick Lewis

Guests:

2. Approval of Agenda:

Chairman Sapp called for a motion to approve the January 11, 2022 agenda. Commissioner Bryan made a motion to approve the January 11, 2022 agenda, seconded by Commissioner Bergthold. Motion carried.

3. Approval of Previous Minutes:

Chairman Sapp called for a motion to approve the previous minutes dated December 14, 2021. Motion made by Commissioner Bryan to approve the previous minutes as presented dated December 14, 2021, seconded by Commissioner Bergthold. Motion carried.

4. Public Comments:

None

5. OLD BUSINESS:

None

6. NEW BUSINESS:

A. Rezoning of Hayes Rd- Motion made by Commissioner Baker and seconded by Commissioner Bryan. Darin Ratermann, Building Inspector, gave staff report and stated the staff recommends approval of rezoning. Commissioner Bryan questioned about this being in the CIP, Tony St. Romaine, City Administrator, stated the CIP and the land use map that was all the property inside the City limits and the adjacent properties and whether it makes sense to rezone. Commissioner Bryan asked about the map showing Log Providence being zoned single family residential. Tony St. Romaine, City Administrator, stated he is frustrated with the fact that the City tried to help with finding a solution with the second access which is on the county, then finding out that the residents in the area campaign against the City with the University. He stated he thinks that the City has tried to help with the issue but it is for the county to take over and provide that second access. Commissioner Bryan asked about the road width improvement to 20 ft wide when the code says 24 ft per Chapter 2 table 12.225 and there needing to be a turn around with this being a dead end road. James Creel, Public Works Supervisor, stated that is

correct it is not in the proper code. He stated there is some more evaluation to be done with this project and with the developer and that once all that is done the road will meet all city code standards. Commissioner Bryan stated concern about the sanitary issue. Rob Wolverton, developer, spoke about the sanitary sewer does need to come under 63. He stated they have been in communication with All-State consultants. He stated when Lakeside is ready for that to come across they are willing to take part in that as well. He stated if the St. Raymonds property moves forward it could be 1-3 years out of doing anything with this project if approved and could be longer if not approved he stated so there is plenty of time to figure all those types of issues out. He stated the zoning was recommended to them to be C-G by City staff. Commissioner Dooley stated with 40-60 houses there is only 8 houses that are adjacent to this property in question. He stated with the infrastructure improvements he doesn't see why there would be a reason for this not to move forward. He asked if there had been a traffic study done. Tony St. Romaine, City Administrator, stated the developer did talk with MODot about the potential traffic and they have agreed to provide an additional turn lane for Lakeside Ashland. Commissioner Dooley stated he was referring more to the current traffic counts on the present day traffic counts. He stated with the proposed improvements and how it will effect the property. Rob Wolverton, developer, stated there has not been any traffic studies done at this point. He stated if asked to do a traffic study after rezoning approval then it can be done. Commissioner Bergthold stated he has concerns about the rezoning of C-G and going to less intense zoning and the ways to provide protection. Commissioner Dooley stated that once the commercial is adjacent, commercial is able to extend and able to go forward. Commissioner Bergthold stated he disagrees and that it should be on a case to case basis. He stated he thinks it is appropriate to provide protection to the residents in the area. Rob Wolverton, developer, stated they took into consideration that the stormwater has to be protected and it is required. He stated the biggest thing that will protect this neighborhood is that fact that it is a dead end street. He also stated there are already safe guards that are already in place that will protect this neighborhood. Lucie Hess 5027 E. Log Providence has concern with rezoning and discussion being talked about the project. She stated her concern with Hayes Rd opening up to Log Providence Rd with the traffic going back and forth. She stated in the proposal of 50-100 cars daily going back to the proposed facility. She stated this does not fit into the residential community. She asked once the zoning is changed can it be changed back to A-1? Tony St. Romaine, City Administrator, stated yes it could be rezoned again if a property owner submitted an application for rezoning it to be changed in the future. Susan Skinner 5350 E. Log Providence stated the Board needs to look at what the best type of commercial zoning would be for this area. She stated there is no protection for the neighborhood. Keith Birk 5400 E. Hayes Rd. stated the only way into the neighborhood you have to come down Log Providence road and that's where the bottle neck is. Chairman Sapp stated that these concerns are being addressed. Roll call vote was taken; Commissioner Baker- yes, Commissioner Bryan- yes, Commissioner Wills- yes, Commissioner Rinehart- yes, Commissioner Bergthold- no, Commissioner Dooley- Yes. Motion carried.

7. DISCUSSION:

None

8. Mayor's Report:

None

9. City Administrator's Report:

Tony St. Romaine gave an update on the rewrite of the codes and where the process is. He stated the consultants are putting together a draft to present to the board at next months meeting.

10. Building Department's Report:

None

11. Alderman Liaison's Report:

None

12. Commissioners' Report:

Commissioner Bryan - wanted to let Public Works know that the improvements made on Justin, Pacer, and Caspian intersection in Palomino Ridge are holding water/ice bad.

Commissioner Bergthold - None

Commissioner Wills - wanted to thank Public Works for getting the cross walks in, in Liberty Landing Subdivision.

Commissioner Sapp - None

Commissioner Dooley - wanted to let Public Works know about a bad pot hole on West Oaks Street.

Commissioner Rinehart - None

Commissioner Baker - None

Chairman Sapp called for a motion to adjourn the January 11, 2022, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn the January 11, 2022, Planning and Zoning Meeting seconded by Commissioner Bergthold. Motion carried. Meeting adjourned at 7:54 p.m.

Minutes prepared by Leslie Martin .