

**PLANNING AND ZONING MEETING**  
**109 E. BROADWAY**  
**ASHLAND, MO. 65010**  
**NOVEMBER 29, 2011**  
**7:00 P.M.**  
**573-657-2091**

**REGULAR MEETING:**

Chairman Crandall called the meeting to order Tuesday, November 29, 2011 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Gene Rhorer, James Branson, Jeff Anderson, Tony Taggart, Carly Wobbe, Joshua Lindsey, Rick Sage and Calvin Crandall.

Also present Community Development Director Charles Senzee.

Chairman Crandall called for a motion to approve the November 29, 2011 agenda. Commissioner Branson made a motion to approve the November 29, 2011 agenda and seconded by Commissioner Taggart. Motion carried unanimously.

Chairman Crandall called for a motion to approve the previous minutes dated November 08, 2011. Motion was made by Commissioner Wobbe to approve the previous minutes dated November 08, 2011. Seconded by Commissioner Branson. Commissioner Sage abstained. Motion carried.

**NEW BUSINESS:**

**A). SPR 11-05, Southern Boone Library Site Plan**

Charles Senzee, Community Development Director discussed the Planning and Zoning Commission Report. The applicant's architect Mr. Jay Berendzen was available to answer questions. Details involved in the proposed parking and stormwater plans were discussed. A letter from the applicant's engineer regarding the stormwater issue was provided to the Commission. Commissioner Anderson made motion to approve **SPR 11-05, Southern Boone Library Site Plan** with the conditions of approval included within the staff report. Seconded by Commissioner Rhorer. Motion carried unanimously.

**B). SPR 11-06, Nahler Industrial Park Phase 2, Lot 1A Site Plan**

Charles Senzee Community Development Director discussed the Planning and Zoning Commission Report. The applicant's engineer Mr. Wes Bolton was available to answer questions. Discussion ensued regarding the proposed parking, stormwater plans, sewer hookup, and the possibility of a temporary on-site sewer system. Commissioner Anderson expressed some concern about approving the proposed site plan without seeing the possible temporary onsite sewer design. After a brief discussion regarding this issue the commission decided that a sixth condition of approval regarding the temporary on-site sewer plan would address their concerns. Commissioner Rhorer made a motion to approve **SPR 11-06, Nahler Industrial Park Phase 2, Lot 1A Site Plan** with the conditions of approval included within the staff report with the staff report with the addition of a sixth conditional reading "*If the City's sewer extension to*

*the west has not been completed at the time of final building inspection, the applicant shall submit plans for an on-site sewer system. Such plans shall be reviewed and approved by city staff prior to implementation.*” Seconded by Commissioner Taggart. Motion carried unanimously.

**C). PZ-11-05 Mobile Home Parks**

Charles Senzee, Community Development Director presented a proposed code amendment to Chapter 9, Mobile Home Manufacture Date. He stated this would establish a maximum age for new mobile homes within mobile home parks. Mr. Tyson Williams, owner of a mobile home park located on Burnham Ave, addressed the Commission in support of the proposed ordinance. Various issues involving mobile home parks were discussed including the proposed ordinances impact upon existing homes, cost of home inspections, the City’s existing permitting process and the proposed age included in the ordinance. Commissioner Wobbe made a motion to recommend approval of **PZ 11-05 Mobile Home Parks** to the City’s Board of Aldermen. Seconded by Commissioner Anderson. Motion carried unanimously.

**OLD BUSINESS:**

None

**DISCUSSION:**

A brief discussion was held by the Commission regarding the previously discussed internal operation procedures. Chairman Crandall requested that any changes to the draft provided at a previous meeting be routed to him as soon as possible so that the matter may be discussed at the December 13, 2011 meeting.

Commissioner Sage initiated a brief discussion regarding the on-going construction activities within the Setter’s Knoll subdivisions.

**Mayor’s Report:**

None

**City Administrator’s Report:**

None

**Community Development Director’s Report:**

None

**Guest Comments:**

None

Chairman Crandall called for a motion to adjourn the meeting. Motion was made by Commissioner Wobbe to adjourn the November 29, 2011 meeting. Seconded by Commissioner Branson. Motion carried unanimously.

Minutes prepared by Charles Senzee, Community Development Director