

PLANNING AND ZONING MEETING
123 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MAY 10, 2016

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:06 p.m., to seek public comments on:

1. Proposed Rezoning from I-L, Light Industrial to R-3, High Density Residential District for the Southwoods Commercial Park, Plat 1, Lot 7 & 8 on Commerce Dr., Parcel IDs # 24-508-00-16-007.00 01 & 24-508-00-16-008.00 01.

Public Questions/Comments:

Alderman Bronson, Ward 2, stepped forward and stated on behalf of Alderman Jim Fasciotti, they have a petition with 66 signatures against this proposal. Ashland needs to see more businesses, but a residential park this size is not good for the city.

Jared Drummond, 409 Middleton Dr.: I relocated from Columbia and looked at property around Ashland when I decided to buy my home here. Columbia has a large influx of student housing, where there will be future crime. I believe this lowers the neighborhood resale value, increases traffic, and poses a risk to our children.

Kathy Sherman, 502 D Douglas Dr.: I own a 6-plex and I am involved locally, managing townhomes. This is different for Ashland and not the best thing. I am not in favor of it.

Gail Quigley, 502 C Douglas Dr.: What about the storm water? When you put in concrete where does the water go?

Victor Sapp, 601 Cobblestone Ct.: I bought the lot on Cobblestone Ct. to build a 6000 sq ft warehouse. I am concerned with the increased traffic. Douglas is very busy, too many children with no place to play and not enough parking. There is a need in Ashland for businesses, but not this kind. This will decrease the value of my lot, and I am desperately against it. It is way too large for Ashland, at least in that spot.

Sandy Robinson-Harris, 202 Sarah Dr.: I am the last of the new houses on Sarah Dr., where the road thins. There is not room for more traffic, or to widen the road. The Ashland city vehicles already use the little bridge on Sarah Dr. The increase in traffic is something to consider.

Tom Hayes, Manager of Assisted Transportation on 502 Commerce Dr. Mr. Hayes read the letter from Assisted Transportation. See attached letter.

Richard Jones, 401 Douglas Dr.: I have lived here 18 yrs. My 1st business, when I purchased it, was for light industrial zoning. So I know how that works. The Bauers have put in condos, which are very nice. The proposed apartments will have many families, and this will downgrade my

property. There is a big turn around on rental properties. My liability insurance will go through the roof. We will have traffic 24 hours a day and I'd rather not see that.

Judy Collins, 410 Middleton Dr.: I am on the east side of Middleton where the creek is. I have a problem with runoff from the creek and my yard floods. If we put parking lots back there we will have a bigger problem with the water runoff. We are definitely against the massive amount of people. It's a big no for all of us.

Mark Mclemore, 400 Middleton Dr.: We researched the area and moved here in 2008. This proposal greatly concerns me. There will be a tremendous amount of vehicle traffic, and it is dangerous for my kids and the neighborhood kids. Also the water is a problem. The nice neighborhood is why we moved to Ashland.

Steve Straub, 406 Middleton Dr.: I spent 12 years in the military and we knew who our neighbors were. Our neighborhoods had certain ideals. We would like to keep those ideals, and I don't think this is a good idea.

Bruce Bauer, co-owner of Bauer Homes, Inc.: The condos we built target the elderly with consideration of the closeness of the Senior Center. Also the traffic issue, there will be an overflow and I don't think it is a good idea.

Steve Peveler, 206 Sarah.: We have a ton of middle school kids that play on Sarah. There has been no signs placed, no speed limit signs, no caution kids playing signs. If there is a huge amount of residents on Commerce Dr. it will be a concern with traffic.

Sherry Bruns, 402 Douglas Dr.: I am speaking on behalf of the Seniors at the Senior Center. Most of the people are in their 80s and want a smaller home with fewer children in the area. We want to travel and don't want to worry about our homes being vandalized. That is the reason most people moved there. We are all thinking there will be more children in the apartments and we are all opposed.

Jason Showmaker, 408 Middleton Dr.: With increased traffic on Sarah Dr., it decreases the long term viability of our property. We already have dead, dying trees not being replaced. We are concerned about the wastewater, flooding, erosion of property and water management.

Tim Roth, 205 Sarah Dr.: We moved to Ashland and were looking for a family friendly residential area, not apartment buildings with the potential for crime. I would like to voice my opposition.

Danette Beeson, 503 Terra Linda Dr.: Before we moved to Sarah Dr. we looked around and decided this area was a nice place for our kids. Sarah Dr. is a thoroughfare to the elementary school. There will be too many families and cars.

Ann Mericle, 505 Terra Linda Dr.: I like the mix here, it is a great family neighborhood. There is, however, a greater issue. The density and amount of children entering the school system. There are not enough taxes to support the school. I oppose this for the good of the whole community.

Gene Rhorer, Mayor of Ashland, 104 Maple St.: It is not a good idea in zoning for residential without having a traffic study. I am here to support residents of Ashland.

C. Stephen Heying, 514 Redbud Ln.: I was on the P & Z Board starting in 1975. Middleton crossing and Middleton subdivision were my areas. We should do what was intended, not build more apartments. We should look at the zoning again. Apartment buildings are a bad idea for that area and it was not structured for that kind of density.

Lyle Loy, 502 Terra Linda Dr.: I lived here for many years with my mother and now it is just me, I want to walk around and be safe. I would be very much against it also.

Alan Bauer, co-owner of Bauer Homes, Inc., resident of 541 Commerce Dr.: The residents who moved there depend on the zoning that is there. Traffic will be a big concern. I am not approving this.

Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Branson. All commissioners in favor. Motion carried.

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:44 p.m., to seek public comments on:

2. Proposed Rezoning from County A-1 to Ashland API, Airport Planned Industrial District for Hummingbird Properties, LLC on 7210 E. Route H, Parcel ID # 21-900-25-00-002.00 01.

Mayor Rhorer stated he was at the meeting on behalf of Larry Potterfield and Hummingbird Properties, LLC to answer any questions. Andrew Greene from Crockett Engineering was also there to answer any questions. There were no public comments.

Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Wren. All commissioners in favor. Motion carried.

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:46 p.m., to seek public comments on:

3. Proposed Rezoning from County A-1 to Ashland API, Airport Planned Industrial District for Hummingbird Properties, LLC on 10300 S. Hardwick, Parcel ID # 21-900-00-00-013.00 01.

Mayor Rhorer stated he was at the meeting on behalf of Larry Potterfield and Hummingbird Properties, LLC to answer any questions. Andrew Greene from Crockett Engineering was also there to answer any questions. There were no public comments.

Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Branson. All commissioners in favor. Motion carried.

REGULAR MEETING:

Chairman Batson called the meeting to order Tuesday, May 10, 2016 at 7:47 p.m. at 123 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Danny Clay, James Branson, Greg Batson, Jeffrey Sapp and Ernie Wren. Commissioners absent were Nikki Courtney.

Also present were Mayor Gene Rhorer, Alderman George Campbell, Alderman Jesse Bronson, City Administrator Lyn Woolford and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the May 10, 2016 agenda. Commissioner Branson made a motion to approve the May 10, 2016 agenda. Seconded by Commissioner Williamson. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated March 8, 2016. Motion was made by Commissioner Sapp to approve the previous minutes dated March 8, 2016. Seconded by Commissioner Branson. Motion carried unanimously.

4. NEW BUSINESS:

1. Parkside Subdivision Site Plan Review. In attendance were property owner, Jimmy Nichols, Surveyor C. Stephen Heying and Scott Vogler with MECO Engineering who is representing the City of Ashland. Scott Vogler stated in accordance with Chapter 11, a sidewalk is required and I have not seen anything on it yet. The P & Z Commission can vote against this site plan. I just got the plans yesterday and haven't had time to review it. Mr. Woolford there were no comments from the Maintenance Dept. for this site plan. There was discussion on the several site plans submitted. Mr. Nichols has said, and stated he will put in writing, that he would put in a sidewalk in conjunction with the Ash St. sidewalk project with MODOT. There was discussion regarding the sidewalks, their location, cost and the sidewalk ordinance. Scott Vogler stated storm water detention also has revised calculations. C. Stephen Heying commented these are big lots and most of the water will runoff into the grass. There was discussion on fencing. A question was asked by a member of the public regarding what kind of landscaping will there be? Mr. Nichols stated shrubs and trees. Scott Vogler said there are two contingent items, sidewalks and storm water detention. The Commission discussed types of pipes. Mr. Woolford stated the Maintenance Street Dept. has said the culverts and stormwater pipes have to metal. HDPE pipes under driveways and sidewalks is not approved. Commissioner Sapp made a motion to approve, with availability to use high density poly ethylene culverts under driveways and no stormwater detention and for Mr. Nichols to work with the city to provide some sort of sidewalk whether on east or west side of College St. Motion seconded by Commissioner Branson. Commissioner Wren-aye, Commissioner Sapp-aye, Chairman Batson did not vote, Commissioner Branson-aye, Commissioner Williamson-aye, Commissioner Clay did not vote. Motion defeated. Commissioner Sapp made a new motion to approve the Parkside Subdivision Site Plan with no stormwater detention and metal culverts under driveways and have Mr. Nichols

work with city to provide some sort of sidewalk whether on the east or west side of College St. Seconded by Commissioner Branson. Motion carried.

2. Proposed Rezoning from I-L, Light Industrial to R-3, High Density Residential District for the Southwoods Commercial Park, Plat 1, Lot 7 & 8 on Commerce Dr. Andrew Greene from Crockett Engineering was there with his client, Mike McCubbin. Mr. McCubbin has intentions to build a 42 apartment complex. Mr. McCubbin who lives at 306 Oak St., talked about properties he owns in town. He plans on building 2 bedroom units. His target audience is who he already rents to. Three out of his 22 units are people aged 80+ and with that in mind, that is the type he intends to stay with. He said I live in one of my own units and I always maintain my properties. The 2 story units I intend to build are similar. They will be brick and vinyl. This fits the neighborhood. I put up the fence line near the Bauer Homes, Inc. property. Most of their condos are on the backside of my current properties. I am a local owner and there is a need for 2 to 3 bedroom units. These are made for the elderly, with the Senior Center nearby. The current zoning does not meet housing around it. People haven't read the zoning. I did want to seek planned development so when people do come in, they stay there. We have a good plan for parking, instead of on the street. Renters are part of the community, they are not given enough credit, they pay taxes, shop locally, pay utilities. They contribute quite a bit. I planned for 2 bedrooms for the elderly and "starter" families. Andrew Greene spoke about stormwater runoff being improved. Commissioner Sapp stated he appreciates Mr. McCubbin bringing this forward and agrees to both sides about traffic issues. Commissioner Sapp said there is a need for more 2 bedroom apartments, however, he disagreed they will be a fit for that area. Based on the public input, Commissioner Sapp stated he is opposed. He suggested Mr. McCubbin look at something on a smaller scale or different location. Mr. McCubbin stated he owns the land and will put something there. It is zoned for a hotel. He said I can drop a permit for a hotel, but that is not what I want to build. It is zoned incorrectly. I don't think the neighborhood knows what it is zoned for. Commissioner Sapp said I don't disagree, housing is needed, but density is not what is needed. Commissioner Clay to Mr. McCubbin, what about Doctor offices? Mr. McCubbin, that is not my realm. Commissioner Clay stated he was just throwing other opportunities out there. He understands both sides. Maybe there is a happy medium. Mr. McCubbin said that's not what I bought it for. Chairman Batson asked Mr. McCubbin to think about lesser density or reducing the number of units. Mr. McCubbin said maybe. Commissioner Wren said it's not a good fit, it's too drastic, it needs to show a benefit to the community. Commissioner Wren made a motion to deny the rezoning request. Mayor Rhorer explained the Robert's Rules of Order. Commissioner Wren then made a motion to approve this rezoning request, Seconded by Commissioner Branson. All opposed. Motion defeated.
3. Proposed Rezoning from County A-1 to Ashland API, Airport Planned Industrial District for Hummingbird Properties, LLC on 7210 E. Route H, Parcel ID # 21-900-25-00-002.00 01, and 10300 S. Hardwick, Parcel ID # 21-900-00-00-013.00 01, Ponderosa Commerce Park. Mayor Rhorer was here to represent Larry Potterfield and Hummingbird

Properties, LLC. Andrew Greene, Crockett Engineering was also available to answer questions. Mr. Green said there are 477 acres to be divided into commercial tracts, which makes them unique. Mayor said it is consistent with the area. The land is well laid out with green space, and Mr. Potterfield has an extremely nice development planned. Commissioner Sapp stated Mr. Potterfield has a nice area at Midway and a well thought out plan. Commissioner Sapp made a motion to approve the rezoning and preliminary plat. Seconded by Commissioner Wren. All in favor. Motion approved.

5. OLD BUSINESS: None

6. DISCUSSION: None

7. Mayor's Report: None

8. City Administrator's Report:

City Administrator Woolford stated we will not need a special meeting on May 24, 2016, because Mr. McCubbins' rezoning request was denied.

Guest Comments:

Alderman Campbell, Ward 1, spoke about specific definitions with property owners on the financial burden of putting in a sidewalk. The Ash St. sidewalk proposal should have Mr. Nichols' signature on the project. If he has to put in a sidewalk, the cost seriously needs to be considered. Alderman Campbell said, regarding Mr. McCubbins' rezoning, if 27 people come up and say they don't want something, that plan is dead in the water. It doesn't mean it can't be resubmitted. Just need to change it. The future of Ashland needs a common sense approach. If we set our sights higher, what is wrong with turning this down, this just isn't a fit for Ashland. Mr. McCubbin can resubmit something that gets a better quality of residents.

Commissioners' Report:

Commissioner Sapp would like to welcome Ernie Wren to the Planning & Zoning Commission. Hopefully we can move forward with the best interests of the city.

Scott Vogler stated in speaking with Mr. Woolford, the P & Z Commission would have to make a recommendation to change the code in reference to sidewalks. He recommends adding it to the June agenda. Mr. Woolford will prepare something to look at.

Chairman Batson called for a motion to adjourn, May 10, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, May 10, 2016, Planning and Zoning Meeting. Seconded by Commissioner Williamson. Motion carried.

Minutes prepared by Megan Young