

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JUNE 14, 2016**

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing. Chairman Williamson opened the hearing at 7:05 p.m., to seek public comments on:

1. Proposed Rezoning from C-G, General Commercial to R-2, Medium Density Residential District for the Richardson Family LP on E. Liberty Ln., Parcel ID # 24-502-00-09-002.00 01.

Public Questions/Comments:

Alderman Bronson, Ward 2: Alderman Fasciotti and I have received a number of emails and understand how against this everyone is. Everyone who bought their house knew who was behind them and around them. It is the same as last (Planning & Zoning) meeting. Everyone wants single family dwellings. Rezoning something to residential that is already surrounded by other businesses is a waste of time.

Justin Wobbe, 604 Middleton Dr.: Thanked the commissioners for letting everyone speak. When we bought our house 9 years ago, we researched what was around us. I worked as Probation & Parole for Boone County and a lot of the people I monitored lived in this type of housing. What this will do is bring down the overall value of homes. This is not good for Ashland as a whole. Middleton is a wholesome area. This would be a disjustice to Ashland. Property Taxes are high here, and it goes to the schools. Duplexes don't pay property taxes. Do what is good for the majority.

Jeff Smith, 602 Middleton Dr.: As already mentioned this is the 3rd or 4th time people have tried to rezone. When you bring in duplexes, it is additional people and vehicles for the neighborhood. Liberty is already a problem. There are other places around Ashland with proper zoning. This would have an adverse effect on our neighborhood. My wife and I are opposed to this proposition.

Mike McCubbin, 306 Oak St. and 308 Commerce Dr.: This fits with neighborhood. This is separated by a treeline and creek. In the future, would the board please present better information? There is not a lot of understanding from the ad in the paper, we need more clarification. Everyone says this is bringing down the area, but E. Liberty Lane was designed as a major artery in this area. I have a lot closer purview than others here. I am in favor of it.

Nathan Lacey, 1300 E. Route M, with the Richardson Family LP: There are already duplexes on Liberty Ln. near Middleton. Liberty was built as a major artery, but MODOT shut that down, it ended any commercial opportunity. What we are trying to do is build on 6 lots on that street. Local guys intend to build these lots. Mr. Lacey gave a map to commissioners. Alderman Clay

asked if the duplexes would be the same as Bauer brothers? More of a model home? Would they fit in the neighborhood?

Derek Schooler, custom home builder in Ashland: We can't find somewhere to rent in Ashland when we are building homes. Only a couple of duplexes here are a short term lease, 4-6 months. Mainly having renters, is a helpful thing for us. These will have off street parking, with a Craftsman look. They will have a 2 car garage with plenty of storage area. We don't want to bring down property values, and we don't want to clog up Liberty Ln. with more traffic.

Gene Basinger of Basinger Surveying and Landscaping, Columbia MO: I have an engineer with me, who can speak about development of this property. There is commercial property north of this location, city property, and south of this property is single family. We can't dictate types of homes that people live in. Middleton Crossing people don't like duplexes coming in, but commercial properties don't generate revenue. There will be 6 lots, with 2 units per lot.

Mike Fulca, 513 Terra Linda: We moved in 2005 to Middleton Crossing. When we chose our lot, we researched all the zoning areas. This should stay what it is, we don't think it is fair to change the zoning. There is a density issue for parking on Liberty Ln. There is parking on the north side of Liberty, the residents live on the south side. When the city decided to build the city Maintenance shed, one of the possibilities was an arrangement to have access from city property to Liberty Ln. That didn't happen. This zoning would forever change that. Middleton Crossing is invested in their property.

Sandy Robinson-Harris, 202 Sarah Dr.: Immediately turned and directed questions to builder Mike McCubbin, in the audience, on property value increases. Then turned back to commissioners. I don't see how this is going to be a win-win on this deal. We still have the traffic, and there will be increased parking on Liberty. Just concerned about those people who live there. This is not in our best interests.

Scott Schooler, 9325 Clatterbuck Rd., custom home builder in Ashland: My son, Derek, and I want to build these homes. Everyone has to have a place to live. Liberty is busy. What we are trying to do will have less impact than anything else commercial.

Justin Wobbe, 604 Middleton Dr.: I wish to speak again with a rebuttal. I would like to reiterate, this is not fair. There will be children with small yards. We have called law enforcement several times about kids throwing rocks. In the area creek area behind my house, kids are constantly back there, kids will be breaking ankles and killing frogs. There are kids stealing stuff from my back yard. This will continue to happen. Kids not supposed to be in other people's yards. There is not any way around it if you are adding more multi-family buildings in that area.

Keith Porting, 600 Middleton Dr.: I have been here over 10 years. I have been to many zoning meetings, and you have to constantly defend your property. No one has brought up the additional property taxes that come with increases on the schools. The creek is a major run off for the city. The manhole covers on Liberty float during rainfall. More trouble with water runoff

if you develop that area. This is another issue against dual residential. The kids from the Liberty duplexes run around in the middle of the night. I'm surprised the city Maintenance shed hasn't been broken into. We were promised pine trees in that area during another zoning meeting, and that never happened. You are not taking care of property owners already there.

Christina Luebbert, engineer working with Basinger Surveying in Columbia: We follow state land disturbance laws. The drainage will increase in that area. This a minuscule portion of the total water runoff for the city. This is harder to do with commercial, as the impervious areas are harder to mitigate. It is easier to achieve with residences. Tree preservation is not good in Ashland, you should ask your Board of Aldermen for change. The problem with parking is a similar problem, talk to the Board of Aldermen. My specialty is stormwater runoff. I agree with Gene Basinger, it is a slower step down. Lots of things are allowed in a commercial general zoning.

Lyle Loy, 502 Terra Linda: I don't see how the people speaking tonight even live in this area. How would they feel if they lived in one of our homes? The area we are in is safe, I am one of the older people in that area and I feel safe.

C.L. Richardson, property owner on E. Liberty Ln.: Spoke of Liberty Ln. history. We have no intentions of hurting the value of homes in the area. Since MODOT blocked access to US Highway 63, there is not a lot of commercial property value. I had builders for a Farm & Home store interested at one time. You are going to have traffic. I gotta keep those empty lots mowed like a lawn all the time. We can make a nice area out of it.

Chairman Williamson closed the public hearing at 7:42 p.m. Chairman Williamson thanked all the guests for being civil.

REGULAR MEETING:

Chairman Williamson called the meeting to order Tuesday, June 14, 2016 at 7:42 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson, and Jeffrey Sapp.

Commissioners absent were: Greg Batson, Nikki Courtney

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

2. Chairman Williamson called for a motion to approve the June 14, 2016 agenda.

Commissioner Branson made a motion to approve the June 14, 2016 agenda.

Seconded by Commissioner Wren. Motion carried unanimously.

3. Chairman Williamson made a motion to approve the previous minutes dated May 10, 2016.

Motion was made by Commissioner Sapp to approve the previous minutes dated May 10, 2016.

Seconded by Commissioner Wren. Motion carried unanimously.

4. NEW BUSINESS:

1. Rezoning from C-G to R-2 on E. Liberty Ln. for Richardson Family LP.

Property owner C.L. Richardson was present. Chairman Williamson asked if there was any comments regarding the technical side. Alderman Liaison Clay asked Scott Schooler, why do people who come to build in Ashland want to build duplexes? Why not patio homes, or gated homes? There would be less opposition. Mr. Schooler stated patio homes wouldn't want the city Maintenance shed in back yard. Commissioner Sapp asked, why are we trying to change dense areas into more residential instead of something different? Mr. Schooler said everyone has duplexes in their neighborhood, and it is harder to develop these areas. Location is key. I lived on Amanda and lived there several years. Never had a break in. Sounds like you already have a problem there. Chairman Williamson asked if there were any other questions. There were none.

Commissioner Branson made a motion to approve rezoning request from Richardson Family LP property on E. Liberty Ln., from C-G, General Commercial to R-2 Medium Density Residential. Seconded by Commissioner Sapp. Chairman Williamson asked for a vote. Commissioner Wren-nay, Commissioner Sapp-nay, Commissioner Branson-nay, Alderman Liaison Clay-nay, Chairman Williamson-nay. Motion defeated.

5. OLD BUSINESS: None.

6. DISCUSSION: 2015 Ashland Transportation Plan. City Administrator Woolford stated he put this item on the agenda to get the commissioners attention towards this. Is there anything anyone sees as a problem? Are we missing something? There has been a lot going on since this plan was made. The Baptist Home, Liberty Landing development. Does it still fit? There have been other recommendations such as the Crump Lane extension. Commissioner Wren stated the plan was good reading. This is a dynamic plan and it is able to change. What about Henry Clay? Mr. Woolford stated the property owners were not in favor of that. But the opinion is changing and it might be a possibility. How do we get from the east to west side of Ashland? If MODOT were to ever close the New Salem crossover, it would be a problem. Mr. Woolford quoted Mr. Glascock, who had worked for MODOT, that what is successful in the past is small pieces, such as a bridge. Then outer roads. An extension of Henry Clay would provide that. Commissioner Wren asked if MODOT is receptive to putting in an overpass? Mr. Woolford said there would be fewer obstacles if a bridge was put in. Possibly The Baptist home, MODOT, and City of Ashland may cost share. Street Division could set aside some of their budget for this. Using Martin Ln. to Crump Ln. to get into Ashland, we would need an out road on the east side. MODOT has relinquished to the City of Ashland their part of Eastside Dr. The 2015 Transportation Plan talks about an interchange, the commission should have a discussion about this. Guest Chris Moore spoke about being on the planning committee for the 2015 Transportation Plan. He said there was discussion on the right of way for old 63. There was discussion on where the MODOT property ends and how we need to connect these. Commissioner Sapp stated the City of Ashland has stated in numerous Board of Aldermen meetings that the city does not build bridges & streets. Mr. Woolford stated because of budgetary constraints, we depend on developers to build streets. Just like Henry Clay at

Broadway, MODOT might cost share to fix, but it is up to Ashland to contribute financially. Commissioner Sapp said we need to get with The Baptist Home about cost sharing for the outer road. Mr. Woolford stated in this Plan there are plans included for sidewalks. Main St. should be a focus for sidewalks with kids on it all the time. Alderman Liaison Clay reminded attendees about the Walking School Bus on Broadway. Mr. Woolford said Mr. McKinney wants the city to cost share for sidewalk repair on W. Broadway. The 2015 Transportation Plan is a huge plan that we can do a little bit at a time. There are recommendations on page 38. Mr. Woolford said this is not only for discussion, but a budget item. I can take it to the Board of Aldermen for consideration. There is a lot of housing coming to the south. There are another 400 houses on the way. With the school traffic, there is a danger there. Alderman Liaison Clay suggested we do some workshops. Mr. Woolford suggested prioritize the bullet points on page 38. Commissioner Sapp commented that a lot of residential areas that would use an overpass vs a j-turn. Mr. Woolford stated MODOT has different criteria than Ashland. Commissioner Sapp said we need to add a workshop to next month's agenda and have commissioners bring back 2-3 ideas to take to the Board of Aldermen for discussion. Chairman Williamson commented that Ashland will have exponential growth in the next 5 years. Mr. Woolford showed the graph from 1997 which emphasized the city's growth.

8. City Administrator's Report:

City Administrator Lyn Woolford had no report.

Guest Comments: None.

Commissioner's Report:

Commissioner Wren asked about the specifics with having a Board of Alderman Liaison on the Planning & Zoning Commission. Mr. Woolford stated, we are working on a training session for the Roberts Rules of Order. Commissioner Wren stated Mr. McCubbin & Mr. Schooler did really well under fire, with all the questions from the public. Bruce Wallace, owner of the Boone County Journal, commented this is the 3rd time it has been mentioned, and if there is a scheme on not paying property taxes, he wants to know. That is something that should be included in the rent for renters. Commissioner Sapp thanked everyone for being here and thanked the police officers for taking a proactive stance to determine the need of traffic control for summer school. Commissioner Sapp commented a workshop sounds like a good idea. Mr. Woolford will be gone in July, maybe do a workshop on following month? Commissioner Sapp said he would rather have informal workshop in July. Mr. Woolford stated the city would announce the workshop.

Chairman Williamson called for a motion to adjourn, June 14, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, June 14, 2016, Planning and Zoning Meeting. Seconded by Commissioner Wren. Motion carried.

Minutes prepared by Megan Young