

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, AUGUST 8, 2017**

**REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, August 8, 2017 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Jerrod Bryan, Greg Batson, Alderman Liaison Jeffrey Sapp, Randy Burhans and Cynthia Wills. Commissioners absent were Nikki Courtney, James Branson, Debbie Richardson.

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

Chairman Wren called for a motion to approve the August 8, 2017 agenda. Commissioner Williamson made a motion to approve the August 8, 2017 agenda. Seconded by Commissioner Klippel. Motion carried unanimously.

Chairman Wren called for a motion to approve the previous minutes dated July 11, 2017. Motion made by Commissioner Bryan to approve the previous minutes dated July 11, 2017. Seconded by Commissioner Wills. Motion carried unanimously.

**Guest Comments:**

Cecil Payne stood and said he was here to represent Margaret Wright for Kraus' Acres. He is also here with Mr. Mark Paul to speak on the Town & Country Service Center site plan. Mark Paul stood and said he was here to answer any questions the commissioners may have regarding the Town & Country Service Center site plan.

**NEW BUSINESS:**

1. Final Re-Plat of a Minor Subdivision for Kraus' Acres on 114 Oak St. for Margaret Wright. Chairman Wren asked for an update from City Administrator Woolford. Mr. Woolford said currently this plat does not meet ordinances for a replat. Mr. Woolford suggested making a motion to table that until the next meeting. Mr. Woolford stated he does have the comments from the engineers. Cecil Payne, who spoke for the owner Margaret Wright, said they have 2 tracts of land and a lot line that splits the house. The original road on that property was a city street in the past and now it is an easement, and they are trying to get it corrected. Commissioner Burhans made a motion to table this plat until the next meeting. Seconded by Commissioner Batson. Commissioner Williamson asked how long Ms. Wright needed to get it prepared. Mr. Payne said hopefully next meeting it will be put together. Motion carried unanimously.

## **OLD BUSINESS:**

### 1. Town & Country Service Center Site Plan

Chairman Wren asked City Administrator Woolford if there were any updated comments from the engineers regarding this site plan. Mr. Woolford stated Mr. Bolton from Allstate has received the explanatory comments from Mr. LePage, and Mr. Bolton is asking for a review extension. Mark Paul, owner, asked why? He stated the engineers said that last month and now it is being tabled again. Mr. Woolford stated there had been a change of the city's engineering firm. He commented that they are in the review process and do not have it ready for tonight's meeting. Commissioner Wills asked when the city engineer would expect to have it done. Mr. Woolford said they did not give a date. Mr. LePage said he did not accept the engineer's excuse. Mr. Woolford said the city would not recommend approval because the city engineer has not completed his review. Mr. Paul said this is getting very expensive. Commissioner Wills asked if Planning & Zoning could have another meeting in 2 weeks? Commissioner Burhans commented that the only concern is if there are issues and the city engineer doesn't approve, then there could be problems. Commissioner Wren said we don't know exactly what the city engineers' concerns are. Mr. Woolford said there were 15 items of concern and we are waiting to see if there are any that have not been resolved. Commissioner Bryan asked about the 2 different site plans. Which one is the city approving? Mr. LePage said it is not in the city code; requiring parking spots for a vehicle repair shop. There was discussion between Commissioner Bryan and Mr. LePage regarding parking. Mr. Woolford said city ordinance states there should be 12 spots (1 per 200 sq. feet) for a site plan such as this. Then there was discussion on putting in a sidewalk, item 3 on the city engineers list of concerns. Mr. LePage said the sidewalk area is a MODOT right of way not the city's right of way. Mr. Paul said there is an option to add more parking. Chairman Wren thanked Mr. Paul and Mr. LePage. Commissioner Batson made a motion to table this until a meeting 2 weeks from now. Seconded by Commissioner Burhans. Commissioner Williamson made a motion to have the meeting at 7 PM on August 22<sup>nd</sup>. Seconded by Commissioner Klippel.

**DISCUSSION:** None.

**Mayor's Report:** Mayor Gene Rhorer had no comment.

### **City Administrator's Report:**

City Administrator Lyn Woolford included in the packet a Parliamentary Procedures packet for meetings. The commissioners stated this was very helpful. City Administrator Woolford stated the city engineer review of the Town & Country Service Center would be ready for the meeting in 2 weeks.

**Commissioners' Report:** None.

Chairman Wren called for a motion to adjourn, August 8, 2017, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, August 8, 2017, Planning and Zoning Meeting. Seconded by Commissioner Batson. Motion carried.

Minutes prepared by Megan Young