

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, OCTOBER 11, 2016

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:00 p.m., to seek public comments on:

1. Proposed Rezoning from R-2, Moderate Density Residential to C-G, Commercial General for the Timber Ridge Investment Properties, LLC, on Lot 6 & 7 in Block 7 in the Town of Ashland, Parcel ID # 24-220-00-01-005.00 01.

Public Questions/Comments: Janice Ray stated she was here representing her mother Virginia Brashear. Janice said we would like to sell to Timber Ridge Investment Properties for several reasons. #1 is for income, and #2 is to have something useful that would benefit the community and the children of the community. Commissioner Wren asked if a daycare was going in? Julia White, from Timber Ridge Investment Properties, LLC stood up to answer questions. Yes, we are planning on putting in a daycare. Chairman Batson asked if they were thinking about adding a gym and multi purpose room? Julia White stated yes, we would like a bigger indoor space. There is a demonstrated need for childcare in the community. For Kindergarten and 1st grade we have a waiting list. There is a huge list of people on the wait list until 2020. We would also like to be able to rent out the gym for the community. Timber Ridge Investment Properties would like to maximize the use of it. Julia White stated we go to the park in the summer. However, it is hard to bus all of them .09 miles to do that and it is too far for the kids to walk. Alderman Clay asked will you get rid of the barn and outhouse? Julia White said if we can keep it we will, but we need to think about the safety of the kids. Chairman Batson asked what would happen to the present daycare? Julia White stated we would rent it out to another daycare or something. We did a lot of work on that building. Chairman Batson asked if anyone else had any questions. No further questions.

Chairman Batson called for a motion to close the Public Hearing. Motion made by Commissioner Sapp. Seconded by Commissioner Bryan. Motion carried unanimously.

REGULAR MEETING:

Before the regular meeting began, Chairman Batson welcomed new Commissioner Jerrod Bryan to the Planning & Zoning Commission. Chairman Batson then called the meeting to order Tuesday, October 11, 2016 at 7:01 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson, Greg Batson, Jeffrey Sapp and Jerrod Bryan. Commissioner Nikki Courtney was absent.

Also present were City Administrator Lyn Woolford and Administrative Assistant Megan Young. Chairman Batson called for a motion to approve the October 11, 2016 agenda.

Commissioner Branson made a motion to approve the October 11, 2016 agenda. Seconded by Commissioner Sapp. Motion carried unanimously.

Chairman Batson called for a motion to approve the previous minutes dated September 13, 2016. Commissioner Sapp stated on page three, paragraph four, the first sentence under Regular Meeting should state: "Mayor Rhorer called for a motion". Motion was made by Commissioner Sapp to approve the amended previous minutes dated September 13, 2016. Seconded by Commissioner Wren. Motion carried unanimously.

NEW BUSINESS:

1. Rezoning from R-2, Moderate Density Residential to C-G, Commercial General for the Timber Ridge Investment Properties, LLC, on Lot 6 & 7 in Block 7 in the Town of Ashland. Commissioner Wren made a motion to approve the rezoning and send the recommendation to the Board of Aldermen. Commissioner Williamson seconded the motion. Motion carried unanimously.

2. Preliminary Plat for Liberty Lane Townhomes by Richardson Family LP.

Gene Basinger from Basinger Surveying in Columbia, MO stood up and stated the plat received 3 comments. The first 2 items were addressed on the plat. The 3rd comment was for a water line off the north side of Liberty Ln. Mr. Basinger stated we show the line as being 2-inch. Ashland City Code says it should be 6 inches. There is a dead end water line there that loops back into the system. That should be looked at by the City. Otherwise, everything is fine. Scott Vogler from MECO Engineering spoke on behalf of the City. The City needs to look at the water system in the commercial part about looping back into the system. There needs to be a utility easement in lot 4 to bring back and loop into the system. The easement needs to be in the final plat. The dead end water line is adjacent to the lot line between lots 3 & 4. An existing 8-inch line that is a dead end line. That would be 2 dead end lines. The City definitely needs to look at that. Mr. Basinger asked who is going to pay for the water line? Scott Vogler stated that the developer does on their line. Mr. Basinger stated he didn't agree with that. The City should pay; it is not fair for the developer. There is no regulation that says it has to be looped. Mr. Basinger stated it is not reasonable to put the cost of a water line on the developer. Scott Vogler stated the decision is up to the Board of Aldermen. There was a brief discussion between City Administrator Woolford and Scott Vogler regarding water line sizes and dead end lines. Nathan Lacey stood up and asked if Mr. Woolford could get City of Ashland Water Superintendent Curtis Bennett to replace the line? Mr. Lacey stated that he had spoken to Curtis. Mr. Lacey stated we would install it if the City would pay for the size difference in the pipe. Mr. Lacey stated they don't want to eat all the cost. Scott Vogler said the City needs a utility easement and final plat approval. There was some discussion on whether the utility easement was a 10 or 15 foot easement. Commissioner Sapp made a motion to approve the plat with a condition to work with the City on a utility easement for a 6-inch water line. Seconded by Commissioner Williamson. Motion carried unanimously.

3. Final Plat for Ponderosa Commerce Park by Hummingbird Properties.

Andy Crockett from Crockett Engineering was present to answer any questions from the Commissioners. Commissioner Sapp made a motion for approval, pending review by Allstate Consultants that all items were addressed correctly. Seconded by Commissioner Branson. Motion carried unanimously.

OLD BUSINESS: None.

DISCUSSION:

Commissioner Sapp asked if there was a public hearing yet for the approval of the 2012 International Building Code? Mr. Woolford stated no there has not. There was some discussion with Commissioner Bryan to get him up to speed on some rezoning projects. Commissioner Sapp said he would like to see a public hearing in December. Mr. Woolford said yes we can tentatively look to December. Chairman Batson commented about being uncomfortable discussing the review of final plat without staff review. Mr. Woolford said the city is working with the engineers. Commissioner Bryan said there are always loopholes and its always good to have more engineer review. Chairman Batson said developers are always pushing to get things done. Commissioner Bryan stated I have worked as a developer before and we need to look at everything and not let them push. Commissioner Bryan said I work with a civil developer. That is my regular job. So we have to look at everything. Mr. Woolford stated they know we only meet once a month; the developers have to realize that. There was futher discussion on water lines in the City and the sizes for service lines.

City Administrator's Report:

City Administrator Lyn Woolford stated he had nothing yet on the requirement for sidewalks, but this topic will also take a public hearing. Nothing else.

Guest Comments: None.

Commissioners' Report: None.

Chairman Batson called for a motion to adjourn, October 11, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, October 11, 2016, Planning and Zoning Meeting. Seconded by Commissioner Wren. Motion carried.

Minutes prepared by Megan Young