

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MARCH 14, 2017

<Amended>

PUBLIC HEARING:

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

1. Proposed Rezoning from A-1, Agricultural to R-1, Single Family Residential for the South Terminus of Allegiance Ave. for Martin Builders, Inc., on S. Robbie Forbis Rd., Parcel ID # 24-300-00-01-003.00 01.

Public Questions/Comments: Developer Bill Martin stood and explained they wanted to extend our subdivision south. It is already in the city limits, and they have owned it for several years. He said there will be approximately 90 family homes. Alderman Liaison/Commissioner Danny Clay asked if this was all part of the plans we saw several years ago. ~~Property Owner Mr. Jim Belcher stood up and asked Bill Martin if the area has been surveyed.~~ *Mr. Belcher, a guest, stood up and asked Bill Martin if the area has been surveyed.* He wanted to make sure the property line is properly marked. Connie LaBarbera stood up and stated this will devalue our property and we are concerned about lot sizes. She said it is dramatically different from the size of our house. Another guest from the audience said there was some concern about the draining field. Bill Martin stated the drainage won't affect anyone's property. He said the preliminary plat is in the works, it is not done yet. There will be three detention ponds in that area. City Administrator Lyn Woolford asked if the plat from several years ago includes this area? Bill Martin said no, this is a new phase. It is Phase 5, 6, & 7. Mr. Woolford stated to the commissioners that Mr. Martin will submit a site plan later. Chairman Wren asked if there were any further comments. There were none. Commissioner Sapp made a motion to close the public hearing. Seconded by Commissioner Bryan. Motion carried unanimously.

REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, March 14, 2017 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson, Greg Batson, Jeffrey Sapp, Jerrod Bryan and Debbie Richardson. Commissioner absent was Nikki Courtney.

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

Chairman Wren called for a motion to approve the March 14, 2017 agenda. Commissioner Sapp made a motion to approve the March 14, 2017 agenda. Seconded by Commissioner Williamson. Motion carried unanimously.

Chairman Wren called for a motion to approve the previous minutes dated February 28, 2017. Motion was made by Commissioner Sapp to approve the previous minutes dated February 28, 2017. Seconded by Commissioner Bryan. Motion carried unanimously.

NEW BUSINESS:

1. BMG Estates Plat 4 Re-plat of lot 3A

Jim Belcher, property owner stood. He stated he wants to re-plat 9.75 acres so his son can build a house. Chairman Wren asked if City Administrator Woolford had answered the questions received from the city engineer. City Engineer Scott Vogler, said there was some confusion regarding plat. Is this a final or preliminary plat? Mr. Vogler stated there are certain things needed for a preliminary plat, that's what we thought it was. Mr. Vogler said this is a minor subdivision Re-plat, and it is zoned A-1, Agricultural. ~~Mr. Vogler asked Property Owner Mr. Belcher if they wanted to build a home? Mr. Belcher stated yes, eventually.~~ *Mr. Vogler asked Property Owner Mr. Garrett if they wanted to build a home? Mr. Garrett stated yes, eventually.* It was then verified with city code that a single family home is a permitted use on A-1, Agricultural. During this verification process, Chairman Wren welcomed new P & Z Commissioner Debbie Richardson to the commission. Mr. Vogler, then stated the city code says the Re-plat does meet all minimum requirements to build a home. Commissioner Sapp made a motion to approve the BMG Estates Re-plat of lot 3A. Seconded by Commissioner Bryan. Motion carried unanimously.

2. Rezoning of S. Terminus of Allegiance Ave. from A-1, Agricultural to R-1, Single Family Residential.

There were no questions from the commissioners. Commissioner Branson made a motion to approve the rezoning of the S. Terminus of Allegiance Ave. to R-1, Single Family Residential. Seconded by Commissioner Williamson. Motion carried unanimously.

OLD BUSINESS: There was none.

DISCUSSION: There was none.

City Administrator's Report:

City Administrator Lyn Woolford started by saying the mayor and commissioners agreed the city needs to look into a roundabout at the Henry Clay intersection. An engineer from Allstate Consultants went to a Board of Aldermen meeting with a presentation. Mr. Woolford said the selected location is pretty big, and the required easements have not been determined. He stated MoDOT is intending to open or provide a cost share program, but their budget year starts in July. Mr. Woolford said it is at least a two-year vision and things may change. Anything the city designs they would have a say in it, but we have to do something with that intersection. Mr. Woolford stated we need to eliminate congestion in that area as we grow. Commissioner Sapp said he was at that Board of Aldermen meeting and the engineers had a purely conceptual drawing. Commissioner Sapp stated there was a lot of discussion about it in the Board of Aldermen meeting. Commissioner Sapp said it was a very good start. There was then discussion between the commissioners regarding a roundabout in that area. City Administrator Woolford had no further comments.

Guest Comments:

Connie LaBarbera asked a question about the current roundabouts. City Administrator Woolford answered her question. No further questions or comments from the audience.

Commissioners' Report: There were none.

Chairman Wren called for a motion to adjourn, March 14, 2017, Planning and Zoning Meeting.
Commissioner Sapp made a motion to adjourn, March 14, 2017, Planning and Zoning Meeting.
Seconded by Commissioner Richardson. Motion carried.

Minutes prepared by Megan Young