

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, MAY 9, 2017**

**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. The proposed Rezoning of property on Bluegrass South Estates Plat 1-B Lot 104A for Bruce Bauer & Richardson Family Limited Partnership from R-1 Density Residential to C-G, General Commercial.**

Public Questions/Comments:

Connie Hannegan, 107 Red Tail Dr. She stated she had a petition from people in her neighborhood. She stated first, they were told that area would always be residential. She stated her second point was that we have a nice town that needs a lot more improvements on streets and other things, than building commercial in a residential area.

Richard Hannegan, 107 Red Tail Dr. He stated that they were told the lots all the way to the school would stay residential, and no one sent them a letter regarding this zoning. He said coming to the Planning & Zoning meeting would be the only way we would know.

Bruce Bauer, 3850 E. Biggs Rd. He spoke to the audience and the commissioners and stated: We built the building next door to that lot and want to build another one just like it. He said the main traffic will come off Henry Clay Blvd., and the only people going through the subdivision are people who live there. He stated all they are asking for is another nice looking building, the only reason they are asking for rezoning is to have the extra footage to make a longer building. He stated otherwise it will sit there as an empty lot. He then got into a discussion with Richard Hanagan about buying the lot. Chairman Wren stated this is not open for public debate it is to gather public comments for the rezoning. Chairman Wren then asked for any further comments from the audience.

Commissioner Wills asked about tenants in the other building. Bruce Bauer commented on who was in the building.

Connie Hannegen, 107 Red Tail Dr. She asked about children walking across the street from the school to the subdivision. Bruce Bauer showed architectural drawings of what they want to accomplish with the lot.

Commissioner Burhans asked about traffic if the building is fully occupied. Bruce Bauer answered his question.

Juanita Gerke, 106 Red Tail Dr. She asked a question about commercial general lots. Her question was answered by the commissioners.

Connie Hannegan, 107 Red Tail Dr. She commented about trees possibly put in to block the view of the buildings.

Heather Schiermeier, 109 Red Tail Dr. She stated they would not have purchased a lot with commercial next door. She commented the Assisted Living across the street is a home for older people, with commercial, you don't know who is going to be there. She stated the lights are bright and it will be an invasion of privacy with cars coming and going.

Matt Grindstaff, 108 Renee Dr. He stated a big attraction to him buying his home, was a view of trees, and there were no lights shining all night. He commented maybe they could compromise with a natural border, lights on timers, or something like that.

Chris's Levery, 106 Renee. He stated the downfacing lights in the parking lots will have lights shining right into residential homes. He said it is an invasion of our property rights and it's short-sighted of the city to extend the commercial complex. He suggested a natural border as a way to isolate the impact on the neighbors from sight and sound.

No more public comments. Chairman Wren closed the Public Hearing.

**REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, May 9, 2017 at 7:18 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Greg Batson, Jeffrey Sapp, Jerrod Bryan, Randy Burhans, Cynthia Wills and Fred Klippel. Commissioners absent were James Branson, Nikki Courtney and 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 May 9, 2017 agenda. Commissioner Bryan made a motion to approve the May 9, 2017 agenda. Seconded by Commissioner Batson. Motion carried unanimously.

Chairman Wren called for a motion to approve the previous minutes dated April 11, 2017. Motion was made by Commissioner Batson to approve the previous minutes dated April 11, 2017. Seconded by Commissioner Williamson. Commissioner Klippel abstained. Motion carried.

**NEW BUSINESS:**

1. The Rezoning of property on Bluegrass South Estates Plat 1-B Lot 104A for Bruce Bauer & Richardson Family Limited Partnership from R-1 Density Residential to C-G, General Commercial. Commissioner Bryan made a motion to open the discussion for this rezoning. Seconded by Commissioner Burhans. Commissioner Bryan asked about previous and current

zoning for this lot. His questions were answered. Commissioner Batson asked Bruce Bauer if they own lot 105, and do they have tenants yet? Bruce Bauer stated not yet, they are trying to decide on the size of the building. Commissioner Klippel asked Bruce Bauer if they can change the parking lot lighting and add trees? Bruce Bauer stated per city code, they have to have appropriate lights. Commissioner Wills asked Bruce Bauer about trees. Bruce Bauer stated yes, they are considering that, but not until fall. Chairman Wren said tree barriers would help with the light problems. Commissioner Bryan and Alderman Liaison Sapp discussed neighborhood covenants for this building. Commissioner Batson stated he believed the zoning is now correct. Chairman Wren said the rezoning needs to be done for the benefit of the city and community on the whole. He asked if this added benefit to the city and the surrounding area. He stated some people buy property based on zoning. Commissioner Burhans stated we need to look at commercial vs residential traffic concerns and children running around in that area. Chairman Wren asked if there were any further comments? Commissioner Batson made a motion to approve the rezoning of property on Bluegrass South Estates Plat 1-B Lot 104A from R-1 Density Residential to C-G General Commercial. Seconded by Commissioner Burhans. Chairman Wren called for the vote. Commissioner Williamson-nay, Commissioner Burhans-nay, Commissioner Wills-nay, Commissioner Bryan-nay, Commissioner Klippel-aye, Commissioner Batson-nay. Motion failed.

## 2. Plat Review for The Baptist Home.

Brian Harrington, All State Consultants. He stated this will be all one lot, it is just dedicating right of way and a couple of easements. He said the primary focus is going to the central area on the site plan. Commissioner Klippel asked if there was only one way in and out? Brian Harrington stated yes, there are no immediate plans. He said on the west side there is a potential for another exit, but that is in the future. Scott Vogler, City Engineer from MECO Engineering stated we reviewed it and had only minor questions that do not impact this plat review. Commissioner Bryan made a motion to approve the Final Plat review for The Baptist Home. Seconded by Commissioner Klippel. Motion carried unanimously.

## 3. Site Plan for The Baptist Home.

There was discussion between the commissioners and Brian Harrington regarding entrances, streets and right-of-ways. Brian Harrington passed pictures to commissioners about what structures and streets would look like. Brian Harrington stated the flood plain issue will match FEMA rules. He stated the first phase is 11 buildings, and he showed which buildings would be first in phase 1. He said they are also looking at building a chapel, community center and a maintenance building as they get more residents. Brian Harrington said they will use the existing house as an office, it will eventually be replaced. He said they are evaluating based on funding and construction costs. He stated a plan like this is hard to submit and they wanted to give a complete picture. There was discussion regarding parking. Commissioner Bryan made a motion to approve the site plan for The Baptist Home. Seconded by Commissioner Klippel. Motion carried unanimously.

## 4. Site Plan for Lot 2 Ponderosa Commerce Park – Baldrige Ave.

Andy Greene, Crockett Engineering. He spoke about the lot lines. He stated everything is common ownership, so there are no encroachments. There was discussion on property lines on the current plat. City Administrator Woolford stated there is a letter of commitment and Hummingbird Properties will make the lot lines right. Commissioner Bryan made a motion to approve the site plan for Lot 2 of Ponderosa Commerce Park – Baldrige Ave. Seconded by Commissioner Klippel. Motion carried unanimously.

5. Site Plan for Lot 3 Ponderosa Commerce Park – Baldrige Ave.

Chairman Wren asked the commissioners if there was any more discussion or comments? There were none. Commissioner Klippel made a motion to approve the site plan for Lot 3 of Ponderosa Commerce Park – Baldrige Ave. Seconded by Commissioner Williamson. Motion carried unanimously.

6. Officer Election:

Action: Election for Vice Chairman was held. Several commissioners nominated Commissioner Bryan for Vice Chairman. There was discussion on whether the position was acceptable to the nominated commissioner. Ballots were marked and collected by Administrative Assistant Megan Young for a count.

Vice Chairman Planning and Zoning

Jerrod Bryan 5 votes

Brad Williamson 1 vote

Fred Klippel 1 vote

**Vice Chairman: Jerrod Bryan**

Commissioner Klippel made a motion to accept Commissioner Bryan as the Vice Chairman. Seconded by Commissioner Batson. Commissioner Bryan abstained. Motion carried.

**OLD BUSINESS:** None.

**DISCUSSION:** Generational Traffic Use. Chairman Wren said as we have discussed in the past, during next 5, 10, 15 years, things like The Baptist Home is a big impact on the city. There was discussion on if MODOT will put in a j-turn at New Salem Rd. Commissioner Klippel asked where would the commissioners suggest an overpass? It was agreed on Angel Lane. City Administrator Woolford asked if the commissioners would like Mike Schupp to come to a meeting. Mike Schupp would have MODOT plans on what they are considering. Commissioner Batson said yes, invite MODOT. Commissioner Bryan stated we have residential traffic issues, not commercial traffic. He stated the ideas we have to alleviate the issue need to be discussed. Commissioner Batson asked about the Martha Crump Extension that the commissioners talked about a year ago? City Administrator Woolford said there was resistance to some of the easements. Commissioner Wills brought up traffic for the YMCA on Liberty Ln. There was discussion on the outer road on the east side of town. Commissioner Burhans asked what was the relevance of

the 2015 transportation plan? Commissioner Klippel stated we need to set up a committee to re-look at our transportation plan. There was further discussion on Angel Lane alleviating the problem of traffic on the east side of Ashland. City Administrator Woolford said we can get a feasibility study to determine if a traffic signal will help with traffic on Broadway. Chairman Wren asked Mayor Rhorer what was the original plan? Mayor Rhorer stated we have a congestion issue on Broadway and Henry Clay Blvd. When traffic backs up, it starts down the ramp. The city needs a short term and long term fix. Chairman Wren asked do we want to have a special meeting for this? City Administrator Woolford said a joint meeting with a MODOT representative and a Boone County representative. City Administrator Woolford will check with them to see if they can come to the next meeting. Commissioner Williamson said we need a roadmap with the steps we need to do. Commissioner Klippel suggested we invite Boone County Commissioner Fred Perry.

**Mayor's Report:**

Mayor Gene Rhorer had no report.

**City Administrator's Report:**

City Administrator Lyn Woolford discussed the proposed amendments to the fire code. The commissioners were given a handout. Mr. Woolford stated these are almost identical to the 2006 fire code. City Engineer Scott Vogler stated it would be nice to clean up the discrepancies in your city codes which are conflicting with other city codes. Alderman Liaison Sapp asked for a list to review. City Administrator Woolford said he would bring it up to the Board of Aldermen.

**Guest Comments:**

Sharon and Ed Holt of Air Tight Storage on Hardwick Lane. They said the commissioners are doing a great job of considering potential future growth for the city.

**Commissioners' Report:**

Commissioner Bryan said Roy Williams' house foundation is getting formed.

Commissioner Klippel said we need to look at our street codes and the developers need to look a little more at their streets, so the city doesn't have to fix them after 5 years. He said the city is spending money on subdivision streets that aren't even 5 years old. We need to look at the thickness of the streets. He suggested we need to go to an 8" street. Mayor Rhorer said we do a thickness test, pressure test and core test on every street. There was further discussion on concrete quality of the streets. Commissioner Bryan said the storm sewers need to be discussed also. Our future developments need review.

Chairman Wren stated Palomino Ridge was considering a homeowners association. We should discuss requiring that in the future.

Chairman Wren called for a motion to adjourn, May 9, 2017, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, May 9, 2017, Planning and Zoning Meeting. Seconded by Commissioner Burhans. Motion carried.

Minutes prepared by Megan Young