

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JUNE 12, 2018**

PUBLIC HEARING:

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

1. Public Hearing for the Rezoning of parcel ID# 24-508-00-16-007.00 01 on Commerce Dr. for Bauer Homes, Inc. from I-L, Light Industrial District to General Commercial District.

Public Questions/Comments:

Bruce Bauer spoke about what their plans are for that area and what type of housing they were going to build. Cindy Wills spoke as a citizen about trees being put in. Mr. Bauer stated they have trees at their other locations, and there will be trees put in. Paul Beuselinck asked about zoning in the surrounding area. No further public comments. Vice Chairman Bryan closed the public hearing at 7:02 p.m.

1. REGULAR MEETING:

Vice Chairman Bryan called the meeting to order Tuesday, June 12, 2018 at 7:02 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Cynthia Wills and Paul Beuselinck. Commissioners absent were Ernie Wren, Randy Burhans and Cecil Payne.

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

2. Approval of Agenda:

Vice Chairman Bryan called for a motion to approve the June 12, 2018 agenda. Commissioner Batson made a motion to approve the June 12, 2018 agenda. Seconded by Commissioner Wills. Motion carried unanimously.

3. Approval of Previous Minutes:

Vice Chairman Bryan called for a motion to approve the previous minutes dated May 8, 2018. Motion made by Commissioner Wills to approve the previous minutes dated May 8, 2018. Seconded by Commissioner Williamson. Vote taken. Commissioner Beuselinck abstained. Motion carried.

4. Public Comments: None.

5. OLD BUSINESS:

- a) Resolution Recommendation on Ordinance Conflict Chap. 9.295 vs Chap. 11.205

City Administrator Woolford spoke about the ordinance conflict. There was discussion between the commissioners. Motion made by Commissioner Beuselinck to accept 9.295 area regulations as the minimum lot area and width to be also reflected in 11.205, item 13C and see chart in 9.295. Seconded by Commissioner Klippel. Vote taken. Commissioner Batson & Commissioner Wills opposed. All others in favor. Motion not carried. Motion made by Commissioner Williamson: Section 9.295 becomes the governing statute for lots in the town of Ashland and all other statutes will reflect back to section 9.295. Seconded by Commissioner Wills. City Administrator Woolford introduced Mr. Wes Bolton of Allstate Consultants. Mr. Bolton spoke for consistency in the ordinances. There was further discussion between City Administrator Woolford and the commissioners on the ordinance conflicts. Commissioner Wills withdrew her Seconding to Commissioner Williamson's motion. Commissioner Williamson withdrew his original motion. Commissioner Beuselinck made motion to amend 11.205 item 13C to amend verbiage to 'Lots for Residential purposes shall have a minimum width as defined in 9.295'. Seconded by Commissioner Williamson. Vote taken. Motion carried unanimously.

b) Final Major Plat for Liberty Landing Plats 5, 6, 7

Vice Chairman Bryan moved to open the discussion for the Final Major Plat for Liberty Landing Plats 5, 6, 7. Mr. Chris Sanders, McClure Engineering Company, as a representative of Mr. Bill Martin, spoke to the commissioners about this plat. Mr. Martin was present, but had no comments to the commissioners. Commissioner Batson made a motion to approve the Final Major Plat for Liberty Landing Plats 5, 6, 7. Seconded by Commissioner Wills. Vote taken. Motion carried unanimously.

6. NEW BUSINESS:

a) Rezoning of parcel ID# 24-508-00-16-007.00 01 on Commerce Dr. for Bauer Homes, Inc. from I-L, Light Industrial District to General Commercial District

Commissioner Klippel made a motion to approve the Rezoning of parcel ID# 24-508-00-16-007.00 01 on Commerce Dr. for Bauer Homes, Inc. from I-L, Light Industrial District to General Commercial District. Seconded by Commissioner Wills. Vice Chair Bryan opened the topic for discussion. Commissioner Beuselinck asked Mr. Bauer about the landowners on either side. Mr. Bauer stated Marie Dalton, representing senior center, just left the P & Z meeting and stated to Mr. Bauer that she was okay with it. Vote taken. Commissioner Beuselinck opposed. Motion carried.

7. DISCUSSION: None.

8. City Administrator's Report:

City Administrator Lyn Woolford stated next month there will be a Plat for South Wind Subdivision, Mr. Bauer will be asking for a Conditional Use permit on the property rezoned tonight and a Subdivision Plat for the East Ashland Plaza.

9. Commissioners' Report:

Vice Chairman Bryan asked Mr. Bolton and City Administrator Woolford about sections of the city code that come up frequently and are in conflict? Mr. Bolton stated he has been reviewing

the code and has a list of items. He said he had been discussing this with Mr. Woolford and the list will be brought up in a meeting at a later time.

Vice Chairman Bryan called for a motion to adjourn, June 12, 2018, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, June 12, 2018, Planning and Zoning Meeting. Seconded by Commissioner Wills. Motion carried.

Minutes prepared by Megan Young