PLANNING & ZONING MEETING 109 E. BROADWAY ASHLAND, MO 65010 TUESDAY, JUNE 18, 2018

Notice Posted 06/14/2018 @ 9:00 AM

AGENDA

- 1. Call the Meeting to Order at 7:00 PM.
- 2. Approval of the Agenda for June 18, 2018.
- 3. Approval of the Previous Minutes, June 12, 2018.
- 4. Public Comments:
- 5. Old Business:
- 6. New Business:
 - a) East Ashland Plaza Subdivision Plat
- 7. Discussion:
- 8. City Administrator's Report:
- 9. Commissioners Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email policeclerk@ashlandmo.us

Megan Young Administrative Assistant

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

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



SUBDIVISION PLAT Application

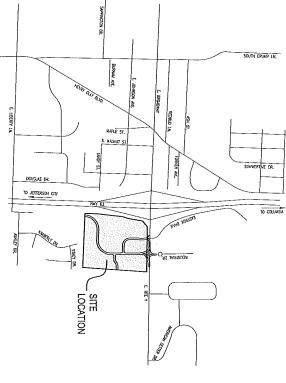
SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outline in Chapter 11, Subdivision Regulations, Section 11.150 Procedure.

Physical Address: NW14 NW14 S14 T4GN RIZW (SE of Route Y and US Huy
Parcel ID #: 24-605-00-00-001.00 01
Project Name: East Ashland Plaza
Applicant Name (Please Print) CS Properties Columbia Address: 15475 Hua 63 South Phone #: Ashland; MO 65010 Fax #: E-Mail:
Applicant's Signature: Jana 4. Lacy Date 5/31/18
REQUIRED SUBMITTALS WITH COMPLETED APPLICATION
 ☑ Is this a Major Plat
Other:
Application Fee: #300 (See page 3)
Staff Signature Date
OFFICE Application: USE City Staff Review: Planning & Zoning: ONLY Board of Aldermen 1st Reading: Board of Aldermen 2nd Reading: Final Revisions / As-Built Received:

EAST ASHLAND PLAZA ASHLAND, MISSOURI TO COLUVEA

INDEX OF SHEETS

....COVER SHEET
....EROSION CONTROL
....GRADING AND UTLITY
UTLITY
....STREET PLAY/PROFILE
....STORM PROFILES
....SANITARY SEWER PROFILES
....MATERIUNE PLAN
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MESSAUR OIC CHIL MC 10220 MORRAUST DRAK 40TORGON CITY, MO 63109 (800) 344-7463 CITY OF ASHLAND 109 CAST EPOLOPORY P.A. BOX 1.33 573-407-2071



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FLOOD PLAIN STATEMENT

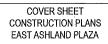
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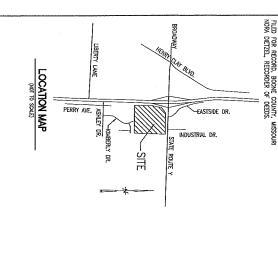
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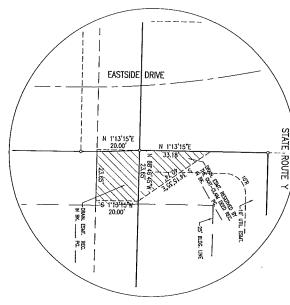
C.C. PROPERTIES - COLLIMBA 15475 HWY 63 SOUTH ASHLAND, MESSOURI 65010











KNOW ALL MEN BY THESE PRESENTS

CS PROPERTIES-COLUMBIA, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

CURVE

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S1'02'40'E 27.79' S44'03'10'E 183.85'

3.58,50

400.00

RADIUS

ARC LENGTH

CHORD

CURVE DATA

CS PROPERTIES-COLUMBIA, LLC

VANCY A. RICHARDSON, MEMBER

ON THIS DAY OF ... IN THE YEAR 2018, BEFORE ME, BETTY LOU COBB, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NANCY A. RICHARDSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INMAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16,040(2).

THESE MAY BE SUBJECT TO THE BLANKET ELECTRIC LINE EASEMENT TO MISSOURI POWER AND LIGHT RECORDED IN BOOK 261, PAGE 492. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMINIENT 1827209, DATED MARCH 16, 2018.

NOTARY PUBLIC

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS DAY OF 2018.

FRED KLIPPEL, CHAIRMAN

DARLA SAPP, CITY CLERK

easplents, of the types and at the locations as shown, are hereby dedicated to the public use, forever. IN WITNESS WHEREOF, NANCY A. RICHARDSON HAS CAUSED THESE PRESENTS TO BE SIGNED. INDUSTRIAL DRIVE AND EASTSIDE DRIVE ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER

90"00"00"

30.00

30,00

47.63' 46.62'

S45'27'40"W 42.78' S44'32'20"E 42.07'

42.43

N73'00'25"E 58.39'

58.39

89'59'15"

270.00°

424.05

\$4708'25'W 381.79'

434.28

S60'40'30 E 28.27 N45'01'25"W 42.43' N44.58,35 E

S5'09'30"E 53.70" S7'05'05"E 69.59"

300.00 270.00 283.00 130.00'

90'00'00" 92'09'30" 14'07'30" 7'25'05"

STATE OF MISSOURI } SS

ши гол совв
MY COMMISSION #15690689 EXPIRES DECEMBER 6, 2019

ACCEPTED BY THE CITY OF ASHLAND BOARD OF ALDERMEN THIS_____DAY OF______, 2018.

GENE RHORER, MAYOR

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTED OF THE NORTHWEST QUARTED OF SECTION 1.4, TOWNSHIP 46 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI, BEING THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3039, PAGE 165, BOOK 3001, PAGE 2 AND THE QUIT-CLAM DEED RECORDED IN BOOK 3039, PAGE 165, BOOK 3001, PAGE 2 AND THE QUIT-CLAM DEED RECORDED AS FOLLOWS:

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SUD BESION 14-45-12, AS SHOWN BY KELLY'S NUMBER ONE SUBBINSION, RECORDED IN PLAT BOOK ALD PAGE 49, THENCE WITH THE QUARTER QUARTER SECTION LINE, \$3730'45'N, \$3,57 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEDINNING, CONTINUING \$275045*N, 1309.01 FEET TO THE MORTHE/SIT CORNER OF FLANCING STATISTS PLAT 7, RECORDED IN PLAT BOOK 39, PAGE 122, BONG THE SOUTHE/SIT CORNER OF FLANCING STATISTS PLAT 7, RECORDED IN PLAT BOOK 39, PAGE 122, BONG THE SOUTHE/SIT CORNER OF SUM DIVERTED STATISTS PLAT 7, AND THE ROOTHWEST CORNER, THENCE WITH SUM DIVERTED STATISTS PLAT 7, AND THE FORTHWEST GORNER, THENCE SHAPE 125, AND THE SOUTH WILL BE OF SUM MORTHWEST GORNER OF THE THE THE THE THE THE THE THE THE TOTH THE SOUTH WILL STATISTS PLAT 7, AND THE SOUTH WILL SUM PREST TOTHE SOUTH WILL STATISTS PLAT 7, AND THE SOUTH WILL SUM PREST, 114.02 FEET TO THE SOUTHWEST CORNER OF TRACT 4 OF THE THANCE DESCORDED BY SUM DUTI CLAM DEED RECORDED IN BOOK PAGE 11 THENCE SHAPE STORIES OF SOUTH SOUTH FROM THE SOUTH WILL SOUTH WILL SOUTH ROOTH TO-WAY OF SAUS STATE ROUTE 7 AND THE THANCE SHAPE STORIES OF SAUS STATE ROUTE 7 AND THE THANCE SHAPE STORIES SHAPE STORIES SHAPE STATE STORIES SHAPE STATE SHAPE SHAP

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

JAMES R. JEFFRIES

PLS-2500

DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS_ DAY OF 2018.

BETTY LOU COBB

_ NOTARY PUBLIC
MY COMMISSION #15690689
EXPIRES DECEMBER 6, 2019

STATE OF MISSOURI SS

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MAY 31, 2018

DATE

LOCATED IN SECTION 14, TOWNS
ASHLAND, BOONE

RESERVED FOR RECORDER'S STAMP

ALLSTATE
CONSULTANTS
CONSULTANTS
AND LEADER BRAISTRA, EXPO.
COLUMBA, NO RESON
(573) 873-8789
MISTAT CONSULTANTS LL
NO PROFESSIONAL, LAND SURFERING
CERTIFICATE OF AUTHORITY JEDOTOCOSIST

