

**PLANNING AND ZONING SPECIAL MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
MONDAY, JUNE 18, 2018**

**1. REGULAR MEETING:**

Chairman Wren called the meeting to order Monday, June 18, 2018 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Greg Batson, Alderman Liaison Jeffrey Sapp, Jerrod Bryan, Randy Burhans, Cecil Payne and Cynthia Wills. Commissioner absent was Paul Beuselinck.

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

**2. Approval of Agenda:**

Chairman Wren called for a motion to approve the June 18, 2018 agenda. Commissioner Wills made a motion to approve the June 18, 2018 agenda. Seconded by Commissioner Payne. Motion carried unanimously.

**3. Approval of Previous Minutes:**

Chairman Wren called for a motion to approve the previous minutes dated June 12, 2018. Alderman Liaison Sapp requested the minutes dated June 12, 2018 be corrected to change Chris Sanders to Chris Sander. Motion made by Commissioner Klippel to approve the corrected previous minutes dated June 12, 2018. Seconded by Commissioner Williamson. Motion carried unanimously.

**4. Public Comments:** Nathan Lacey stood and stated he was present to address any questions from the commission. Commissioner Wills asked questions about the intended round-a-bout. Mr. Lacey answered her questions.

Scott Vogler, MECO Engineering, stood and stated they went through an extensive review with short notice and everything was compliant with city code. The commissioners thanked him for the quick turn around.

Tony Hudson, 530 Sue Dr., stood and asked if Perry Ave. is going to dead end at both ends? He asked if it was up for consideration to make Perry Ave. go all the way through to Route Y? Jake Eiler, 541 Sue Dr., also advocated for Perry Ave. to go through to Route M. There was discussion with the commissioners and Mr. Lacey on Kimberly Dr. or Perry Ave. as an outer road.

**5. OLD BUSINESS:** None.

**6. NEW BUSINESS:** East Ashland Plaza Plat

Chairman Wren asked for a motion to open the discussion for the East Ashland Plaza subdivision plat. Motion made by Commissioner Williamson, Seconded by Commissioner Bryan.

Motion carried unanimously. The commissioners questioned the expedience of this meeting and that the commission should give equal consideration to all and felt this meeting was rushed. City Administrator Woolford explained the Board of Aldermen would not have a meeting at the beginning of July. This would delay Mr. Lacey's project. City Administrator Woolford stated the engineers are here for any questions from the commissioners. There was discussion on lot sizes. Scott Vogler stated once this is platted, each of these lots will be coming back to the commission with developmental plans. Mr. Lacey stated discussions are still ongoing with MODOT and MODOTs right-of-way. There was discussion on the recommendation to the Board of Aldermen. Commissioner Bryan made a motion to approve the East Ashland Plaza Plat with a strong recommendation that a Perry Avenue extension be considered with the plat for safety purposes and future development for the community. Seconded by Commissioner Wills. Chairman Wren asked for a roll call vote. Commissioner Batson – no, Commissioner Payne – yes, Commissioner Burhans – yes, Commissioner Bryan – yes, Commissioner Wills – yes, Commissioner Klippel – yes, Commissioner Williamson – yes. Chairman Wren stated the motion carries with a vote of six to one.

**7. DISCUSSION:** None.

**8. City Administrator's Report:** City Administrator Lyn Woolford had no report.

**9. Commissioners' Report:**

Chairman Wren stated special meetings should be rare, and asked the commissioners if they would consider having meetings twice a month.

Commissioner Burhans commented he is not sure of the necessity of two meetings a month. Commissioner Bryan stated he had two considerations: 1) there was not enough public notice, and 2) this is not common in other municipalities, so this is giving special consideration for this developer. We did not give enough notice to the neighbors in that community. We are having this meeting because the Board of Aldermen are not having a meeting.

Commissioner Batson stated he understands the urgency, but from commissioners standpoint we should have known about this in advance. He stated he had voted no because it is the Board of Aldermen's decision and even they should have had more time.

Alderman Liaison Sapp stated we should not penalize the developer, it was city staff suggestion.

Commissioner Payne stated had he not seen this plat years ago, he would feel the same as everyone else. He suggested during the summer months to have two meetings a month. It would be easier to cancel, than schedule a special meeting.

Chairman Wren stated he had no objections and would do this for any developer, no matter who it was.

City Administrator Woolford stated the city met all the criteria for public notice.

Alderman Liaison Sapp made a recommendation to schedule meetings twice a month and cancel if there is nothing on the agenda.

Commissioner Burhans asked if that would not that be too confusing for the public.

Commissioner Wills commented that no one would be able to plan any vacations or time off.

Commissioner Bryan state he was not in favor of two meetings a month.

Chairman Wren asked for a discussion item of two meetings per month to be placed on the Agenda for July 10, 2018 meeting.

Chairman Wren called for a motion to adjourn, June 18, 2018, Planning and Zoning Meeting.  
Commissioner Bryan made a motion to adjourn, June 18, 2018, Planning and Zoning Meeting.  
Seconded by Commissioner Burhans. Motion carried.

Minutes prepared by Megan Young