

**PLANNING & ZONING MEETING**  
**109 E. BROADWAY**  
**ASHLAND, MO 65010**  
**TUESDAY, FEBRUARY 10, 2015**

**PUBLIC HEARING:**

The Planning and Zoning Commission will be holding a Public Hearing to seek public comments for a Conditional Use Permit for Southwoods Commercial Properties, Ashland Rentals 4-plex.

**AGENDA**

1. Call the Meeting to Order:
2. Approval of the Agenda February 10, 2015. Action \_\_\_\_\_
3. Approval of the Previous Minutes, December 9, 2014. Action \_\_\_\_\_
4. New Business:
5. **A). Southwoods Commercial Properties 4-plex Site Plan**  
1<sup>st</sup> Motion \_\_\_\_\_ 2<sup>nd</sup> Motion \_\_\_\_\_  
Action \_\_\_\_\_
- B). Chair Nomination/Election**  
Action \_\_\_\_\_
6. Old Business:
7. Discussion:
8. Mayor's Report:
9. City Administrator's Report:
10. Guest Comments:
11. Commissioners' Report:

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

Megan Young  
Administrative Assistant

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, DECEMBER 9, 2014  
DRAFT**

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Branson opened the hearing at 7:00 pm, to seek public comments on:

**1. Chapter 9, 9.106 Site Plan Submission, Review Required.** A proposed amendment to Chapter 9, Planning and Zoning, on Site Plan Submissions.  
**No Public Comments.**

**Chapter 9, 9.365.3 Parking and Loading Design Standards, General.**  
A proposed amendment to Chapter 9, Planning and Zoning, adding specific minimum requirements for parking for non-residential uses in a residential zoning district.  
**No Public Comments.**

**2. Chapter 11, 11.015 Definitions.** A proposed amendment to Chapter 11, Subdivision Regulations, amending definitions of Council, City Plan and Planning Commission Representative.  
**No Public Comments.**

**Chapter 11, 11.130 Approval.** A proposed amendment to Chapter 11, Subdivision Regulations, amending plat submittal and approval processes.  
**No Public Comments.**

**Chapter 11, 11.145 No contract of sale.** A proposed amendment to Chapter 11, Subdivision Regulations, amending establishing the Board of Alderman as having final plat approval.  
**No Public Comments.**

**Chapter 11, 11.150 Procedure.** A proposed amendment to Chapter 11, Subdivision Regulations, amending plat procedures.  
**No Public Comments.**

**Chapter 11, 11.265 Sidewalks generally.** A proposed change from "City Council" to "Board of Aldermen".  
**No Public Comments.**

Chairman Branson closed the Public Hearing at 7:06 pm.

## **REGULAR MEETING:**

1. Chairman Branson called the meeting to order Tuesday, December 9, 2014 at 7:06 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Paul Beuselinck, Scott Miller, James Branson and Greg Batson. Commissioners absent were Nikki Courtney.

Also present were Mayor Gene Rhorer, City Administrator Josh Hawkins, Mid-Missouri Regional Planning Commission (MRPC) Executive Director Ed Siegmund, MRPC Planner Katrina Williams and Administrative Assistant Megan Young.

2. Chairman Branson called for a motion to approve the December 9, 2014 agenda. Commissioner Beuselinck amended the agenda for a discussion of revisions to Chapter 9. Commissioner Batson made a motion to approve the amended December 9, 2014 agenda. Seconded by Commissioner Beuselinck. Motion carried unanimously.

3. Chairman Branson made a motion to approve the previous minutes dated November 11, 2014. Motion was made by Commissioner Beuselinck to approve the previous minutes dated November 11, 2014. Seconded by Commissioner Miller. Motion carried unanimously.

## **4. NEW BUSINESS:**

### **A). Chapter 9 Revisions, with recommendation to Board of Aldermen.**

Commissioner Batson questioned fuel tanks as accessory buildings in R1 Residential.

Commissioner Beuselinck suggested typos be fixed before submittal.

1st Motion was made by Commissioner Beuselinck.

2nd Motion was made by Commissioner Klippel.

Action: Motion carried unanimously as presented for recommendation to Board of Aldermen.

### **B). Chapter 11 Revisions, with recommendation to Board of Aldermen.**

1st Motion was made by Commissioner Beuselinck.

2nd Motion was made by Commissioner Miller.

Action: Commissioner Batson-nay, motion carried.

## **5. OLD BUSINESS:**

None.

## **6. DISCUSSION:**

Commissioner Beuselinck submitted proposals for additional language to be added to Chapter 9, Planning and Zoning, 9.350 Nonconforming Uses and 9.360 Conditional Use Permit.

The commissioners asked several questions. City Administrator Josh Hawkins provided an email from City Attorney Fred Boeckmann regarding these proposals. Commissioner Beuselinck withdrew his proposals to Chapter 9.

## **7. Mayor's Report:**

Mayor Gene Rhorer reported the City of Ashland Appreciation Dinner was great, and thanked all the Commissioners for the volunteer job they do.

## **8. City Administrator's Report:**

City Administrator Josh Hawkins presented a case study of "Transportation Planning for a Growing Community: Nixa, MO." Stated this case study was for things to think about if Ashland tripled in size within a short period like Nixa. There is lots of potential for growth in Ashland. Catholic Charities from Jefferson City wants to do an emergency response snapshot of Ashland during January 12-14, 2015. They will be having public meetings where they will ask residents questions. There will not be a Board of Aldermen meeting on December 16th, so the next Joint Session meeting could be on the date of the next Planning and Zoning Commission meeting, January 13, 2015. No agenda has been set yet, but it will be publicized and held at a different location than Ashland City Hall.

## **Guest Comments:**

MRPC Executive Director Ed Siegmund and MRPC Planner Katrina Williams presented a Sidewalk Inventory Update 2014 for Ashland. 90% of Ashland's sidewalks are in good condition. Discussed connectivity, safety of pedestrians, ADA standards and funding.

## **Commissioners' Report:**

Commissioner Beuselinck raised the issue of Officers on the Planning and Zoning Commission. Need to be thinking about the next Chairman.

Chairman Branson called for a motion to adjourn, December 9, 2014, Planning and Zoning Meeting. Commissioner Miller made a motion to adjourn, December 9, 2014, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young

## STAFF REPORT TO PLANNING COMMISSION

**Applicant Request:** Conditional Use Permit Approval- 4 dwelling units (1 structure) in C-G, Commercial-General Zoning District

**Property Location:** Southwoods Commercial Park, Plat 1, Lot 1. Located in the northwest quadrant of the intersection of Commerce Drive at Douglas Drive. 20, 571 sq. ft. (size)

**Property Owner:** Ashland Rental, LLC. (Alan Bauer)

**Applicant/Rep.:** Allan C. Bauer

**Lot Size:** 20,571 sq. ft.

**Proposed Density:** 4 dwelling units (4-plex)

**Tax Map Number:** Boone County Assessor- Parcel ID#: 24-508-00-16--001.00-01

**Zoning:** C-G, Commercial General

**Background:** Ashland City Code- 9.240 General Commercial District, Conditional Uses (2) Two Family Dwelling, (4) Multiple Family Dwelling.

The General Commercial District is broadly permissive of a wide array of light and medium intensity and retail and service uses. It is not regarded as a residential district, though some residential uses may be appropriate and may be conditionally established.

**Considerations:**

The C-G, General Commercial District allows as Permitted Uses activities that have a higher impact (traffic generation – number of occupants) than this conditional use request for a four-unit structure. Boarding Homes, Hotels, motels are examples of residential uses that are permitted within this District.

Existing land uses to the proposed building site include- two-family dwellings (duplexes) to the north and east, the Ashland Senior Center to the south, and commercial uses across Douglas Drive. A vegetative screen and privacy fence exist between the building site and the duplex to the north.

**City of Ashland Code Reference:**

Chapter 9.240- Conditional Uses.

**Recommendation:**

**APPROVE**, subject the following conditions:

1. That all required permits- (building, driveway) are obtained, and applicable building setback requirements are met. (Setbacks- 25-10-25.
2. Each dwelling unit is limited to one family per unit.



Figure 1. Proposed building site (4-plex structure). Duplexes located to the north.



Figure 2. Existing duplexes and commercial use to the west.



Figure 3. Southern Boone County Senior Center located south of building site.

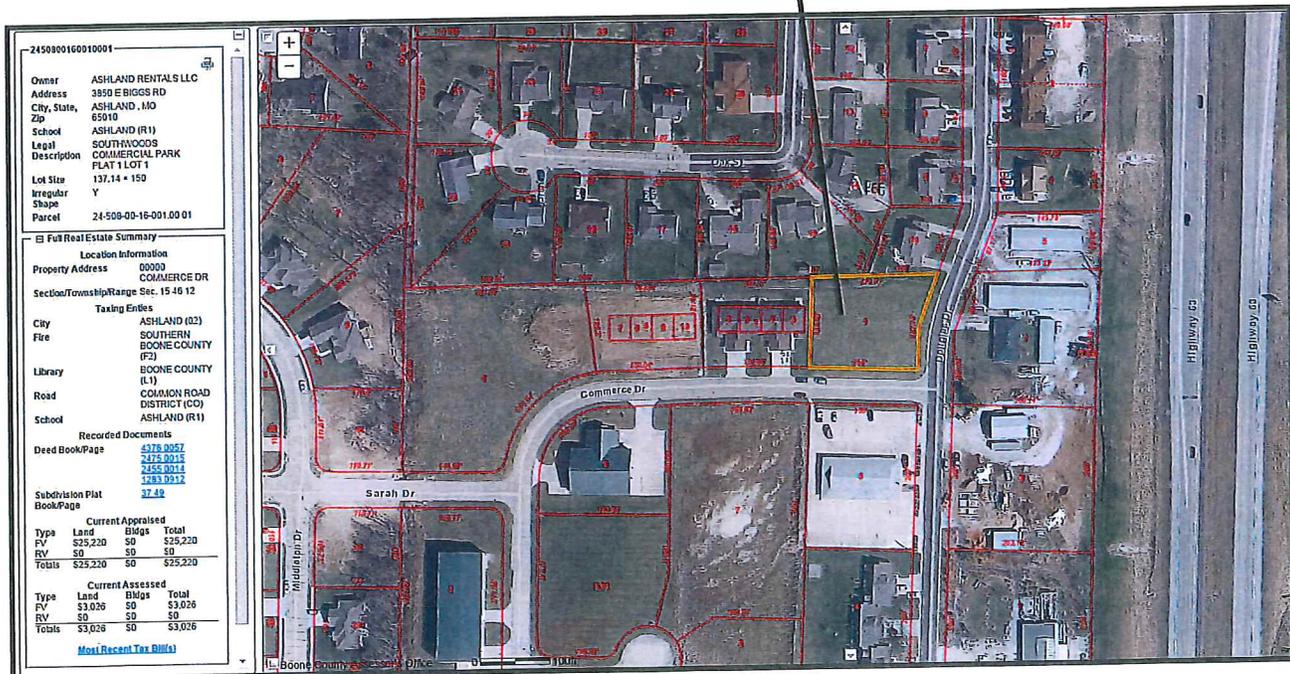
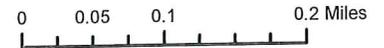
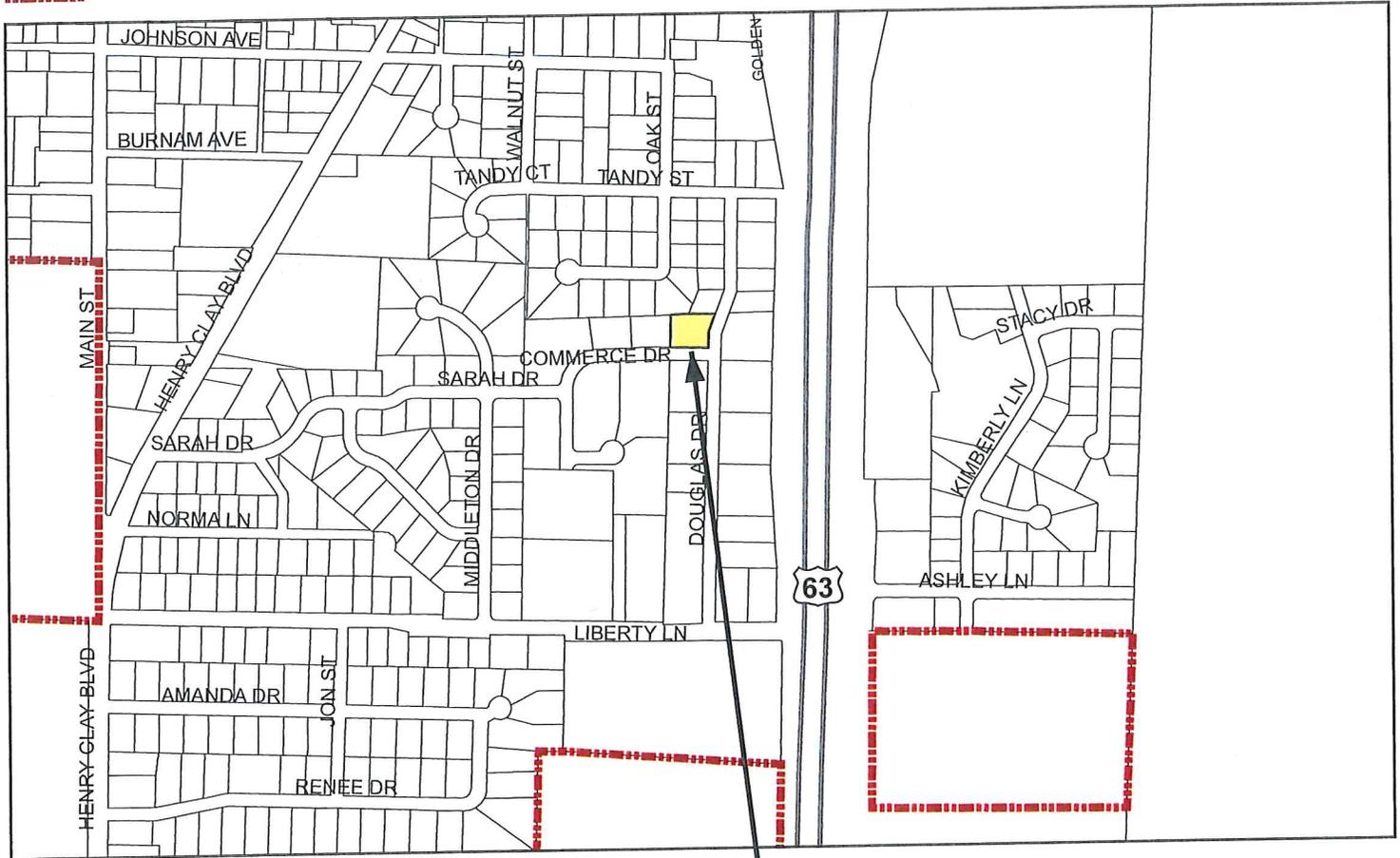
# Ashland, MO

Southwoods Commercial Park Plat 1 Lot 1

Zoning Classification:

 Parcel Number: 24-504-00-00-001.00 01

 City Limits



Source(s):  
Mid-Mo RPC  
Boone County Assessor 2012  
January 2015 -KLW

