

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, MARCH 11, 2014  
7:00 P.M.  
573-657-2091**

**AGENDA**

1. Call Meeting to Order:
2. Approval of the Agenda 3-11-2014. Action \_\_\_\_\_
3. Approval of the Previous Minutes, Held 12-10-2013. Action \_\_\_\_\_
4. New Business:  
None
5. Old Business:  
None
6. Discussion:  
**A). Mike McCubbin Project 1**
7. Mayor's Report:
8. City Administrator's Report:
9. Guest Comments:

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

Jessica L. Kendall

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO 65010  
TUESDAY, DECEMBER 10, 2013  
DRAFT**

**PUBLIC HEARING**

The Public Hearing on: **A rezoning request CB Middleton, Lot 5, 600 S. Henry Clay from R-1 (Single Family Residential) to C-G (General Commercial)** was called to order by Chairman Branson at 7:00 p.m. to hear public comments. Julia White, property owner, addressed the board regarding the proposed rezoning. The purpose of the rezoning is to open a before/after school program for school aged kids. No public comments.

The Public Hearing on: **A Conditional Use Request to Ashland Industrial Park Plat 1A, Lot 7A & Lot 8A** was called to order by Chairman Branson. . Dan Brush from Brush and Associates, Cooper Synder and Ron Synder from Central Concrete Company, and Bill Harper from Ashland Industrial Park addressed the board regarding the conditional use request. The purpose of this request they will manufacture and ship ready mix concrete to the surrounding area from this location.

Public Hearing closed at 7:10 p.m.

**REGULAR MEETING:**

Chairman Branson called the meeting to order Tuesday, December 10, 2013 at 7:10 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Rick Sage, Fred Klippel, Paul Beuselinck and James Branson. Commissioner May turned in a resignation letter informing the board of his resignation. Commissioner Lindsey verbally informed Mayor Rhorer of his resignation.

Also present were City Administrator Josh Hawkins and City Treasurer Jessica Kendall.

Chairman Branson called for a motion to approve the December 10, 2013 agenda. Commissioner Beuselinck made a motion to approve the December 10, 2013 agenda and seconded by Commissioner Williamson. Motion carried.

Chairman Branson called for a motion to approve the previous minutes dated November 11, 2013. Motion was made by Commissioner Beuselinck to approve the previous minutes dated November 11, 2013. Seconded by Commissioner Williamson. Commission Sage abstained. Motion carried.

**NEW BUSINESS:**

**A). Re-Plat of Lots 51, 52 and 53 of Bluegrass South Estates Subdivision.**

Richard Begemann, property owner of lots 52 and 53, Steve Heying, Heying Surveying were present to answer any questions. Charles and Bridget Lippold, property owners of Lot 51 were

not able to attend due to sickness. After a short discussion Commissioner Sage made a motion to approve the re-plat of Lots 51, 52 and 53 of Bluegrass South Estate Subdivision from three existing residential lots to two residential lots 53-A and 51-A. Seconded by Commissioner Klippel. Motion carried unanimously.

**B). Rezoning Request C B Middleton, Lot 5, 600 S. Henry Clay from R-1 (Single Family Residential) to C-G (General Commercial).**

Julia White, property owner, was present to answer any questions. Commissioner Beuselinck made a motion to approve the rezoning request C B Middleton, Lot 5, 600 S. Henry Clay from R-1 (Single Family Residential) to C-G (General Commercial). Seconded by Commissioner Williamson. Motion carried unanimously.

**C). Central Concrete Re-Plat of Lot 7A and 8A Ashland Industrial Park Plat 1A to Lot 201.**

Dan Brush from Brush and Associates, Cooper Synder and Ron Synder from Central Concrete Company were present to answer any questions. After a short discussion Commissioner Sage made a motion to approve the re-plat Lot 7A and 8A, Ashland Industrial Park Plat 1A to Lot 201. Seconded by Commissioner Klippel. Motion carried unanimously.

**D). Central Concrete Conditional Use Request for manufacturing and shipping ready mix concrete to the surrounding area.**

Dan Brush from Brush and Associates, Cooper Synder and Ron Synder from Central Concrete Company were present to answer any questions. Commissioner Klippel made a motion to approve the Central Concrete Conditional Use Request for a manufacturing and shipping ready mix concrete to the surrounding area. Seconded by Commissioner Williamson. Motion carried unanimously.

**E). Central Concrete Site Plan.**

Dan Brush from Brush and Associates, Cooper Synder and Ron Synder from Central Concrete Company were present to answer any questions. Staff recommendations were discussed with the applicant. After a short discussion Commissioner Beuselinck made a motion to approve Central Concrete Site Plan. Seconded by Commissioner Klippel. Motion carried unanimously.

**OLD BUSINESS:**

City Administrator Josh Hawkins and the Planning and Zoning Board discussed the proposed document draft of Conditional Uses and the history behind the document.

**Discussion:**

None

**Mayor's Report:**

None

**City Administrator's Report:**

None

**Commissioners' Report:**

Commissioner Klippel asked about the parking at the building Mr. Martin is building. Commissioner Sage requested the board to re-look the Planning and Zoning by Laws.

Motion was made by Commissioner Sage to amend the agenda. Under new business Planning and Zoning by Laws. Seconded by Commissioner Beuselinck. Motion carried unanimously.

Commissioner Beuselinck made a motion to rescind the by laws governing the Planning and Zoning Commission to follow Chapter 9, 9.400.2 as adopted 12-13-2011. Seconded by Commissioner Sage. Motion carried unanimously.

**Guest Comments:**

None

Chairman Branson called for a motion to adjourn the December 10, 2013 meeting. Motion was made by Commissioner Beuselinck to adjourn the December 10, 2013 meeting. Seconded by Commissioner Klippel. Motion carried unanimously.

Minutes prepared by Jessica Kendall, City Treasurer/Deputy City Clerk

## Jessica Kendall

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**From:** MICHAEL MCCUBBIN [nibbuccm@hotmail.com]  
**Sent:** Thursday, February 27, 2014 9:33 AM  
**To:** Jessica Kendall  
**Subject:** Planned Development.

Jesse,

I hope this is what you are looking for.

Planned Development Proposal

18 Units with carports, paved with parking and ample green space, and landscaping.

Lot is currently zoned commercial and would be looking at rezoning

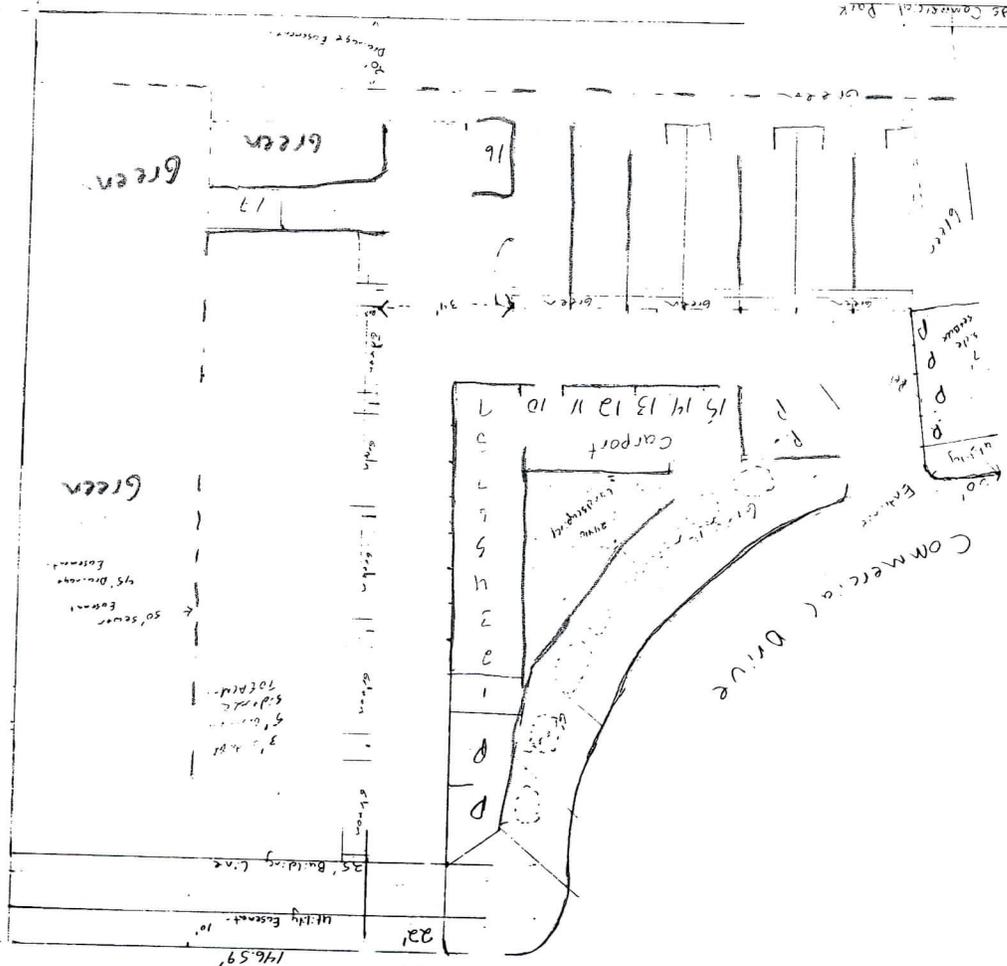
I would like to discuss the issues of rezoning and density.

Regards,

Mike McCubbin

Location: Southwards Commercial Park  
 Planned by: [unclear]  
 Proj. No: 523-819-807  
 1/8" = 100' 1" = 16ft Scale -

861.06'



Sarah Dr.

Exit

176.59'

Utility Easement 10'

25' Building Line

3" Water

3" Gas

3" Electric

3" Gas

253.56'

*Handwritten notes:*  
Back water  
4.65 ft  
79,000  
X

N 88°01'49"E - 755.86'

