

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MAY 13, 2014
7:00 P.M.
573-657-2091

PUBLIC HEARINGS:

The Planning and Zoning Commission will be holding two Public Hearings to seek public comments on.

1. **Re-Zoning:** A Rezoning Request by McKinney Properties from C-N (Neighborhood Commercial) to R-1 (Single Family Residential), Palomino Ridge, Lots 4 & 5, Ashland, Missouri.
2. **Conditional Use:** A Conditional Use Request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use.

AGENDA:

1. Call Meeting to Order:
2. Approval of the Agenda 5-13-2014. Action _____
3. Approval of the Previous Minutes, held April 8, 2014. Action _____
4. New Business:
 - A) **Officers Election:**
Chairman- 1st Motion _____, 2nd Motion _____
Vice Chairman- 1st Motion _____, 2nd Motion _____
Secretary- 1st Motion _____, 2nd Motion _____
 - B) **Re-Zoning:** A Rezoning Request by McKinney Properties from C-N (Neighborhood Commercial) to R-1 (Single Family Residential), Palomino Ridge, Lots 4 & 5, Ashland, Missouri.
1st Motion _____, 2nd Motion _____
Action _____
 - C) **Conditional Use:** A Conditional Use Request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use.
1st Motion _____, 2nd Motion _____
Action _____
 - D) **Sunset Meadows Phase 2, Preliminary Plat:**
1st Motion _____, 2nd Motion _____
Action _____

E) Sunset Meadows Plat 2, Final Plat:

1st Motion _____, 2nd Motion _____

Action _____

F) Student Athletic Training Facility:

1st Motion _____, 2nd Motion _____

Action _____

5. Old Business:
6. Discussion:
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 a treasurer@ashlandmo.us

Jessica L. Kendall

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, APRIL 8, 2014
DRAFT**

REGULAR MEETING:

Chairman Branson called the meeting to order Tuesday, April 8, 2014 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Paul Beuselinck, Scott Miller, Richard Anderson, Fred Klippel, Brad Williamson, Tom Orozco, Greg Batson and James Branson. Commissioner Sage was absent.

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

Chairman Branson called for a motion to approve the April 8, 2014 agenda. Commissioner Beuselinck made a motion to approve April 8, 2014 agenda and seconded by Commissioner Klippel. Motion carried.

Chairman Branson called for a motion to approve the previous minutes dated March 11, 2014. Motion was made by Commissioner Anderson to approve the minutes dated March 11, 2014. Seconded by Commissioner Beuselinck. Motion carried.

NEW BUSINESS:

None

OLD BUSINESS:

None

DISCUSSION:

A). Mike McCubbin Project 1

Mike McCubbin was present to follow up on his Planned Development Proposal to the Commissioners and to inquire about the steps to take next. Mr. McCubbin asked the Planning and Zoning Board to look at the density, zoning and conditional use at the location on Commerce Drive, currently zoned commercial

at the March 11, 2014, Planning and Zoning meeting. Adjacent property owners to the proposed location on Commerce Drive were present to ask questions. After a short discussion Commissioners Beuselinck made a motion to move forward with the agenda and for Mr. McCubbin to proceed with the proper procedures. Seconded by Commissioner Klippel. Motion carried unanimously. Commissioners addressed Mr. McCubbin to fill out the necessary documents and return with the current land owner.

B). Andy Jahnsen, SoBo Co Booster Club, discussion of weight room

Andy Jahnsen, SoBoCo Booster Club, was present to inform the Planning and Zoning Board about the upcoming weight room project which will be located on the north end of the track. The project will be on the May 13, 2014 agenda.

C). Stan Shawver, Boone County

Stan Shawver, Director of Resource Management, was present to discuss the process that we share with the county on building permits. He discussed that the City of Columbia just adopted the 2012 Building Codes, City of Ashland currently uses the 2006 Building Codes. Out of 211 Boone County building permits, 32 are from Ashland which is 16%. After a discussion, the Planning and Zoning Board thanked Stan for coming down.

D). Ed Siegmund, Mid MO. Regional Planning

Ed Siegmund, Mid MO. Regional Planning Commission was present to discuss with the Board about future city plans and the tools that we have to be used. The City's Comprehensive plan, capital improvement plan, current planning of the city, future land use, etc. are tools that are available. The question to be asked is where is the City's? Where we want the City to go? And how can the City get there? Ed wanted the Board to start thinking about the Transportation Comprehensive Plan and the planning process.

MAYOR'S REPORT:

None

CITY ADMINISTRATOR'S REPORT:

Josh Hawkins, City Administrator addressed the Board about the projects that's coming forward in May.

GUEST COMMENTS:

None

COMMISSIONERS' REPORT:

Commissioner Beuselinck commented on the planning process of the Comprehensive Plan.

Commissioner Orozco informed the Board that he will be gone the next two months.

Chairman Branson called for a motion to adjourn the April 8, 2014 meeting. Motion was made by Commissioner Beuselinck to adjourn the April 8, 2014 meeting. Seconded by Commissioner Klippel. Motion carried unanimously.

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

**NOTICE
PUBLIC HEARING
MAY 13, 2014
ASHLAND CITY HALL
109 E. BROADWAY
ASHLAND, MO. 65010**



The Planning and Zoning Commission will hold a Public Hearing on Tuesday, May 13, 2014 at 7:00 p.m. at Ashland City Hall, 109 East Broadway, Ashland, Missouri to seek public comments on a Rezoning Request by McKinney Properties, Palomino Ridge, Lots 4 & 5, Ashland, Missouri from C-N (Neighborhood Commercial) to R-1 (Single Family Residential District).

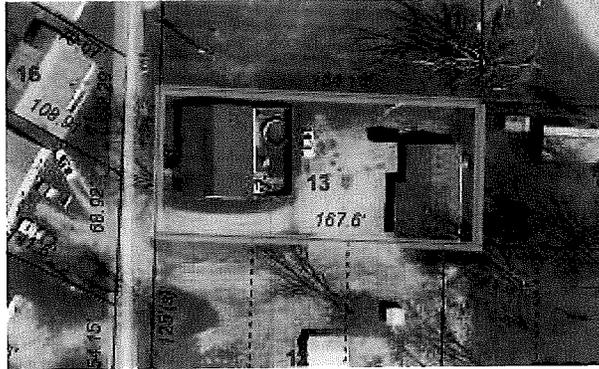
Legal description:
Palomino Ridge, Lot 4
Palomino Ridge, Lot 5

The purpose for rezoning is to construct a Single Family Resident

For any questions or comments regarding the above please contact Ashland City Hall at 573-657-2091 or email treasurer@ashlandmo.us

Jessica L. Kendall, Planning and Zoning Clerk
Published April 21, 2014

**NOTICE
PUBLIC HEARING
MAY 13, 2014
ASHLAND CITY HALL
109 E. BROADWAY
ASHLAND, MO. 65010**



The Planning and Zoning Commission will hold a Public Hearing on Tuesday, May 13, 2014 at 7:00 p.m. at Ashland City Hall, 109 East Broadway, Ashland, Missouri to seek public comments on a Conditional Use Request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use.

Legal description:
Ashland, OT BLK 18, Lot 3

The purpose for a Conditional Use Request is going from Commercial use to Resident use.

For any questions or comments regarding the above please contact Ashland City Hall at 573-657-2091 or email treasurer@ashlandmo.us

Jessica L. Kendall, Planning and Zoning Clerk



THE CITY OF ASHLAND, MISSOURI

DATE: May 8, 2014

TO: Members of the Planning and Zoning Commission

FROM: City Staff

CC: McKinney Properties

SUBJECT: Rezoning Request, C-N, Neighborhood Commercial to R-1, Single Family Residential District

The purpose of this report is to provide you with information regarding a Rezoning Request from McKinney Properties from C-N, Neighborhood Commercial to R-1, Single Family Residential District. The subject property is located at Palomino Ridge, Lots 4 & 5. Chapter 9, Code of Ordinances authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen.

GENERAL INFORMATION

Parent Parcel Identification: 24-219-00-07-004.0001
24-219-00-07-005.0001

Legal Description: Palomino Ridge, Lot 4
Palomino Ridge, Lot 5

Zoning Classification. C-N (Neighborhood Commercial District)

Proposed Zoning Classification: R-1, (Single Family Residential)



Notes

This property sits on Main Street and serves as the entrance to the Palomino Ridge subdivision. The 2009 Comprehensive Plan indicates this property as a future commercial designation for the potential growth of the Main Street corridor going north. The Comprehensive Plan relies on the commercial zoning of the Main Street corridor as an economic development tool to bridge downtown with future residential growth northward. The Planning and Zoning Commission should take the intended economic development of Main Street under consideration when evaluating this request.

The proposed rezoning will only allow a single family residence to be built on the property which would not disrupt the neighborhood but it should be understood where the driveway/vehicular access to any future home would come from: Martha Crump Drive or Crump Lane/Main Street. The Planning and Zoning Commission should weigh the applicant's request versus the intent of the original Comprehensive Plan and make their decision accordingly.



THE CITY OF ASHLAND, MISSOURI

DATE: May 8, 2014
TO: Members of the Planning and Zoning Commission
FROM: City of Ashland
CC: Coyote Investments
SUBJECT: Conditional Use Request, 104 Maple Street #B, Commercial Use to Residential Use

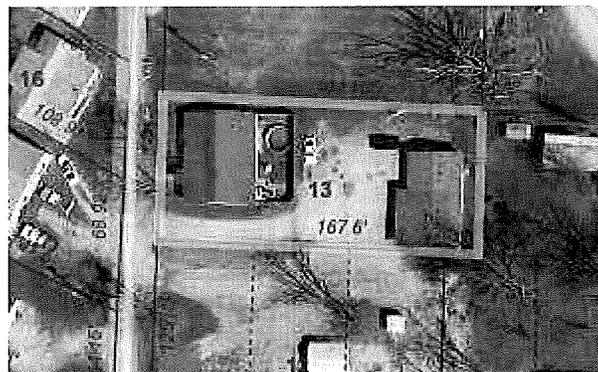
The purpose of this report is to provide you with information regarding a request from Coyote Investments for a Conditional Use Request from Commercial Use to Residential Use. The subject property is located at 104 Maple Street #B. Chapter 9, Section 9.225, C-N, Neighborhood Commercial District, Conditional Uses of the City's adopted Code of Ordinances authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen.

GENERAL INFORMATION

Parent Parcel Identification. 24-508-00-04-013.0001

Legal Description: Ashland, OT BLK 18, Lot 3

Zoning Classification. C-G (General Commercial District)



109 E. BROADWAY ~ P.O. BOX 135 ASHLAND, MO 65010 (573) 657-2091

POLICE DEPT: (573) 657-9062 FAX: (573) 657-7018 WWW.ASHLANDMO.US

NOTES

The unit in question is part of a building which shares a business in the other unit. A house sits in front of this building but the building has its own parking lot and the business in question receives little to no retail traffic. This conditional use permit only applies to the particular unit the applicant wishes to convert from commercial to residential. The square footage and appropriate utilities, kitchen and bathrooms available should be examined when considering whether or not this unit is livable.

According to §9.240, a multi-family dwelling is listed as a conditional use in the General Commercial District. There appears to be plenty of off-street parking at this location. The Planning and Zoning Commission may recommend screening, parking and other requirements as they see fit.



DATE: May 8, 2014
TO: Members of the Planning and Zoning Commission
FROM: City Staff
CC: Chris Sanders, A Civil Group
SUBJECT: Sunset Meadows Phase 2, Preliminary Plat

The purpose of this report is to provide you with information regarding a request by Mike Collins, property owner, Chris Sanders, A Civil Group, Engineers for Sunset Meadows Phase 2, Preliminary Plat. The subject property is located behind current Sunset Meadows subdivision off Broadway. Section 11.150 of the City's adopted Code of Ordinances authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen of plats.

GENERAL INFORMATION

Parent Parcel Identification. 24-203-00-00-002.0001 (26.88 acres)

Parcel Size / Physical Characteristics. The portion south of the property is developed, Sunset Meadows, for single family residential use. The property to the west of it is developed, West Oaks, single family residential use.

Zoning Classification. R-1 (Single Family Residential)



Existing lot configuration shown in yellow.



DATE: May 8, 2014

TO: Members of the Planning and Zoning Commission

FROM: City Staff

CC: Chris Sanders, A Civil Group

SUBJECT: Sunset Meadows Plat 2, Final Plat

The purpose of this report is to provide you with information regarding a request by Mike Collins, property owner, Chris Sanders, A Civil Group, Engineer for Sunset Meadows Plat 2, Final Plat. The subject property is located north of current Sunset Meadows, Plat 1, off Broadway and south portion of Sunset Meadows Phase 2, preliminary plat. Section 11.150 of the City's adopted Code of Ordinances authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen of plats.

GENERAL INFORMATION

Parent Parcel Identification. 24-203-00-00-002.0001 ()

Parcel Size / Physical Characteristics. The portion south of the property is developed, Sunset Meadows, for single family residential use. The property to the west of it is developed, West Oaks, single family residential use.

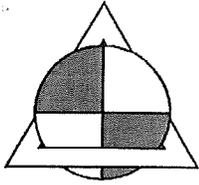
Zoning Classification. R-1 (Single Family Residential)



Existing lot configuration shown in yellow.

Planning and Zoning Action Needed

City staff requests that the Planning and Zoning Commission review the proposed Sunset Meadows, preliminary plat phase 2, the engineering comments and recommend approval to the City's Board of Aldermen.



ALLSTATE
CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

April 28, 2014

Mr. Chris Sander, P.E.
A Civil Group
3401 Broadway Business Park Court
Suite 105
Columbia, MO 65203

RE: Design Plan Comments
Sunset Meadows Plat 2
Ashland, MO

Allstate Consultants has completed a review of the aforementioned Design Plans on behalf of the City of Ashland with the following result:

- All comments have been addressed
 All comments have NOT been addressed

Land Disturbance/Street/Storm:

(all comments addressed)

Sanitary Sewer:

(all comments addressed)

Water:

(all comments addressed)

These Design Plans will be placed on the Planning and Zoning Commission agenda for consideration after approval of the Final Plat of Sunset Meadows Plat 2. Please contact Allstate Consultants with any questions.

Sincerely,
Allstate Consultants LLC

Wes Bolton, P.E.



THE CITY OF ASHLAND, MISSOURI

DATE: May 8, 2014
TO: Members of the Planning and Zoning Commission
FROM: City Staff
CC: Southern Boone County School
SUBJECT: Site Plan, Student Athletic Training Facility

The purpose of this report is to provide you with information regarding a Site Plan, Student Athletic Training Facility (40 X 100, 4000 square foot metal building). The subject is within the confines of the football stadium on the high school campus located at 14520 Crump Lane, P.O. Box 168, Ashland, MO. Code of Ordinances Chapter 9, Planning and Zoning 9.106, Site Plan Submission, Review Required authorizes the Planning and Zoning Commission to review and recommend approval to the City's Board of Aldermen.

GENERAL INFORMATION

Parent Parcel Identification. 24-220-00-09-001.00 01

Legal Description: Southern Boone County District 1-B Subdivision, Lot 1 (34.18 acres)

Zoning Classification. R-1



109 E. BROADWAY ~ P.O. Box 135 ASHLAND, MO 65010 (573) 657-2091

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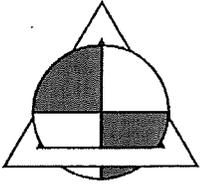
COMMENTS

9.106 require Site Plans submitted for developing lands within required districts shall:

- a) Meet the standards of the City of Ashland's Long Range Plan.
- b) Comply with all regulations for surface water drainage control and floodplain management.
- c) Comply with any and all applicable local, state and federal ordinances, rules, statutes, laws, regulations and requirements.
- d) Be submitted at least Thirty (30) calendar days prior to the Planning and Zoning Commission meeting. (amended Council Bill No. 2006-059, 1-02-2007) (amended Council Bill No. 2008-010, 2-18-2008)

The structure is located on school property and the City's focus is on structural safety and storm water detention. The City assumes users of the facility will remain in designated parking areas as this facility will only serve students and school staff. The school may institute any potential parking policy they wish on their campus.

The applicant must demonstrate changes according to the attached engineering comments which including widening the fire access, via request from the Southern Boone Fire Protection District. The utilization of a 15" pipe rather than the shown 12" pipe must also be updated before approval. The Planning and Zoning Commission may recommend favorable approval to the Board of Aldermen under the condition that any stipulation recommended by the commission be met.



ALLSTATE CONSULTANTS

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May 9, 2014

Ms. Christina Luebbert, P.E.
Luebbert Engineering
304 Travis Court
Jefferson City, MO 65101

RE: Site Plan Comments
Southern Boone Booster Club Weight Room
Ashland, MO

Allstate Consultants has completed a review of the aforementioned Site Plan on behalf of the City of Ashland with the following result:

- Approved for consideration by the Planning and Zoning Commission**
- NOT Approved for consideration by the Planning and Zoning Commission**

The following comments need to be addressed before the Site Plan can be approved:

- 1) Indicate the current zoning (The site is currently zoned R-1 and R-2).
- 2) The plans must be signed and sealed by a Professional Engineer.
- 3) While existing and proposed contours are present on the plans, the proposed contours are not sufficiently tied in to the existing contours.
- 4) Provide spot elevations on the ADA accessible route.
- 5) Provide hydraulic calculations for the swale on the south and east side of the proposed weight room illustrating the 100 year flow relative to the finish floor elevation.

In addition to the above comments, review of these plans raised grading and stormwater concerns. While issues stemming from these concerns would likely occur internal to the High School site and likely not affect the City's public infrastructure, it is our recommendation that they be addressed.

- 1) As noted in comment 3 above, the proposed contours are not sufficiently tied in to the existing contours. Due to this, full review of the proposed storm drainage cannot be completed.

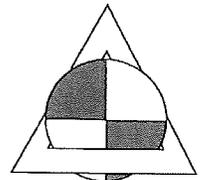
- 2) The existing flow path indicated does not correspond with the existing contours which indicate a flow to the west instead of the north.
- 3) We cannot verify the function of the proposed swale on the south and east side of the proposed weight room. The existing 888 contour is cut off and additional contours/spot elevations are needed to determine the depth of the swale and ensure that water does not leave the swale to the west (toward the track and pavilion).
- 4) The swale on the south and east side of the proposed weight room appears to have a slope of less than 0.7%. No spot elevations or 887 contour are present to allow for the determination of the proposed slope (and therefore, capacity).
- 5) We cannot determine the flow path of the proposed detention pond primary outflow. A spot elevation of 884.5 is shown at the end of the pipe but no existing or proposed contours are shown in this area.
- 6) The bottom of the proposed detention pond appears to be flat (the lowest contour is shown as 886 and the flow line elevation of the primary outlet is shown as 886). The primary outlet pipe inflow should be lowered to allow for positive drainage of the bottom of the pond.
- 7) We cannot determine the flow path of the proposed detention pond overflow (the overflow elevation is shown as 888 but this contour is not tied into existing contours and the area immediately downstream appears to be between 889 and 890 according to surrounding existing contours).
- 8) There appears to be very little cover over the proposed detention pond primary outlet pipe. The current cover shown does not meet HDPE manufacturer's specifications. The overflow is in close proximity to this pipe and passes significant flow (7.46 cfs in the 25 year storm) which gives this pipe a high likelihood of washing out.
- 9) Given the detention pond overflow elevation of 888 and the swale's slope and elevation, the finish floor of the proposed building at 889 appears to be low. **We highly recommend that you consider raising the building finish floor to allow at least 1' of freeboard above the 100 year flow elevation.**

Please resubmit the Site Plan to the City of Ashland with the aforementioned comments addressed and contact Allstate Consultants with any questions.

Sincerely,
Allstate Consultants LLC



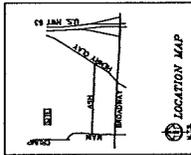
Wes Bolton, P.E.



SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM

SITE DESCRIPTION: APPROXIMATELY A 0.4 ACRE AREA NEAR THE NORTHWEST CORNER OF LOT 1, SOUTHERN BOONE COUNTY HIGH SCHOOL DISTRICT 1-1, SOUTHERN BOONE COUNTY, MISSOURI. THE PROPERTY IS SHOWN ON PLAT RECORDED IN BOOK 44, PAGE 25 OF THE BOONE COUNTY, MISSOURI RECORDS.

NOTE: ALL PROPERTY BOUNDARY INFORMATION IS FOR THE PLAT BY STEVEN A. HARRIS, REGISTERED SURVEYOR, AND IS BASED ON DATA COLLECTED TO OBSERVE DATA INCIDENTAL TO THE PREPARATION OF THIS SITE PLAN.



UTILITY NOTES

ELECTRIC

AUDREN UE CONTACT: CHRIS BRIDGEMAN 572-481-7512
1310 INDUSTRIAL BLVD. JEFFERSON CITY, MISSOURI.
TRANSMITTER FOR STADIUM COMPLEX TO SOUTH OF PROJECT SITE.

TELEPHONE

CENTURYTEL CONTACT: DWAYNE JONES 572-888-3507
825 EAST CHERRY STREET, COLUMBIA, MISSOURI.

CABLE TV

CHARTER COMMUNICATIONS CONTACT: 888-871-4485

WATER

THE CITY OF ASHLAND CONTACT: CURTIS BONNETT 572-487-2091
UTILITY SUPERVISOR - CITY OF ASHLAND

SANITARY

THE CITY OF ASHLAND CONTACT: CURTIS BONNETT 572-487-2091
UTILITY SUPERVISOR - CITY OF ASHLAND

SEWER

8" MAIN ALONG EAST SIDE OF PROPOSED BUILDING SITE. AS SHOWN.

LAND USE SUMMARY:
LOT AREA = 34.18 ACRES
PROPOSED BUILDING AREA = 4000 SQ. FT. = 0.09 ACRE
REMAINDER OF DISTURBED AREA WILL BE GRASS ON EXISTING GRAVEL.

EXISTING:
NO NEW PAVING IS PROPOSED. EXISTING ASPHALT DRIVEWAY AND DRIVEWAY TO EXISTING SPECIAL PAVING LOT JUST WEST OF THE AREA OF DISTURBANCE.

BASE AS SHOWN:
ON THIS DATE THE FLOOD INSURANCE RATE MAP NUMBER 2801872D0 REVISED MARCH 17, 2011 WAS REVIEWED. THE PROJECT SITE IS NOT CONTAINED WITHIN ANY FEMA-DESIGNATED FLOOD HAZARD AREA.

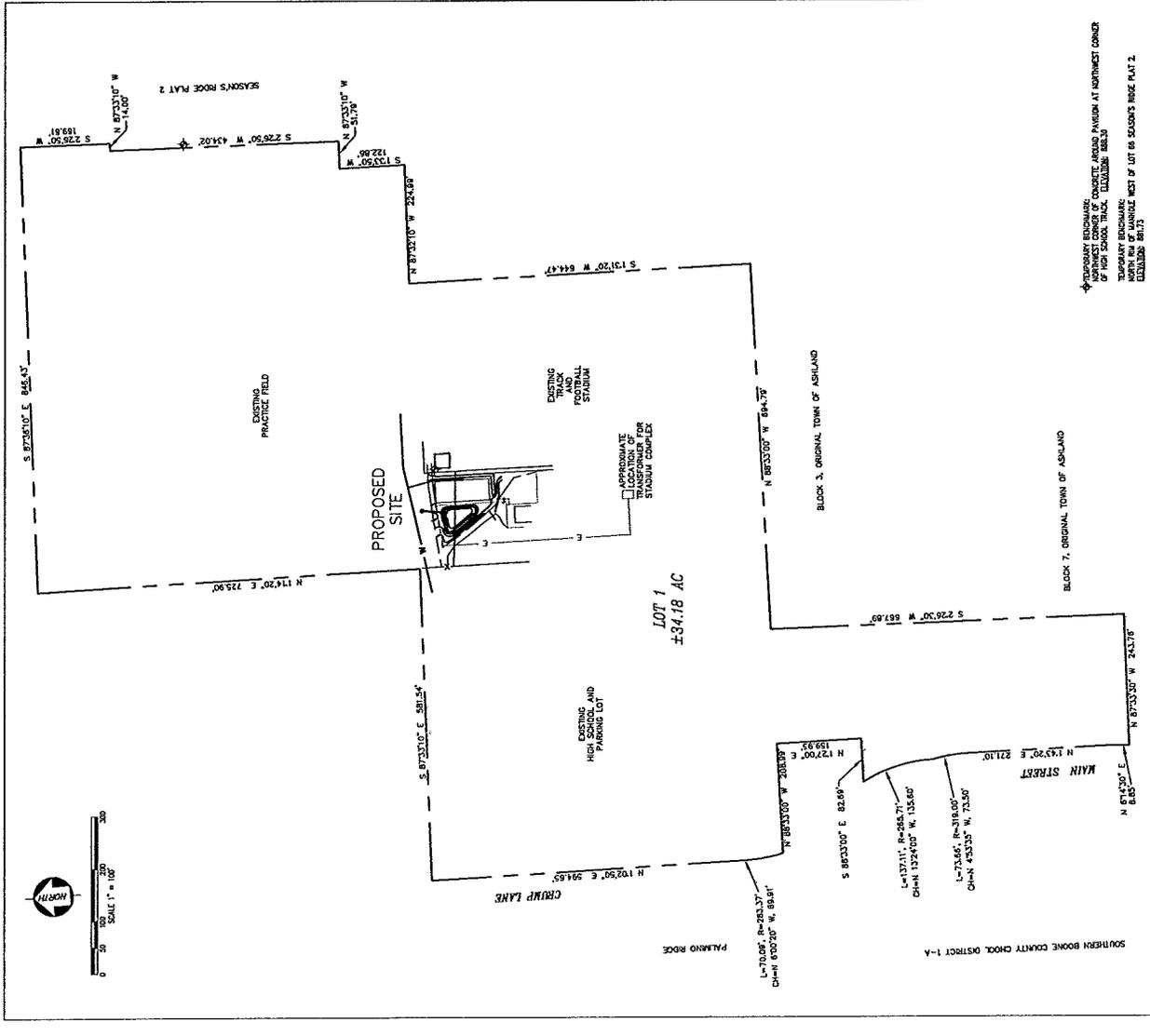
NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ASHLAND AS WELL AS ANY OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

- CONTRACTOR RESPONSIBILITIES: PROJECT AREA BEFORE CONSTRUCTION.
 - VERIFY LOCATION AND DEPTH OF UTILITIES SHOWN ON PLANS.
 - DETERMINE ANY REQUIRED RELOCATION OR EXTENSION OF EXISTING UTILITIES.
 - OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK.
 - FIELD VERIFY ALL DIMENSIONS/CONDITIONS SHOWN ON THESE PLANS PRIOR TO COMMENCEMENT OF WORK.
 - CONDUCT ANY NECESSARY FIELD WORK.

2. ALL UTILITIES INFORMATION SHOWN IS FROM FIELD OBSERVATIONS AND IS NOT COMPLETE. THERE MAY BE UNDERGROUND UTILITIES PRESENT THAT ARE NOT SHOWN.

3. ALL AREAS OUTSIDE OF PAVEMENT AND BUILDING SHALL BE SEEDED AND MULCHED AS SOON AS FINAL GRADE IS ESTABLISHED.

4. THE FENCE SHOWN GOING THROUGH THE PROPOSED BUILDING WILL BE REMOVED PRIOR TO CONSTRUCTION.

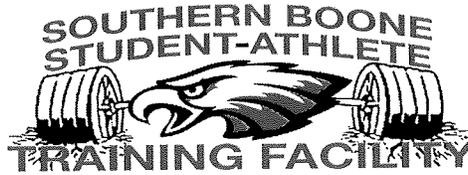


Date	By	Description
DATE: 4/29/12	DR: JCH	PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO
SHEET TITLE: COVER SHEET		
DATE: 4/29/12	DR: JCH	PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO
DATE: 4/29/12	DR: JCH	PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO

PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO	DATE: 4/29/12	DR: JCH	PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO
SHEET TITLE: COVER SHEET			
DATE: 4/29/12	DR: JCH	PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO	DATE: 4/29/12
DATE: 4/29/12	DR: JCH	PROJECT: SOUTHERN BOONE BOOSTER CLUB WEIGHT ROOM, ASHLAND, MO	DATE: 4/29/12

**SOUTHERN BOONE
STUDENT-ATHLETE**





Dear Southern Boone Patrons,

There is a critical need for a new Student Athlete Training Facility at Southern Boone County Schools. Our current facility is not large enough to accommodate all the students that would like to participate in weight training and/or aerobics classes at school. The 24-28 students who are enrolled in each of the 7 weight training classes are not able to work out at the same time, limiting opportunities for development and posing risks from over-crowding. And the aerobics classes are held in a classroom, requiring desks and equipment to be moved to provide adequate space.

Also, strength and conditioning programs for our high school sports teams are hindered by the small space and limited equipment, impacting our athletes' opportunities to become bigger, stronger, and faster.

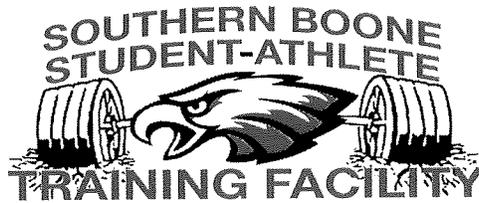
But there's good news! A committee of community volunteers, in partnership with the Southern Boone Athletic Booster Club and the Ashland Optimist Foundation, will begin construction on a new **Student Athlete Training Facility** in June 2014, with a completion date tentatively set for August 2014. The new 4000 square foot building will be constructed just north of the Eagle's Nest near the track/football/soccer field. While it will be used as a student training facility now, the long term vision is to eventually construct a more permanent training facility onto the school, and convert this building into soccer/football locker rooms with restrooms, lockers, and coaches' offices.

The new building will permit the school to enroll more students in strength and conditioning classes, and allow the school district to transform the current weight room into an aerobics room. This new facility will also provide a safe environment for all student-athletes to train properly, and allow for more student-athletic growth.

Our volunteer group is providing most of the labor and many of the materials, but there is a need for additional funding. With the help of the Eagle Foundation, the Southern Boone Athletic Booster Club, and individual donors we have already raised approximately \$50,000. For our vision to become a reality it will take support from the community in raising an additional \$50,000. With the help of individual groups, local and area businesses, and the support of our Southern Boone County community we know we can achieve our goal.

Your contributions can be accepted by completing the attached form. Thanks for your support of our community.

STUDENT ATHLETE TRAINING FACILITY DONOR SHEET



EAGLE DONOR - \$1000 or above

GOLD DONOR - \$500

SILVER DONOR - \$250

BRONZE DONOR - \$100

Please Make Checks Payable to Ashland Optimist Foundation, a 501(c)(3) organization

All donors will be recognized by having their names placed on the new training facility as an Eagle, Gold, Silver, or Bronze donor.

Name: _____

Street Address: _____

City, State, Zip Code: _____

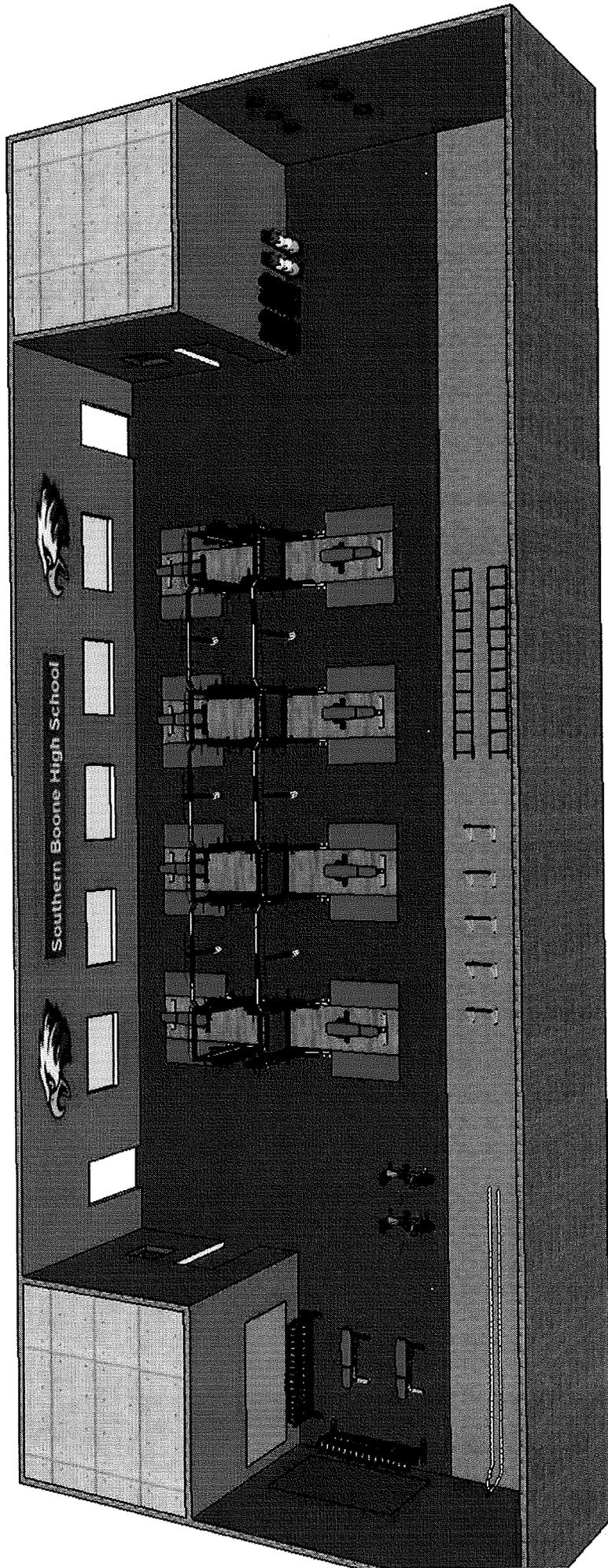
Email (to receive documentation of donation): _____

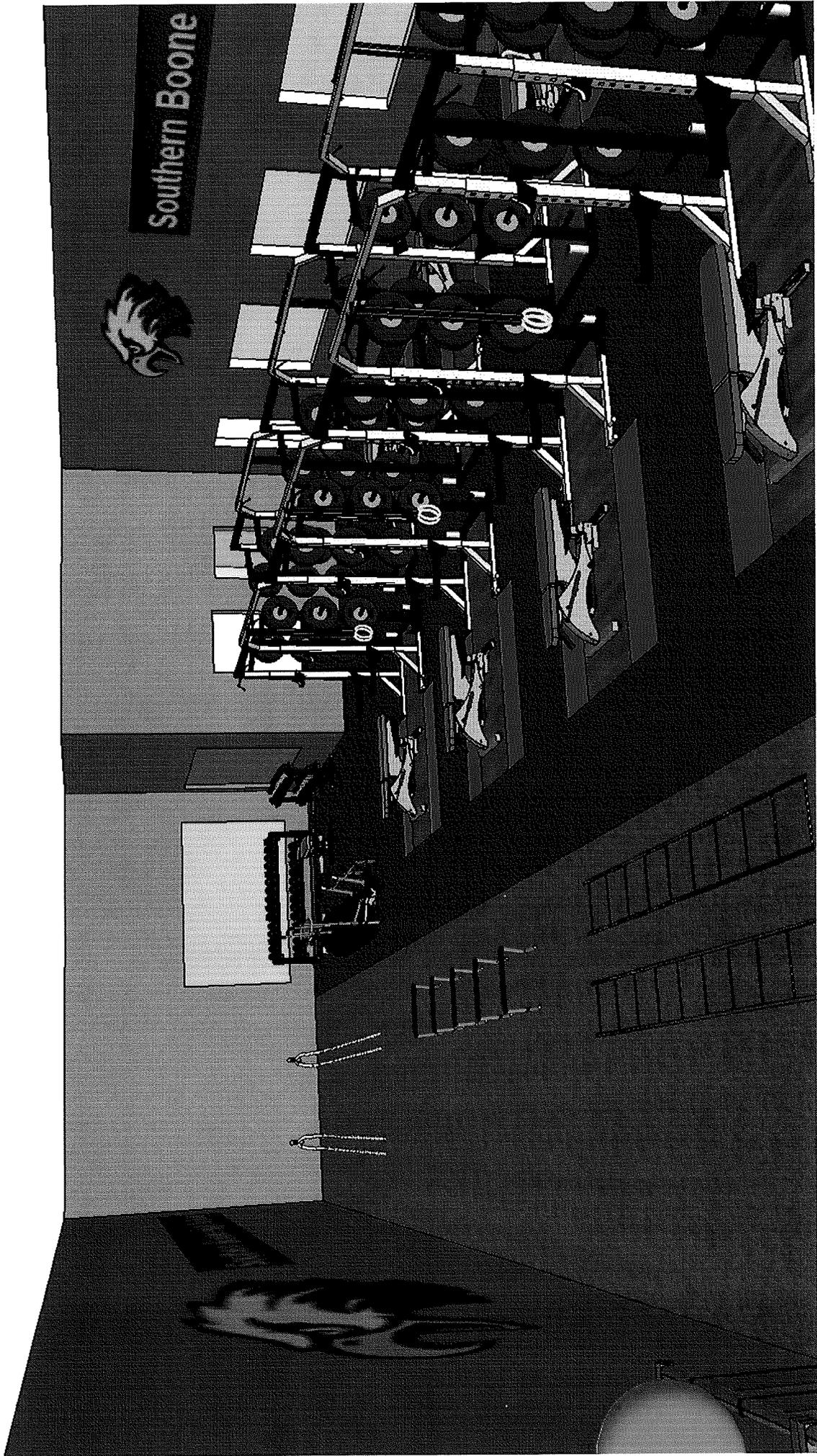
Please Make Checks Payable to Ashland Optimist Foundation, a 501(c)(3) organization

Mail to: Mike Stichnote
2387 E Fox Hollow Road
Ashland, MO 65010

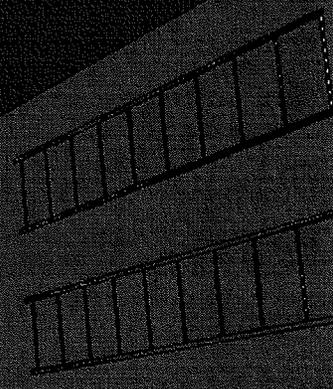
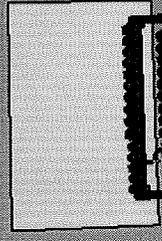
Or drop off your donation form at LT's Barbershop, 127 E Main, Ashland, MO.

Tax benefits for charitable contributors are available only for tax payers who itemize deductions.

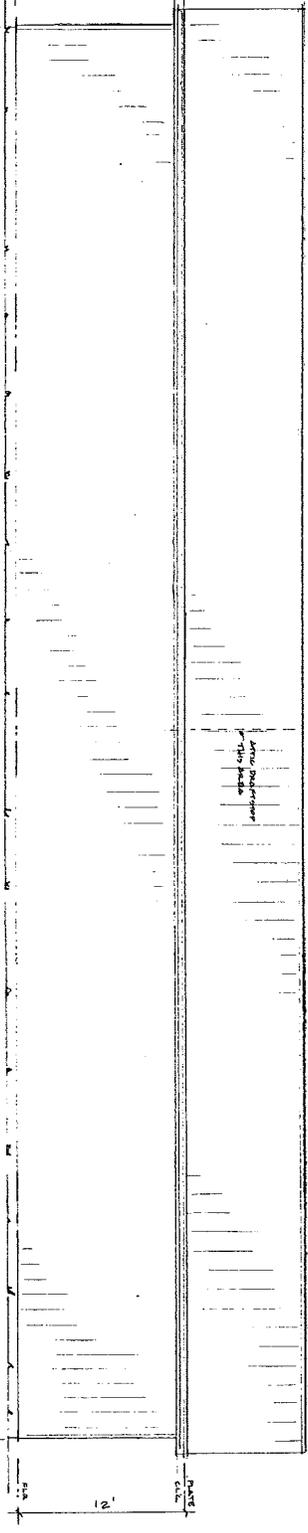




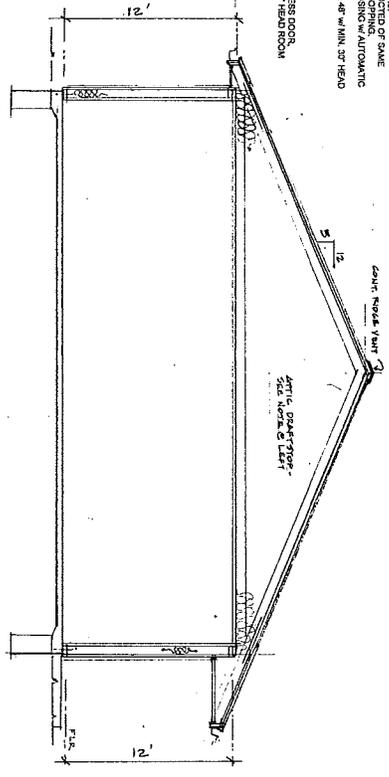
Southern Boone



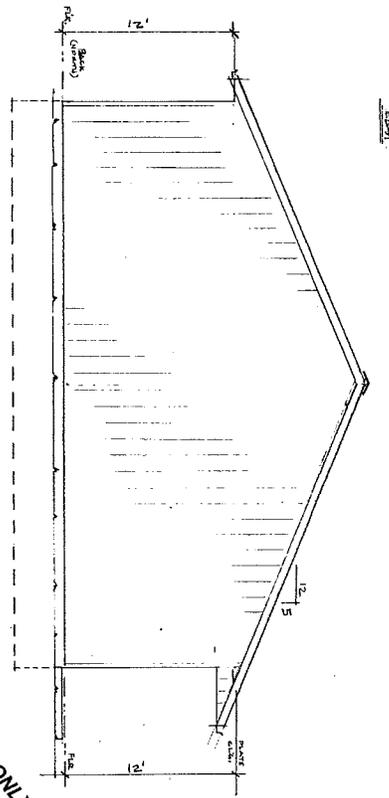
- DRAFTING**
- ONE LAYER OF 7/16" O.S.B. OR 1/2" GYPSUM BOARD FROM LAMB CEILING TO INSURE FIRE RESISTANCE
 - PROVIDE AN OPENING FOR ACCESS TO BOTH SIDES OF THE ROOF
 - DOOR TO BE CONSTRUCTED OF SAME MATERIAL AS RAFTERS
 - LATCHES BE SELF-CLOSING & AUTOMATIC DOOR TO BE 20" X 48" W/ MIN. 37" HEAD ROOM IN OPENING
- ATTIC ACCESS**
- REMOVE CEILING ACCESS DOOR, AT OPENING



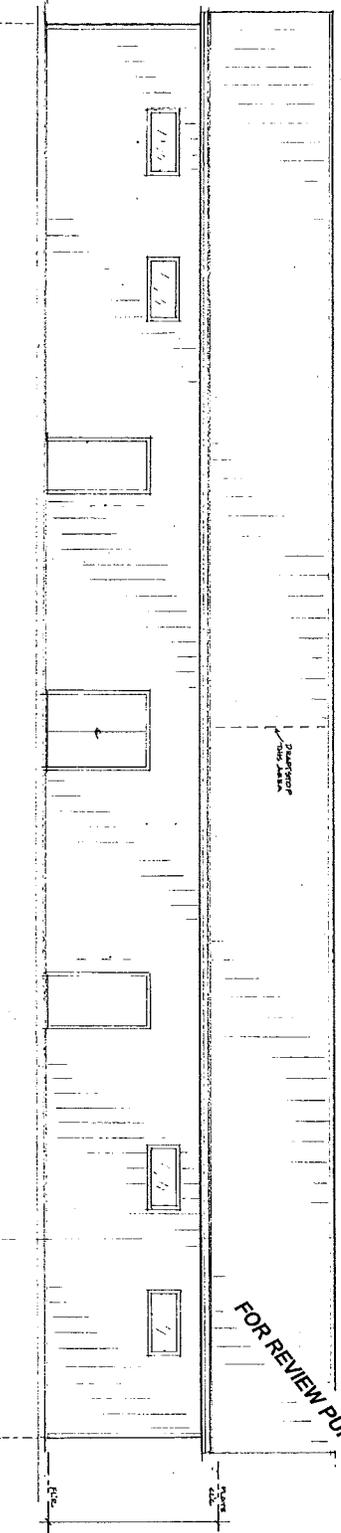
BACK ELEVATION



BULLPEN SECTION



SIDE ELEVATIONS
NORTH & SOUTH



FRONT ELEVATION
(WEST)

FOR REVIEW PURPOSES ONLY

NO	3	Sheet
2		
DATE	11-11-12	
DRAWN BY	R.G.	
CHECKED BY		
DATE	11-02-12	

WEIGHT R.M. BLDG.
EAGLES BOOSTER CLUB
14520 CRUMPLEY LANE
ASHLAND, MO



K. Bruce Goebel, Architect
209 East Green Meadows Road, ste B
Columbia, MO 65203
(573) 449-1238

DATE	
BY	ENGBAHR

Boone County Assessor's Office



EXISTING CONC.

EXISTING STRUCTURE (EAGLES NEST)

EXISTING CONCRETE

EX. GRAVEL

EX. GRAVEL

STORMWATER DETENTION AREA

EXISTING FENCE & GATE TO BE REMOVED

PROPOSED 5' SIDEWALK

EXISTING DRAINAGE

100'

50'

EX. GRAVEL

ADJUST GRAVEL ACCESS AS NEEDED

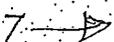
GATE

EXISTING FENCE

EXISTING PAVILION

TRACK

TRACK



1" = 30' ±

ATTENTION!

Vertical text along the left margin, likely a title or reference note.

Middleton Crossing Residential Home / Commercial Drive Condominium Owners

We the undersigned, petition the city of Ashland to prohibit any zoning changes in our neighborhood that would permit the construction and operation of apartment complexes or multifamily rentals to be built.

Middleton Crossing residential home and condo owners located on Commercial Dr in Ashland MO, Petition Against Change in the Zoning for South Woods Commercial Park Plat 1 Lot 4.

We specifically oppose any apartment buildings, or multi family rentals being built on this lot. We want to protect our property values and do not feel that apartment complexes or multifamily rentals at this location are in the best interest of the Ashland community.

Name	Address	Signature
1. [Signature]	410 Middleton Dr.	[Signature]
2. Megan Martin	410 Middleton Dr.	Megan Martin
3. Kimberly Hawkins	408 Middleton Dr.	Kimberly Hawkins
4. Jaime Fann	405 Middleton Dr.	Jaime Fann
5. Tiffany McLenore	400 Middleton Dr.	Tiffany McLenore
6. Damon Wren	308 Sarah Dr.	[Signature]
7. [Signature]	3304 Sarah Dr.	Ronald Brown
8. Gail Brown	304 Sarah Dr.	Gail Brown
9. [Signature]	307 Sarah Dr.	Barry Roewe
10. Carl Wells	301 Sarah Dr.	Carl Wells
11. Steve Dillard	206 Sarah Dr.	[Signature]

The home owners in Middleton Crossing Subdivision in Ashland Mo oppose the development of a multi-family apartment building being built near our subdivision. The current lots on Commercial Dr are commercial lots. The owners of the condos on Commercial Dr also oppose the development of multi-family apartment complexes. We know this will be a detriment to our property values and do not feel it is in the best interest of our community. We strongly oppose the change in zoning to Southwoods Commercial plat 1 Lot #4 or nearby lots that are currently zoned for light Commercial Use.

12. Billie Moreau 300 Sarah Billie Moreau

13. LUKE LONG 311 SARAH ~~400~~ Drive

14. MARK McLEMORE 400 Middleton Drive

15. Cherie & Straub 406 Middleton Cherie Straub

16. Cherie Straub 406 Middleton Cherie Straub

17. Kristin Gerdes 507 Terra Linda Kristin Gerdes

18. DAVE HOEHNE 509 TERRA LINDA AMY HOEHNE
259-0003

19. Marty Heath 575 Terra Linda Ln. Marty Heath

20. Jared Burmann 410 Middleton Dr Ashland Mo 65010

21. Jared Burmann 409 Middleton Dr. Ashland, MO

22. Cherie Burmann 409 Middleton Dr. Ashland, MO

23. CHESTER Hilgediek

24. Marian Hilgediek 302 Sarah Dr. Marian Hilgediek

25. _____

26. _____

27. _____

28. _____

29. _____

30. _____

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31. Narcisca Evans - 403 Middleton Drive
32. Brenda Kline - 501 Middleton
33. Faron Kline - 501 Middleton
34. Bridget Burkost - 502 Middleton
35. Matt Burkost 502 Middleton
36. ~~John Kline~~ 508 Middleton
37. Tamara Gulecki 508 Middleton
38. Pat Wee - 604 Middleton DR.
39. Colleen - 604 Middleton DR
40. ~~John Kline~~ 405 Middleton Dr
41. Scotty Neal - 404 Middleton Dr.
42. Michelle Munick - 404 Middleton Dr.
43. Andy H. Eury - 403 Middleton Drive
44. Wayne W. Freeman - 509 Middleton DR
45. Eve L. Guerrero - 506 Terra Linda Ln
45. Jane Guerrero - 506 terra Linda Ln.
46. ~~Joseph Guerrero~~ 506 terra Linda Ln
47. ~~John Kline~~ 506 Terra Linda Ln.
48. Sandy Rutherford - 504 Terra Linda Lane
Don Rutherford - 504 Terra Linda Lane

The home owners in Middleton Crossing Subdivision in Ashland Mo oppose the development of a multi-family apartment building being built near our subdivision. The current lots on Commercial Dr are commercial lots. The owners of the condos on Commercial Dr also oppose the development of multi-family apartment complexes. We know this will be a detriment to our property values and do not feel it is in the best interest of our community. We strongly oppose the change in zoning to Southwoods Commercial plat 1 Lot #4 or nearby lots that are currently zoned for light Commercial Use.

49. ~~Angela Egloff~~ Angela Egloff

50. Owen M. Egloff Owen M Egloff

51. Thomas R. Freeman THOMAS R FREEMAN

52. Ruth Hartsock Ruth Hartsock

53. Bob & Sherry Bruns 529 Commerce Dr Carter

54. Maxine Schell 531 Commerce Dr.

55. ~~Cliff Egloff~~ 535 Commerce Dr.

56. Kathy Anderson 533 Commerce Dr

57. ~~Cliff Egloff~~ 533 Commerce Dr.

58. Carol Ann Hunt 406 Middleton Dr

59. _____

60. _____

61. _____

62. _____

63. _____

64. _____

65. _____

66. _____

67. _____

