

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JULY 9, 2013
7:00 P.M.
573-657-20191

AGENDA

1. Call Meeting to Order:
2. Approval of the Agenda 7-09-2013. Action _____
3. Approval of the Previous Minutes, held 6-11-2013. Action _____
4. New Business:
 - A). SP 13-05: Sappington Subdivision.** Minor re-plat proposal to reconfigure two existing residential lots at the end of Sappington Drive into 3 new residential lots.
1st Motion _____ 2nd Motion _____
Action _____

 - B). SPR 13-01: Mid America Isotopes Expansion.** Proposed addition to the existing Mid-America Isotopes building located at 706 Liberty Lane. This project consists of a building addition, a small retention pond, and some minor changes to the existing parking area.
5. Old Business:
None
6. Discussion:
 - A). T.J. Forck-development of lot on North Henry Clay Blvd.**
7. Mayor's Report:
8. City Administrator's Report:
9. Community Development Director's Report:
10. Commissioners' Report:
11. Guest Comments:

If you are unable to attend. Please call Ashland City Hall at 573-657-2091 or email me at treasurer@ashlandmo.us

Jessica L. Kendall

PLANNING AND ZONING MEETING

109 E. BROADWAY

ASHLAND, MO. 65010

TUESDAY, JUNE 11, 2013

7:00 P.M.

573-657-2091

REGULAR MEETING:

Chairman Branson called the meeting to order Tuesday, March 12, 2013 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Gene Rhorer, Rick Sage, Fred Klippel, Paul Beuselinck, Marc May and James Branson. Commissioner not in attendance was Josh Lindsey.

Also present was Community Development Director Charles Senzee.

Chairman Branson called for a motion to approve the June 11, 2013 agenda. Commissioner Beuselinck made a motion to approve the June 11, 2013 agenda as presented, seconded by Commissioner May. Motion carried unanimously.

Chairman Branson called for a motion to approve the previous minutes dated May 14, 2013. Commissioner Beuselinck made a motion to approve the minutes as presented. Seconded by Commissioner Klippel. Motion carried unanimously.

NEW BUSINESS:

None

OLD BUSINESS:

None

DISCUSSION:

A) Resignation of Charles Senzee, Community Development Director

B) Status of pending Community Development projects

These two items were discussed together as they were related to each other. Community Development Director Charles Senzee informed the Commission that he was resigning his position in order to accept an offer from a different jurisdiction. He indicated that his last day would be June 19, 2013. He then distributed a prepared project list which provided the

status information for a number of pending projects for the Commission to follow up on after his departure. This list included the revisions to Chapters 9-11, the Ashland Business District, zoning map revisions, Comprehensive Plan update, and the "Triangle" mixed use district. Charles also provided them a list of day-to-day duties which would have to be reassigned by the City Administrator or Board of Aldermen after he leaves. Charles indicated that he would work with City staff to ensure that these responsibilities would be smoothly transitioned. However, he also indicated that the continuation of many of the City's pending planning and zoning projects would require the skills of an experienced city planner. He stated that he would be recommending that the Board of Aldermen consider hiring a city planner to continue the projects which he had started. He then expressed his appreciation and thanks to the Commission for their efforts during his tenure.

MAYOR'S REPORT:

None

CITY ADMINISTRATOR'S REPORT:

None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

None

COMMISSIONERS' REPORT:

None

GUEST COMMENTS:

Two Boy Scouts attended the meeting in order to fulfill requirements for their "Communication" badge. They introduced themselves to the Commissioners and answered questions regarding the badge process.

Chairman Branson called for a motion to adjourn the meeting. Commissioner Sage made a motion to adjourn, seconded by Commissioner Rhorer. Motion passed unanimously. Meeting adjourned at 7:35pm.

Minutes prepared by Charles Senzee



THE CITY OF ASHLAND, MISSOURI

DATE: June 12, 2013
TO: Christina Luebbert, Luebbert Engineering
FROM: Charles Senzee, Community Development Director
SUBJECT: SPR 13-01: 706 Liberty Lane – Mid-America Isotopes Expansion Plan Review Comments

The following comments are based upon a review of the proposed site plan dated May 14, 2013. The applicant shall respond to all comments in a comment response letter and a revised set of plans shall be submitted to the City. Additional comments may be generated upon submittal of revised plans.

Community Development Comments

Reviewer: Charles Senzee, Community Development Director

1. Please provide the property address on the site plan.
2. Please update the utility contact information on Sheet 1. The “Water” contact information is correct but the “Sanitary Sewer” contact should be changed to Travis Davidson (573) 657-2091.
3. Provide the zoning of the adjacent properties on Sheet 1.

City Engineer Comments

Reviewer: C.M. Archer Group

Site Plan & Cover Sheet

4. Verify that grading activities in the proposed detention basin will not reduce the cover over the underground utilities below the minimum depth required.
5. Confirm the existing sanitary sewer and water services are adequately sized to serve the proposed building expansion.
6. Show utility easements for all existing utilities on site, including gas, water and telephone, as applicable.
7. A 10-ft utility easement is required adjacent to existing street right-of-way per City Code Chapter 12, Appendix A. Identify easement(s) as applicable.

Storm Water Calculations

8. City Code Chapter 12.540 states that the storage volume provided in basins should be sufficient to store the 25-year post-developed storm runoff, while the discharge rate should not exceed the 15-year pre-developed storm event. The current calculations show the 25-year post-developed discharge rate from the detention basin is 5.03 cfs, while the 10-year pre-developed discharge rate is 4.28 cfs. Provide calculations showing the 15-year pre-developed discharge rate is greater than the 25-year post-developed discharge rate.

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

9. City Code Chapter 12.540 states that for all storm events, water elevation in the detention pond should remain a minimum of 2-feet below the building finished floor elevation. Per the drawing, finished floor elevation is 868.37'. Per the calculations, the peak elevation in the detention basin varies between 867.01' and 867.32', depending on the rain event. Therefore, it does not appear that this code requirement is met. Please revise the design accordingly.
10. Confirm the proposed site development will be graded so that all storm water runoff is directed to the detention basin.

Southern Boone County Fire Protection District Comments

Reviewer: Lieutenant Michael Bauer

-No comments from the Fire District at this time-

MoDOT Comments

Reviewer: John Kuhlman, Senior Traffic Specialist

-No comments at this time-

Ameren Missouri Comments

Reviewer: Chris Bruemmer, Customer Service Specialist

-No comments at this time.

Darla Sapp

From: Charles Senzee
Sent: Wednesday, June 12, 2013 2:35 PM
To: Christina Luebbert, P.E.
Cc: Darla Sapp
Subject: Mid-America Isotopes Site Plan Comments
Attachments: SPR 13-01 Mid America Isotopes Expansion - Plan Review Comments.docx

Christina,

I have attached the comments from our review of your site plan for the Mid-America Isotopes expansion. Please review and give me a call if you have any questions or concerns.

I also wanted to let you know that I have tendered my resignation with the City of Ashland. My last day will be next Wednesday the 19th. I will be providing detailed information regarding your project to City Hall personnel so that my departure will have minimal impact on your project. After next Wednesday please submit any revised plans or questions to the City Clerk, Darla Sapp. Darla's can be reached at Cityclerk@ashlandmo.us and I've copied her on this email as well.

If I don't speak to you before my last day I want you to know that it has been a pleasure working with you.

Thanks!

Charles Senzee
Community Development Director
City of Ashland
P: 573-657-2091
F: 573-657-7018

Darla Sapp

From: Cameron Schweiss [cschweiss@cmarcher.com]
Sent: Wednesday, June 12, 2013 8:24 AM
To: Charles Senzee; Darla Sapp
Cc: Jeff Medows
Subject: RE: SP 13-05 - Sappington Subdivision
Attachments: Sappington Minor Subdivision - Preliminary Plat Comments 6.12.13.pdf; Sappington Subdivision 1st submittal.pdf

Darla & Charles,

Please see the attached plat review comments, per your request. Please let us know if you have any questions or concerns.

Thanks,

Cameron Schweiss
Archer-Elgin Engineering, Surveying & Architecture
310 East 6th Street
Rolla, MO 65401
573.364.6362 Phone
573.364.4782 Fax
cschweiss@cmarcher.com



From: Jeff Medows
Sent: Monday, June 10, 2013 1:22 PM
To: Cameron Schweiss
Cc: Ken Campbell; Alissha Feeler
Subject: Fwd: SP 13-05 - Sappington Subdivision

Begin forwarded message:

From: "Charles Senzee" <CommunityDevelopment@ashlandmo.us>
To: "Jeff Medows" <jmedows@cmarcher.com>, "Michael Bauer (mbauer@sbcfpd.org)" <mbauer@sbcfpd.org>, "John.Kuhlman@modot.mo.gov" <John.Kuhlman@modot.mo.gov>
Cc: "dhagan@ameren.com" <dhagan@ameren.com>, "w.burnett@ameren.com" <w.burnett@ameren.com>, "Kelly Henderson" <cityadmin@ashlandmo.us>, "Darla Sapp" <cityclerk@ashlandmo.us>
Subject: SP 13-05 - Sappington Subdivision

To all,

Attached is a proposed minor plat which reconfigures two existing residential lots at the end of Sappington Drive into 3 new residential lots. Please review this proposed plat and forward any comments you may have by June 24th.

As many of you are aware my last day with the City of Ashland will be on June 19th. Therefore please forward your comments to Darla Sapp, City Clerk at cityclerk@ashlandmo.us<<mailto:cityclerk@ashlandmo.us>>

Thank you!

Charles Senzee
Community Development Director
City of Ashland
P: 573-657-2091
F: 573-657-7018

City of Ashland, Missouri – Preliminary Plat Review
Sappington Subdivision
June 12, 2013

A review of the preliminary Minor Subdivision Plat for the proposed Sappington Subdivision has been performed. The following comments have been formulated in accordance with section 11.160 (Preliminary plat, required information) of the City of Ashland ordinances. Should you have any questions, please feel free to contact us.

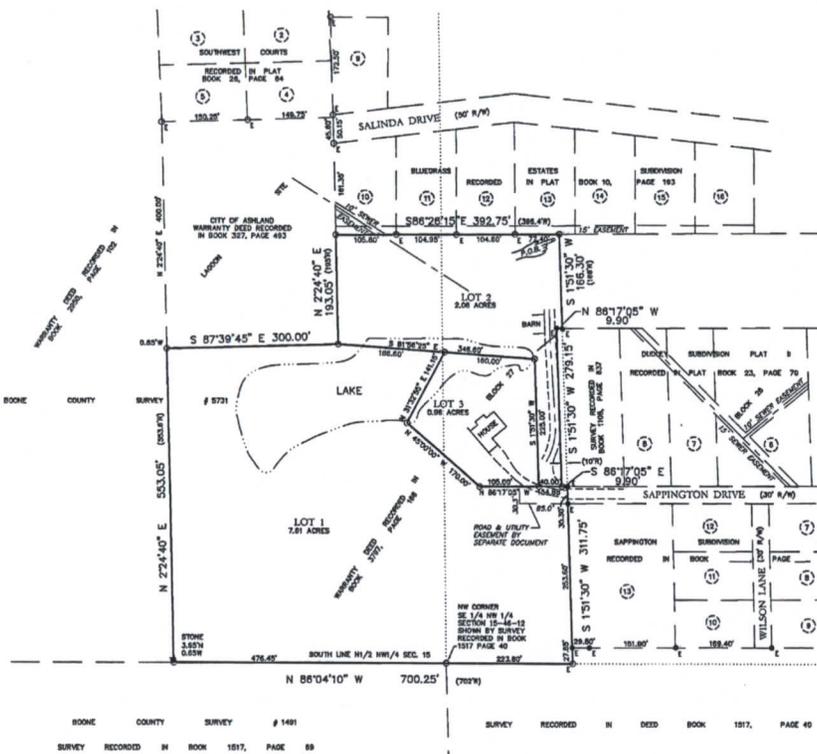
Minor Subdivision Plat of Sappington Subdivision:

1. Provide a unique plat name/number for this subdivision to distinguish it from the previous Sappington Subdivision referenced on the drawing.
2. Provide the name and address of the owner(s) of record and developer (if applicable) on the plat.
3. Confirm the easement referenced on the drawing that appears to provide access through Lot 1 allows permanent access for property owners of Lots 2 and 3. Recommend referencing recorded book and page on the plat for the abovementioned easement (if applicable).
4. Confirm no additional utility easements are needed by the utility providers between Lots 1, 2 and 3.
5. Confirm all existing utilities on the current site are identified on the plat.
6. Update the drawing legend to identify all line types shown on the drawing legend for clarity.

SAPPINGTON SUBDIVISION

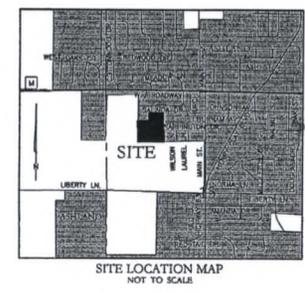
A MINOR SUBDIVISION

SUBMITTED: JUNE 4, 2013



LEGEND

- REBAR OR IRON ROD
- IRON PIPE
- STONE
- EXISTING
- FENCE LINE
- - - EDGE OF WATER



A tract of land in the northwest 1/4 of Section 15, Township 46 North, Range 12 West, City of Ashland, Boone County, Missouri. Sold tract of land, being that land described by a Warranty Deed recorded in book 3757, page 165 of the Boone County, Missouri records, is more particularly described as follows:

Beginning at the northeast corner of Block 27, City of Ashland, thence S11°51'30"W, along the east line of said Block 27, 165.30 feet; thence along the lines of the survey recorded in book 1108, page 837: N85°17'05"W 9.90 feet, S1°51'30"W 278.15 feet, and S88°17'05"E 9.90 feet; thence S11°51'30"W, along the east line of said Block 27, 311.75 feet; thence N85°04'10"W, along the south line of the north 1/2 of the northwest 1/4 of said Section 15, 700.25 feet; thence N2°24'40"E, along the line that land described by Warranty Deed recorded in book 2950, page 102 and between that land described by Warranty Deed recorded in book 3797, page 165, 553.05 feet; thence along the Ashland Lagoon property: S87°39'45"E 300.00 feet, and N2°24'40"E 183.05 feet; thence S88°25'15"E, along the south line of Bluegrass Estates Subdivision recorded in plat book 10, page 193, 392.75 feet to the point of beginning and containing 10.85 acres.

I divided said tract into 3 lots as shown on this plat.
 The results of the survey of this suburban property, to the best of my knowledge executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, are shown on this survey.

- NOTES:**
- 1) The name, width and location of all known easements are shown on this survey. However, this tract may be subject to easements, unknown to me, that are not shown on this survey.
 - 2) All monuments were set unless noted as existing.
 - 3) Bearings are based on the north line of the survey recorded in book 1571, page 40.
 - 4) Per Flood Insurance Rate Map Community Panel Number 29019 C 0370 D, dated March 17, 2011, this entire tract is not within a designated flood hazard area.

KNOW ALL PERSONS BY THESE PRESENTS:
 We, John W. Sappington and Genette D. Sappington, the sole owners of the above described tract of land, have caused the same to be surveyed and platted as shown on this plat.

John W. Sappington _____ Genette D. Sappington _____

STATE OF MISSOURI)
 COUNTY OF BOONE) SS

On this _____ day of _____, 2013, before me appeared
 John W. Sappington and Genette D. Sappington, known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year first above written.

My commission expires: _____

 Notary Public

Received and accepted by the City of Ashland Board of Aldermen
 this _____ day of _____, 2013.

 Mika Jackson
 Mayor

 Darla Sapp
 City Clerk

BASINGER SURVEYING
 IT: _____
 Curt E. Basinger
 Professional Land Surveyor
 LS #1854

Subscribed and sworn to before me, a notary public in and for Boone County, Missouri, this _____ day of _____, 2013.
 My commission expires _____

 Notary Public

Approved by the City of Ashland Planning and Zoning Commission
 on this _____ of _____, 2013.

 James Branson, Chairman

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Boone County Assessor's Office



OrthoScan, 2013, Map Generated: 6/18/2013 3:50:29 AM

ATTENTION!!
DISCLAIMER, READ CAREFULLY These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries. Lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.



