

**PLANNING & ZONING MEETING
109 E. BROADWAY
ASHLAND, MO 65010
TUESDAY, JULY 14, 2015**

AGENDA

1. Call the Meeting to Order:
2. Approval of the Agenda July 14, 2015. Action _____
3. Approval of the Previous Minutes, April 14, 2015. Action _____
4. New Business: 101 W. Broadway - McKinney Property Expansion
5. Old Business: Comprehensive Transportation Planning Project
6. Discussion:
7. Mayor's Report:
8. City Administrator's Report:
9. Guest Comments:
10. Commissioners' Report:

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

Megan Young
Administrative Assistant

Megan Young

From: Joshua Hawkins
Sent: Friday, July 10, 2015 4:25 PM
To: Trabue, Tom; Gary McKinney
Cc: svogler@mecoengineering.com; Fred Boeckmann; Megan Young
Subject: FW: Gerald McKinney Property

Tom,

Please note Scott's comments below. We will place your project on the agenda but these issues need to be addressed before Tuesday evening in order for the City to recommend approval.

Megan, please place a copy of this correspondence in the P&Z packet.

Thanks,

Josh M. Hawkins
City Administrator
573-657-2091
www.ashlandmo.us

From: Scott Vogler [<mailto:svogler@mecoengineering.com>]
Sent: Friday, July 10, 2015 4:20 PM
To: Joshua Hawkins
Subject: Gerald McKinney Property

Josh:

I have reviewed the submittal on the McKinney Property and have the following comments:

1. It needs to be understood that what was submitted was a concept plan and as such it was not surveyed and therefore it is not completely accurate.
2. The plan for the Drive up road has changed from its initial submittal. One parking space has been removed and the radius has increased.
3. Auto turn Illustration
 - a. The auto turn illustration shows that a pickup truck turning off of Broadway going west bound will encroach on the exit lane of the parking lot in order to make the turn into the drive-up window drive. If a vehicle is in the exit lane of the parking lot as the truck pulls in, the truck will have to back up in order to make the turn. If there is a car behind the truck as he tries to back up there is a potential problem, therefore a potential vehicular hazard in this situation.
 - b. The auto turn illustration also demonstrates there is an encroachment on the left turn lane on Main street. Also a potential vehicular hazard as a driver may not understand that he will encroach on the left hand turn lane in order to make his turn.
4. Based on the above review, MECO Engineering cannot recommend the driveway for the drive up window as configured in this submittal.
5. Stormwater Report
 - a. From the initial submittal the proposed building now drains to the detention basin options.
 - b. MECO Engineering Takes No Exceptions to the Stormwater Report as presented. However the report does lack in construction details. In order to make sure the construction plans follow the report, the City should review the construction plans.
6. THH has stated in their letter that they will submit construction plans to the City for review only and not approval. I recommend the City Attorney review the City Code to determine if the City has the right to

review and approve construction plans on this parking lot and stormwater plans as it will impact the City's infrastructure.

If you have any question please let me know.
Have a good weekend

Scott E. Vogler, P.E.

Vice-President

MECO Engineering Co., Inc.

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**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, APRIL 14, 2015
DRAFT**

REGULAR MEETING:

1. Chairman Batson called the meeting to order Tuesday, April 14, 2015 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Fred Klippel, Scott Miller, James Branson, Greg Batson and Jeffrey Sapp. Commissioners absent were Paul Beuselinck, Brad Williamson and Nikki Courtney.

Also present were Mayor Gene Rhorer, City Administrator Josh Hawkins, MRPC Planner Katrina Williams and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the April 14, 2015 agenda. Commissioner Branson made a motion to approve the April 14, 2015 agenda. Seconded by Commissioner Klippel. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated March 10, 2015. Motion was made by Commissioner Sapp to approve the previous minutes dated March 10, 2015. Seconded by Commissioner Branson. Motion carried unanimously.

4. NEW BUSINESS: None

5. OLD BUSINESS: None

6. DISCUSSION:

A). Comprehensive Transportation Planning Project.

City Administrator Josh Hawkins would like for the Commission to discuss the Comprehensive Transportation Planning Project, and to have a draft plan by 1 May 2015. It is being considered to change the next Planning and Zoning Meeting, on 12 May 2015 to a joint meeting with the Board of Aldermen and include citizen participation. City Administrator Josh Hawkins handed out a memo for transportation improvements and funding strategies; MRPC Planner Katrina Williams handed out a 2015 Transportation Plan prepared by the Mid-Missouri Regional Planning Commission. Both of these handouts were discussed at length by the commissioners.

7. Mayor's Report:

Mayor Gene Rhorer spoke about ordinances for sidewalks being overdue for the city and it is good that the Planning and Zoning Commission look at sidewalks while reviewing Comprehensive Transportation Planning for Ashland.

8. City Administrator's Report:

City Administrator Josh Hawkins asks that the commissioners continue considering items for the Comprehensive Transportation Planning Project for Ashland.

Guest Comments: None

Commissioners' Report:

Commissioner Klippel invited everyone to come see the new Fire Truck at the Southern Boone Fire Protection District Open House on Saturday, 18 April 2015, from 1 to 4 PM with a Ribbon Cutting Ceremony at 2 PM.

Chairman Greg Batson gave a framed Certificate of Appreciation to Commissioner Branson for his years for serving as Chairman of the Planning and Zoning Commission.

Chairman Batson called for a motion to adjourn, April 14, 2015, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, April 14, 2015, Planning and Zoning Meeting. Seconded by Commissioner Sapp. Motion carried.

Minutes prepared by Megan Young