

**PLANNING & ZONING MEETING**  
**109 E. BROADWAY**  
**ASHLAND, MO 65010**  
**TUESDAY, AUGUST 9, 2016**

**AGENDA**

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda August 9, 2016. Action \_\_\_\_\_
3. Approval of the Previous Minutes, July 12, 2016. Action \_\_\_\_\_
4. New Business:
5. Old Business:
6. Discussion:
  - A. Review rezoning classification
  - B. Growth plan for rezoning or transitional zoning
  - C. City of Ashland Transportation Plan
  - D. Sidewalk plan for Main St. and Broadway
  - E. Storm water drainage plans
  - F. Future city planning with income from planned developments
  - G. GIS software for present city utilities and infrastructure
7. City Administrator / Mayor's Report:
8. Guest Comments:
9. 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, JULY 12, 2016  
DRAFT**

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing. Chairman Williamson opened the hearing at 7:03 p.m., to seek public comments on:

**1. Proposed Rezoning from County A-1 to Ashland C-G, General Commercial for 3 Tracts of land on 11050 S. Hardwick Ln., Parcel IDs # 21-900-26-00-006.00 01, 21-900-26-00-006.01 01 & 21-900-26-00-006.02 01.**

Public Questions/Comments: There were no public comments.

Commissioner Sapp made a motion to close the Public Hearing. Seconded by Commissioner Wren. Motion carried unanimously. Chairman Williamson closed the Public Hearing at 7:04 p.m.

**REGULAR MEETING:**

Chairman Williamson called the meeting to order Tuesday, July 12, 2016 at 7:04 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson and Jeffrey Sapp. Commissioners absent were Nikki Courtney and Chairman Greg Batson.

Also present was Administrative Assistant Megan Young.

2. Chairman Williamson called for a motion to approve the July 12, 2016 agenda. Commissioner Sapp made a motion to approve the July 12, 2016 agenda. Seconded by Commissioner Branson. Motion carried unanimously.

3. Chairman Williamson made a motion to approve the previous minutes dated June 14, 2016. Motion was made by Commissioner Sapp to approve the previous minutes dated June 14, 2016. Seconded by Commissioner Wren. Motion carried unanimously.

**4. NEW BUSINESS:**

1. Rezoning of 3 Tracts of land on 11050 S. Hardwick Ln. from County A-1 to City G-C. Commissioner Sapp made a motion to approved the rezoning request on 3 tracts of land on 11050 S. Hardwick Ln. from Knipp Farms, LLC. Seconded by Commissioner Branson. Motion carried unanimously.

2. South Wind Plat 2 Review and construction site plan review. Chris Sander, from A Civil Group Engineering, developer Keith Winscott and Ashland City Engineer Scott Vogler, from MECO Engineering, were present. Mr. Vogler said he sent a

requested correction on the Plat, did Chris Sander get it? Chris Sander stated yes, they did, it has been addressed and corrected. Commissioner Sapp had questions on lots 215 & 216. The questions were answered by Chris Sander. Commissioner Sapp made motion to approve the South Wind Plat 2. Seconded by Commissioner Wren. Motion carried unanimously.

3. Eagle Lakes Preliminary Plat 4 Review.

Chris Sander, from A Civil Group Engineering, developer Keith Winscott and Ashland City Engineer Scott Vogler, from MECO Engineering, were present. Commissioner Sapp asked what the reasoning behind the lot sizes was on Tract 1. Mr. Winscott stated that's the way it broke out. Mr. Sanders commented they were not building any driveways on Henry Clay Blvd. The only access would be on Peterson Ln. Commissioner Sapp made a motion to approve the Preliminary Plat 4 for Eagle Lakes subdivision. Seconded by Commissioner Wren. Motion carried unanimously.

Developer Keith Winscott wanted to know if this also approved the construction site plan for South Wind. There was discussion on what was being approved. Commissioner Sapp made a motion to amend the agenda to add the South Wind Plat 2 construction site plan. Seconded by Commissioner Branson. Motion carried unanimously. Commissioner Sapp made a motion to approve the South Wind Plate 2 construction site plan from the Plat plans with City Administrator Woolford's approval when he comes back from vacation and has been reviewed by City Engineer Scott Vogler of MECO Engineering. Seconded by Commissioner Wren. Motion carried unanimously.

4. Eagle Lakes Final Plat 4 review.

Chris Sander, from A Civil Group Engineering, developer Keith Winscott and Ashland City Engineer Scott Vogler, from MECO Engineering, were present. Commissioner Sapp made a motion to approve Final Plat 4 for Eagle Lakes subdivision. Seconded by Commissioner Branson. Motion carried unanimously.

**5. OLD BUSINESS:** None.

**6. DISCUSSION:** None.

**Guest Comments:** None.

**Commissioners' Report:**

Commissioner Sapp stated Hummingbird Properties is moving dirt. It looks like that will be taking off pretty quick. Glad we could work them into the city, they have lots of potential growth for the city. There was discussion between the commissioners regarding the rezoning decision made by the Board of Aldermen. Commissioner Sapp stated there would be a workshop before the next Board of Aldermen meeting for the Aldermen and concerned homeowners of Middleton Crossing to come to an amicable conclusion. Alderman Clay said the homeowners and the property owner/builder can sit down and discuss the concerns. There was more discussion between commissioners on this decision. Alderman Clay stated we need to

speaking with City Administrator Woolford regarding a city development workshop. The commissioners brought up several items for the workshop or as discussion items on the agenda. The topics are: reviewing the rezoning classification, the growth plan for zoning or transitional zoning, the city's transportation plan, a sidewalk plan for Main St. and Broadway, storm water drainage plans, future city planning with income from planned developments and GIS Software for present city utilities and infrastructure.

Chairman Williamson called for a motion to adjourn, July 12, 2016, Planning and Zoning Meeting. Commissioner Wren made a motion to adjourn, July 12, 2016, Planning and Zoning Meeting. Seconded by Commissioner Sapp. Motion carried.

Minutes prepared by Megan Young