

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, AUGUST 12, 2014
7:00 P.M.
573-657-2091

PUBLIC HEARING:

The Planning and Zoning Commission will be holding a Public Hearing to seek public comments to change the Conditional Use at 503 E. Broadway Unit B from Office to Restaurant Use in General Commercial Zoning.

AGENDA:

1. Call Meeting to Order:
2. Approval of the Agenda August 12, 2014. Action _____
3. Approval of the Previous Minutes, held July 8, 2014. Action _____
4. New Business:
A). Conditional Use- 503 E. Broadway, Office to Restaurant Use
1st Motion _____ 2nd Motion _____
Action _____
5. Old Business:
A). Conditional Use and the proposed addition, Chapter 9 pages 63-64
1st Motion _____ 2nd Motion _____
Action _____
6. Discussion:
A). Henry Clay Extension
7. Mayor's Report:
8. City Administrator's Report:
9. Commissioners' Report:
10. 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, JULY 08, 2014
DRAFT**

REGULAR MEETING:

Chairman Branson called the meeting to order Tuesday, July 08, 2014 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Tom Orozco, Fred Klippel, Paul Beuselinck and James Branson. Commissioners absent were Greg Batson, Scott Miller and Richard Anderson.

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

Chairman Branson called for a motion to approve the July 08, 2014 agenda. Commissioner Beuselinck made a motion to amend the July 08, 2014 agenda to include Chapter 9, Section 9.360.9 under Discussion. Seconded by Commissioner Klippel. Motion carried unanimously.

Chairman Branson made a motion to approve the previous minutes dated June 10, 2014. Motion was made by Commissioner Beuselinck to approve the previous minutes dated June 10, 2014. Seconded by Commissioner Williamson . Motion carried.

NEW BUSINESS:

A). Eagles Lakes South, Preliminary Plat

Developer Keith Winscott and Chris Sanders from Civil Group Engineering were present to answer any questions. Chris Sanders explained the preliminary plat, answered questions on the storm water and the location with the infrastructure with the city's water and sewer capacity. There's 280 lots proposed and will be done in 9 to 10 phrases. When asked about the value of the homes, Keith Winscott answered the values will be around \$170,000 - \$180,000 but no more than \$200,000 and hopefully done in 10-15 years. After the discussion Commissioner Klippel made a motion to approval the Eagles Lake South, Preliminary Plat. Seconded by Commissioner Orozco. Chairman Branson called for a vote.

Commissioner Williamson-aye

Commissioner Orozco-aye

Commissioner Klippel-aye

Commissioner Beuselinck-aye

Chairman Branson-aye

Motion carried.

OLD BUSINESS:

None

DISCUSSION:

Chairman Beuselinck explained the background on the Conditional Use and the proposed addition to the following text. He asked the Commissioners to read the full ordinance prior to the next Planning and Zoning Meeting, City of Ashland Code, Chapter 9 pages 63-64.

Mayor's Report:

None

City Administrator's Report:

None

Guest Comments:

None

Commissioners' Report:

Commissioner Beuselinck inquired about the removal of the mobile home on Main and Burnam.

Chairman Branson called for a motion to adjourn, July 8, 2014, Planning and Zoning Meeting.

Commissioner Klippel made a motion to adjourn, July 8, 2014, Planning and Zoning Meeting.

Seconded by Commissioner Beuselinck. Motion carried.

Minutes prepared by Jessica L. Kendall



THE CITY OF ASHLAND, MISSOURI

DATE: August 6, 2014
TO: Members of the Planning and Zoning Commission
FROM: City of Ashland
CC: Martin Properties
SUBJECT: Conditional Use Request, 503 E. Broadway, Unit B, Change of Use from Office Commercial Use to Restaurant Commercial Use.

The purpose of this report is to provide you with information regarding a request from Martin Properties for a Conditional Use Request from Office Commercial Use to Restaurant Commercial Use. The subject property is located at 503 E. Broadway. Chapter 9, Section 9.230, C-G, General 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. 24-220-00-01-050.00 01

Legal Description: Ashland, OT BLK 11, E60' LT 3 SUR 3115-106

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



THE CITY OF ASHLAND, MISSOURI

HISTORY

SPR 12-02: 503 E. Broadway, Martin Office and Residential, a conditional use was requested and approved on June 12, 2012 to allow two apartment dwellings within the CG (Commercial General) zoning district. The site plan was tabled at the June 12th meeting due to questions brought forward that involved the shared driveway/access easement and the requested storm water exemption. The site plan was approved on July 10, 2012 for a 1640 sq ft office building with associated parking and infrastructure, two stories in height with two apartment dwellings on the second floor subject to staff storm water exemption ordinance. On July 2, 2014 a conditional use request was made by Martin Builders to change Unit B, 503 E. Broadway from Office use to Restaurant Use. The remodel of 503 E. Broadway Unit B is not final by the county or the fire department.

PLANNING AND ZONING BOARD

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

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