

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JUNE 13, 2017**

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing, and Chairman Wren opened the hearing at 6:57 p.m., to seek public comments on:

1. The City of Ashland to adopt the 2012 Fire Code amendments.

Public Questions/Comments: No Public comments.

REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, June 13, 2017 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Greg Batson, Jeffrey Sapp, Jerrod Bryan, Fred Klippel, Randy Burhans and Cynthia Wills. Commissioners absent were James Branson, Nikki Courtney, and Debbie Richardson.

Also present were Mayor Gene Rhorer, City Administrator Lyn Woolford, and Administrative Assistant Megan Young.

Chairman Wren called for a motion to approve the June 13, 2017 agenda.
Commissioner Batson made a motion to approve the June 13, 2017 agenda.
Seconded by Commissioner Williamson. Motion carried unanimously.

Chairman Wren called for a motion to approve the previous minutes dated May 9, 2017.
Motion was made by Commissioner Klippel to approve the previous minutes dated May 9, 2017. Seconded by Commissioner Bryan. Motion carried unanimously.

NEW BUSINESS:

1. Amendments to the 2012 Fire Code

Commissioner Wills asked for clarification of amendment 308.1.4 Open-flame cooking devices. Does this include campers at the optimist club? City Administrator Woolford said no. Mr. Woolford said Fire Marshall Corey Sapp was unable to make it to this meeting. Several commissioners stated they needed more clarification on these amendments. Commissioner Klippel, who is a volunteer Fire Fighter, answered several questions. Mr. Woolford stated he will seek clarification from the Fire Marshall. Mr. Woolford said we are not passing this tonight, it is only for discussion. Mr. Woolford stated these are almost identical to the 2006 fire code we already have. Chairman Wren had a question on fire hydrants 500 feet from each other. He asked if the city is within compliance? Mr. Woolford said the newer part is, yes, but the older parts of the city are grandfathered in. There was discussion regarding amendment 609.4 Existing fire suppression system not meeting UL 300 criteria shall be upgraded to UL 300

compliant systems within 90 days from discovery. Chairman Wren asked if the taxpayers were paying for that upgrade? Mr. Woolford will find out what this entails. Chairman Wren asked what is city's jurisdiction? Mr. Woolford stated we rely on the Fire Marshall for that. This review is a chance for the commissioners to review the proposed amendments. Commissioner Burhans made a motion to postpone the discussion until the Fire Marshall can be present for a meeting. Seconded by Commissioner Klippel. Motion carried unanimously.

2. Site Plan for Town & Country Service Center

City Administrator Woolford handed out the most current site plan, received that afternoon, for the commissioners. Mr. Woolford stated the comments in the packet from our Engineer, Scott Vogler from MECO Engineering did not include information received during a meeting last week with owner, Mark Paul. Mr. Woolford and City Engineer Scott Vogler met with Mr. Paul and his Engineer Ralph Twillman to discuss concerns of Mr. Vogler. Mr. Vogler spoke about his comments and had questions about stormwater detention. Mayor Rhorer stated there had been a miscommunication during the meeting last week with Mr. Twillman. Mayor Rhorer stated he said stormwater is at "a very good at capacity in that area". Mayor Rhorer stated he did not agree to waive stormwater calculations from the site plan. Mr. Vogler had another concern, parking. Mr. Vogler gave a handout to the commissioners to show parking of a similar layout from google view maps. Mr. Vogler said there should be twice the parking spaces than the site plan shows. Mr. Vogler stated all other concerns had been taken care of. Mayor Rhorer stated we need to stay with the city code. Mayor Rhorer stated even as an executive officer, he cannot give exceptions, he wanted to make that clear. Mayor Rhorer commented, on stormwater, Mr. Twillman should have requested an exception to the code and that was not done. There was discussion between Engineers on the stormwater calculations provided. Mr. Vogler said if there were any cars stored there, parking would be an issue. Commissioner Burhans asked Mr. Vogler if he saw a feasible solution? Mr. Vogler stated no.

Jeff Kays, from Kays Law Office stood. He stated his law office is just east of this lot. The only question he had was asking for some assurance regarding the noise and storage of equipment? Mr. Kays noted we are concerned about appearance of the exterior the workshop. Alderman Liaison Sapp asked if concrete was going all the way to the property line on the west side of the lot? He also asked if there was anything in the city code about a green space around the lot? Mr. Woolford said no, there are no green space setbacks on a commercial site. People can build right up to the property line. Commissioner Bryan stated we should be more worried about the parking issues rather than stormwater. Mark Paul, owner, said at the back there is a 25' setback to clear a sewer easement. We have the width of the lot, 43' feet, for parking, plus 3 parking spots in front. Several commissioners asked about the new site plan given tonight having a curb running through the middle of the 2 lots. Mr. Paul stated there is no curb through the lots. Commissioner Burhans and Chairman Wren discussed traffic flow with types of businesses. Alderman Liaison Sapp asked about having access to parking from the neighbor's lot? Mr. Paul stated we are already granting access for the easement. Commissioner Klippel asked if the back lot will be gravel or paved? Mr. Paul, said he would like to have gravel. He stated "If I have to pave it, I will pave it". There were no further questions from the commissioners. Motion made by Commissioner Klippel to approve the Town & Country Service Center site plan on 507 E.

Broadway. There was no 2nd. Motion failed. Commissioner Burhans commented he wants to see some kind of plans for the 2nd lot and what the parking is.

OLD BUSINESS: None.

DISCUSSION: None

Mayor's Report: Mayor Gene Rhorer had no report.

City Administrator's Report:

City Administrator Lyn Woolford brought up the Generational Transportation use in the city. Mr. Woolford introduced Thad Yonke, Senior Boone County Planner, who was here to discuss county roads touching city subdivisions. Mr. Woolford stated we need to have a general conversation with input on the county side. Commissioner Wills asked about the YMCA that is going to be built out by Liberty Landing subdivision and the more traffic this will create. Mr. Woolford said the quick fix is a decrease in the speed limit on Liberty Ln. He agreed that area is dangerous for someone coming out of the Liberty Landing subdivision. Mr. Yonke stated they can't physically change the landscape, so the next thing the county commissioners will look at would be to decrease the speed to change the behaviors in those areas. Mr. Yonke said we are open to discussion on these items. Mr. Woolford stated Angel Lane was a cooperative effort with the county and city working together. Mr. Woolford brought up The Baptist Home and elderly drivers on the state roads. Mayor Rhorer commented on the city's growth rate. Mayor Rhorer stated we don't want fatalities. Mayor Rhorer said we will work with the county on cost sharing. Mayor Rhorer stated there are 30 new homes in that area and the YMCA will also dump out onto Liberty Ln. and we don't want anyone getting hurt. Mayor Rhorer stated we need to look at other ideas for people to get out of ashland safely. Mayor Rhorer said we appreciate Thad Yonke coming to our meeting. Mr. Woolford asked Thad Yonke if there is anything coming in the southern part of Boone county? Mr. Yonke said they are working more around the outskirts of the City of Columbia. Mr. Yonke stated Mr. Woolford should send a letter from Ashland formally requesting lowering the speed limit in the Liberty Landing subdivision area.

Guest Comments: There were no guest comments.

Commissioners' Report:

Commissioner Wills asked about what the next step is for Mr. Paul. Chairman Wren answered her question. There were no further comments from the commissioners.

Chairman Wren called for a motion to adjourn, June 13, 2017, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, June 13, 2017, Planning and Zoning Meeting. Seconded by Commissioner Burhans. Motion carried.

Minutes prepared by Megan Young