

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, DECEMBER 9, 2014**

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing, and Chairman Branson opened the hearing at 7:00 pm, to seek public comments on:

1. Chapter 9, 9.106 Site Plan Submission, Review Required. A proposed amendment to Chapter 9, Planning and Zoning, on Site Plan Submissions.
No Public Comments.

Chapter 9, 9.365.3 Parking and Loading Design Standards, General.
A proposed amendment to Chapter 9, Planning and Zoning, adding specific minimum requirements for parking for non-residential uses in a residential zoning district.
No Public Comments.

2. Chapter 11, 11.015 Definitions. A proposed amendment to Chapter 11, Subdivision Regulations, amending definitions of Council, City Plan and Planning Commission Representative.
No Public Comments.

Chapter 11, 11.130 Approval. A proposed amendment to Chapter 11, Subdivision Regulations, amending plat submittal and approval processes.
No Public Comments.

Chapter 11, 11.145 No contract of sale. A proposed amendment to Chapter 11, Subdivision Regulations, amending establishing the Board of Alderman as having final plat approval.
No Public Comments.

Chapter 11, 11.150 Procedure. A proposed amendment to Chapter 11, Subdivision Regulations, amending plat procedures.
No Public Comments.

Chapter 11, 11.265 Sidewalks generally. A proposed change from "City Council" to "Board of Aldermen".
No Public Comments.

Chairman Branson closed the Public Hearing at 7:06 pm.

REGULAR MEETING:

1. Chairman Branson called the meeting to order Tuesday, December 9, 2014 at 7:06 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Paul Beuselinck, Scott Miller, James Branson and Greg Batson. Commissioners absent were Nikki Courtney.

Also present were Mayor Gene Rhorer, City Administrator Josh Hawkins, Mid-Missouri Regional Planning Commission (MRPC) Executive Director Ed Siegmund, MRPC Planner Katrina Williams and Administrative Assistant Megan Young.

2. Chairman Branson called for a motion to approve the December 9, 2014 agenda. Commissioner Beuselinck amended the agenda for a discussion of revisions to Chapter 9. Commissioner Batson made a motion to approve the amended December 9, 2014 agenda. Seconded by Commissioner Beuselinck. Motion carried unanimously.

3. Chairman Branson made a motion to approve the previous minutes dated November 11, 2014. Motion was made by Commissioner Beuselinck to approve the previous minutes dated November 11, 2014. Seconded by Commissioner Miller. Motion carried unanimously.

4. NEW BUSINESS:

A). Chapter 9 Revisions, with recommendation to Board of Aldermen.

Commissioner Batson questioned fuel tanks as accessory buildings in R1 Residential.

Commissioner Beuselinck suggested typos be fixed before submittal.

1st Motion was made by Commissioner Beuselinck.

2nd Motion was made by Commissioner Klippel.

Action: Motion carried unanimously as presented for recommendation to Board of Aldermen.

B). Chapter 11 Revisions, with recommendation to Board of Aldermen.

1st Motion was made by Commissioner Beuselinck.

2nd Motion was made by Commissioner Miller.

Action: Commissioner Batson-nay, motion carried.

5. OLD BUSINESS:

None.

6. DISCUSSION:

Commissioner Beuselinck submitted proposals for additional language to be added to Chapter 9, Planning and Zoning, 9.350 Nonconforming Uses and 9.360 Conditional Use Permit.

The commissioners asked several questions. City Administrator Josh Hawkins provided an email from City Attorney Fred Boeckmann regarding these proposals. Commissioner Beuselinck withdrew his proposals to Chapter 9.

7. Mayor's Report:

Mayor Gene Rhorer reported the City of Ashland Appreciation Dinner was great, and thanked all the Commissioners for the volunteer job they do.

8. City Administrator's Report:

City Administrator Josh Hawkins presented a case study of "Transportation Planning for a Growing Community: Nixa, MO." Stated this case study was for things to think about if Ashland tripled in size within a short period like Nixa. There is lots of potential for growth in Ashland. Catholic Charities from Jefferson City wants to do an emergency response snapshot of Ashland during January 12-14, 2015. They will be having public meetings where they will ask residents questions. There will not be a Board of Aldermen meeting on December 16th, so the next Joint Session meeting could be on the date of the next Planning and Zoning Commission meeting, January 13, 2015. No agenda has been set yet, but it will be publicized and held at a different location than Ashland City Hall.

Guest Comments:

MRPC Executive Director Ed Siegmund and MRPC Planner Katrina Williams presented a Sidewalk Inventory Update 2014 for Ashland. 90% of Ashland's sidewalks are in good condition. Discussed connectivity, safety of pedestrians, ADA standards and funding.

Commissioners' Report:

Commissioner Beuselinck raised the issue of Officers on the Planning and Zoning Commission. Need to be thinking about the next Chairman.

Chairman Branson called for a motion to adjourn, December 9, 2014, Planning and Zoning Meeting. Commissioner Miller made a motion to adjourn, December 9, 2014, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young