

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
JUNE 12, 2012
7:00 P.M.
573-657-2091
DRAFT

PUBLIC HEARING:

The Public Hearing was called to order by Commissioner Anderson at 7:00 p.m. to hear public comments on Amendments to Chapter 9.

PZ 12:01: Amendment to Chapter 9- Transfer of Property.

PZ 12-02: Amendment to Chapter 9-Fences and Walls

Chairman Anderson called the Public Hearing to order Tuesday, June 12, 2012 at 7:00 p.m. Chairman Anderson welcomed new Planning and Zoning Commissioners Brad Williamson and Paul Beuselinck to the Planning and Zoning Board.

PZ 12:01: Amendment to Chapter 9- Transfer of Property.

Resident and Builder Mike Mc Cubbin were present to express the seller's point of view on this Amendment and discuss the older property which doesn't have any background information.

PZ 12-02: Amendment to Chapter 9-Fences and Walls

Resident Ben Spears was present to discuss these amendments to Chapter 9- Fences and Walls. Finish side of the fence must face out and what will the process be to install or replacement sections of the fence. Would that be a permit fee and would I have to have one to replace all or parts of the fence. Resident and Builder Mike Mc Cubbin also expressed how fences and walls can block stormwater and felt that the Board should consider adopting a small fee.

No other comments from the Public the Public hearing was closed at 7:18

REGULAR MEETING:

Chairman Anderson called the meeting to order Tuesday, June 12, 2012 at 7:20 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were James Branson, Gene Rhorer, Rick Sage, Josh Lindsey, Tony Taggart, Brad Williamson and Jeff Anderson. Commissioner absent was Paul Beuselinck.

Also present were Mayor Mike Jackson, City Administrator Kelly Henderson, Community Development Director Charles Senzee and Jessica Wenger.

Chairman Anderson called for a motion to approve the June 12, 2012 agenda. Commissioner Branson made a motion to approve the June 12, 2012 agenda and seconded by Commissioner Taggart. Motion carried unanimously.

Chairman Anderson called for a motion to approve the previous minutes dated May 8, 2012. Motion was made by Commissioner Branson to approve the previous minutes dated May 8, 2012. Seconded by Commissioner Taggart. Motion carried unanimously.

NEW BUSINESS:

A). PZ 12-01: Amendment to Chapter 9-Transfer of Property.

An ordinance amending Chapter 9, *Planning and Zoning* to add Section 9.417 "Transfer of Property" prohibiting property owners from transferring property without providing buyers with information regarding the ownership and maintenance of the infrastructure serving the property. Community Development Director Charles Senzee was present to answer any questions. Chairman Anderson summarized the history of accepting and maintaining of the infrastructure. After a discussion, Commissioner Sage made a motion to approve PZ 12-01: Amendment to Chapter 9-Transfer of Property with the addition of language stating upon request, the City of Ashland will provide a maintenance determination letter regarding the current ownership and maintenance of infrastructure serving a property. Seconded by Commissioner Rhorer. Chairman Anderson called for a role call.

Commissioner Branson-aye

Commissioner Bueselink- absent

Commissioner Rhorer-aye

Commissioner Lindsey-aye

Commissioner Sage-aye

Commissioner Taggart-aye

Commissioner Williamson- none voter

Chairman Anderson-nay

Motion carried. 5-1 vote

B). PZ 12-02: Amendment to Chapter 9- Fences and Walls.

An ordinance amending Chapter 9, *Planning and Zoning* to add Section 9.340 "Fences and Walls" establishing specific regulations for the construction of fences and walls within the City. Community Development Director Charles Senzee was present to answer any questions about this amendment to Chapter 9- Fences and Walls. After a lengthy discussion Commissioner Lindsey made a motion to table PZ 12-02: Amendment to Chapter 9- Fences and Walls for further discussion at a later meeting. Seconded by Commissioner Branson. Motion carried unanimously.

C). CU 12-01: 503 E. Broadway-Martin Office & Res.

A request for conditional use approval to allow two apartment dwellings within the CG (Commercial General) zoning district. Community Development Director Charles Senzee was present along with Chris Sanders from Civil Group, Civil Engineering, Planning and Surveying to answer any questions the Commissioners may have. After a short discussion and clarifying the location of the request. Commissioner Lindsey made a motion to approval CU 12-01: 503 E. Broadway-Martin Office and Res.. Commissioner Sage seconded. Motion carried unanimously.

D). SPR 12-02: Broadway-Martin Office & Res

A request for site plan approval for a 1640 sq ft office building with associated parking and infrastructure. The proposed building will be two stories in height with two apartment dwellings on the second floor. Chris Sander, Civil Group and representing the property owner

Martin Properties was present along with Community Development Director Charles Senzee were present to answer any questions the commissioners might have. Questions brought forward involved the shared driveway/access easement and the requested storm water exemption. After a lengthy discussion Commissioner Branson made a motion to table SPR 12-02: Broadway-Martin Office & Res. requesting that the applicant revise the site plan to address the issues discussed by the Commissioners. Commissioner Taggart seconded the motion. Motion carried.

OLD BUSINESS:

None

DISCUSSION:

A). Dedication and Acceptance of Infrastructure.

Chairman Anderson updated the Commissioners about the infrastructure conversation held by Board of Aldermen at their meeting on June 5, 2012.

B). Downtown Business District.

Community Development Director Charles Senzee distributed handouts regarding a proposed Downtown Business District to the Commissioners. Charles Senzee asked for direction from the Commissioners regarding the proposed district boundaries and design criteria. After a short discussion the Commission voiced their willingness to review a draft document regarding this district. Community Development Director Charles Senzee will prepare this document for formal review at a later meeting.

Mayor's Report:

None

City Administrator's Report:

None

Community Development Director's Report:

None

Commissioners' Report:

None

Guest Comments:

None

Chairman Anderson called for a motion to adjourn the meeting. Motion was made by Commissioner Rhorer to adjourn the June 12, 2012 meeting. Seconded by Commissioner Sage. Motion carried.

Minutes prepared by Jessica L. Wenger, City Treasurer/Deputy City Clerk