

**PLANNING AND ZONING MEETING**  
**109 E. BROADWAY**  
**ASHLAND, MO. 65010**  
**JUNE 30, 2011**  
**7:00 P.M.**  
**573-657-2091**

**PUBLIC HEARING:**

The Public Hearing was called to order by Commissioner Crandall at 7:00 p.m. to hear public comments on Proposed Changes to the Ashland City Code of Ordinances.

PZ 11-01: Code Amendment to Chapter 9- Stop Work Orders

PZ 11-02: Code Amendment to Chapter 11- Phased Approval of Subdivision Plats

PZ 11-03: Code Amendment to Chapter 12- Stormwater Management Regulations

PZ 11-04: Code Amendments to Chapter 12- Infrastructure Inspections, Permitting, and Dedications

Bill and Kim Martin of Martin Builders and Chris Sanders from Crockett Engineering were present to express their concerns with the proposed changes to the Ashland City Code of Ordinances. Kim Martin explained her concerns with the proposed changes to Code Amendments to Chapter 12-Infrastructure Inspections, Permitting, and Dedications. She pointed out that there are no “up-front” dollar amounts for inspection and permitting fees for the developers to account and budget for. Also, she felt inspection fees are unfair and there are no surrounding cities with a 3 year warranty on streets and infrastructure. She indicated that Liberty Landing was started before any of these amendments were looked at so the cost wasn’t included in their budgeting process. Kim handed out inspection fee and developer’s infrastructure warranty information from surrounding cities for the commissioners to look over.

Bill Martin expressed his concerns on the amendment changes. PZ 11-02: Amendment to Chapter 11- Phased Approval of Subdivision Plats. Bill expressed some concern over the financial impact this would have upon developers. It was clarified by the Commission that the amendment proposed as PZ 11-02 was solely impacting the City’s plat review and approval process. All phases are to be shown on a Preliminary Plat and these phases can be approved all at once or they can be approved individually depending on the wishes of the developer. Mr. Martin also expressed some concern regarding PZ 11-04: Amendment to Chapter 12- Infrastructure Inspections, Permitting and Dedications. He stated that developers always furnish the supplies and equipment for testing. He questioned why the changes are being proposed as Ashland has not needed such extensive testing in the past. He also questioned why Ashland would need a 3 year warranty when no surrounding city has such stringent requirements.

Chris Sanders commented on the comments they just received and the permit application process.

**REGULAR MEETING:**

Chairman Crandall called the meeting to order Thursday, June 30, 2011 at 7:40 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Carly Wobbe, James Branson, Rick Sage, James Branson, Gene Rhorer, Joshua Lindsey, Jeff Anderson, and Calvin Crandall. Commissioner Tony Taggart was absent.

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

Commissioner Anderson made a motion to amend and limit the agenda on June 30, 2011 to Southern Boone County Middle School Addition and the PZ 11-01: Code Amendment to Chapter 9- Stop Work Orders, PZ 11-02: Code Amendment to Chapter 11- Phased Approval of Subdivision Plats, PZ 11-03: Code Amendment to Chapter 12- Stormwater Management Regulations and PZ 11-04: Code Amendments to Chapter 12- Infrastructure, tabling Southern Boone County High School Addition, Liberty Landing Subdivision Plan and Liberty Landing Final Plat 1 to the next scheduled Planning and Zoning Meeting on July 12, 2011. Seconded by Commissioner Rhorer. Commissioner Calvin called for a vote.

Commissioner Branson- yes

Commissioner Anderson- yes

Commissioner Sage- no

Commissioner Lindsey- yes

Commissioner Wobbe- yes

Commissioner Rhorer- yes

Commissioner Crandall didn't vote, no tie breaker needed

Motion carried.

Chairman Crandall called for a motion to approve the previous minutes dated June 14, 2011. Motion was made by Commissioner Branson to approve the minutes dated June 14, 2011. Seconded by Commissioner Lindsey. Commissioner Wobbe abstained. Motion carried.

**NEW BUSINESS:**

**A). SPR 11-02: Southern Boone County Middle School Addition**

Superintendent Charlotte Miller and Kenny DeYoung from Trabue, Hansen & Hinshaw were present to answer any questions. Community Development Director Charles Senzee discussed the Planning and Zoning Commission Report, SPR 11-02: Site Plan- Southern Boone County Middle School Addition to the Commissioners. After a short discussion Commissioner Wobbe made a motion to approve SPR 11-02: Southern Boone County Middle School Addition. Seconded by Commissioner Branson. Motion carried unanimously.

**B). SPR 11-03: Southern Boone County High School Addition**

Tabled until July 12, 2011 Planning and Zoning Meeting

**C). SPR 11-04: Liberty Landing Subdivision Plan**

Tabled until July 12, 2011 Planning and Zoning Meeting

**D). SP 11-03: Liberty Landing Final Plat 1**

Tabled until July 12, 2011 Planning and Zoning Meeting

**E). PZ 11-01: Code Amendment to Chapter 9- Stop Work Orders**

Community Development Director Charles Senzee discussed PZ 11-01: Code Amendment to Chapter 9- Stop Work Orders, Planning and Zoning Commission Report. After a discussion about the amended change Commissioner Rhorer made a motion to approve the PZ 11-01: Code Amendment to Chapter 9- Stop Work Orders with additional language to Section 9.433 Stop Work Orders, Part C Unlawful Continuance to include penalty language similar to that included within PZ 11-03. *(Including but not limited to a fine or imprisonment upon conviction. The fine shall not be more than five hundred dollars (500.00) and imprisonment not more than (3) months. In addition, all necessary costs and expenses involved in the case shall be paid by the person served with the stop order. Each day such violation continues shall be considered a separate offense.)* Seconded by Commissioner Sage. Commissioner Crandall called for a vote.

Commissioner Branson- yes

Commissioner Wobbe- no

Commissioner Anderson- no

Commissioner Sage- yes

Commissioner Lindsey- yes

Commissioner Crandall didn't vote, no tie

Commissioner Rhorer- yes

Motion carried.

**F). PZ 11-02: Code Amendment to Chapter 11- Phased Approval of Subdivision Plats**

Community Development Director Charles Senzee discussed PZ 11-02: Code Amendment to Chapter 11- Phased Approval of Subdivision Plats, Planning and Zoning Commission Report. After a short discussion and clarification of the code change which presents more options to the developer a motion was made by Commissioner Branson to approve PZ 11-02: Code Amendment to Chapter 11- Phased Approval of Subdivision Plats. Seconded by Commissioner Anderson. Motion carries.

**G). PZ 11-03: Code Amendment to Chapter 12- Stormwater Management Regulations**

Community Development Director Charles Senzee discussed PZ 11-03: Code Amendment to Chapter 12- Stormwater Management Regulations, Planning and Zoning Commission Report. After a discussion about the code changes and the clarifications of the changes Commissioner Sage made a motion to approve PZ 11-03: Code Amendment to Chapter 12- Stormwater Management Regulations with a change to the performance security time frame from two (2) years to three (3) years in Section 12.450, Part D. Performance & Maintenance Security. Seconded by Commissioner Rhorer. Motion carries.

**H). PZ 11-04: Code Amendment to Chapter 12- Infrastructure Inspections, Permitting and Dedications**

Community Development Director Charles Senzee discussed PZ 11-04: Code Amendments to Chapter 12- Infrastructure Inspections, Permitting and Dedications, Planning and Zoning Commission Report. After a discussion Commissioner Rhorer made a motion to approve PZ 11-04: Code Amendments to Chapter 12- Infrastructure Inspections, Permitting and Dedications with a additional change that includes the term "testing" throughout Section 12.033 to ensure that inspection, testing and plan review is covered by the section. The Commission chose to keep the three (3) year warranty date in place to protect against defects or failures, whether caused by

design, installation, nature, or any other cause for that period from the date of acceptance of improvements. Seconded by Commissioner Lindsey. Motion carried unanimously.

**OLD BUSINESS:**

Commissioner Anderson brought up Green Space. It will be discussed at a later meeting.

**DISCUSSION:**

Community Development Director Charles Senzee requested that SP 11-01: High School Preliminary Plat being brought back to the Planning and Zoning Commission on July 12th. The Commission recommended approval of the preliminary plat at their June 14<sup>th</sup> meeting. Mr. Senzee asked that the Commission review the plat and consider modifying their recommendation from preliminary plat approval to final plat approval.

**MAYOR'S REPORT:**

None

**CITY ADMINISTRATOR'S REPORT:**

None

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

None

**COMMISSIONERS' REPORT:**

None

**GUEST COMMENTS:**

None

Commissioner Crandall called for a motion to adjourn the meeting. Motion was made by Commissioner Wobbe and seconded by Commissioner Rhorer. Motion carried unanimously.

Jessica L. Wenger