

**PLANNING AND ZONING MEETING**  
**109 E. BROADWAY**  
**ASHLAND, MO. 65010**  
**MARCH 8, 2011**  
**7:00 P.M.**  
**573-657-2091**

**REGULAR MEETING:**

Chairman Crandall called the meeting to order Tuesday, March 8, 2011 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Carly Wobbe, James Branson, John Hills, Gene Rhorer, Jeff Anderson, Joshua Lindsey and Calvin Crandall.

Also present were Community Development Director Charles Senzee and City Treasurer Jessica Wenger.

Chairman Crandall called for a motion to approve the agenda. Motion was made by Commissioner Hills to approve the March 8, 2011 agenda, seconded by Commissioner Wobbe. Motion carried unanimously.

Chairman Crandall called for a motion to approve the previous minutes dated January 11, 2011. Motion was made by Commissioner Lindsey to approve the minutes dated January 11, 2011. Seconded by Commissioner Rhorer. Motion carried unanimously.

**NEW BUSINESS:**

**A). CU 11-01: Conditional Use Request for existing Mobile Home Park at 107 S. College St.**  
Alan Beckett owner of the Mobile Home Park was present. Community Development Director Charles Senzee explained the Conditional Use Request for the existing Mobile Home Park at 107 S. College St. and the Planning and Zoning Commission Report. Owner Alan Beckett explained the history of the Mobile Home Park and the condition of his trailers. Also offered if any of the commissioners would like to talk to any of his tenants they are only a phone call away. After a short discussion Commissioner Hills made a motion to approval the Conditional Use Request for the existing Mobile Home Park at 107 S. College St. which is zoned CG (General Commercial) in order to bring a nonconforming use into compliance with City code requirements. Seconded by Commissioner Branson. Commissioner Lindsey abstains. Motion carried.

**B). CU 11-02: Conditional Use Request for existing Mobile Home Park at 111 Burnam Ave.**  
Owner, Alan Beckett, of the Mobile Home Park at 111 Burnam Ave. was present. Commissioner Branson made a motion to approval the Conditional Use Request for the existing Mobile Home Park at 111 Burnam Ave. which is zoned R-2 (Two Family Residential) in order to bring a nonconforming use into compliance with City code requirements. Seconded by Commissioner Rhorer. Commissioner Lindsey abstains. Motion carried.

**OLD BUSINESS:**

None

**DISCUSSION:**

**A). SP 11-02: Middle School Final Plat**

Steve Proctor, Professional Land Surveyor, Trabue, Hansen & Hinshaw was present and representing Southern Boone County R-1 Schools. Community Development Director Charles Senzee explained the Middle School Final Plat review of a 1 lot plat for the existing Middle School property. This subdivision is designed to support the existing school use and the future expansion while also accommodating the City's plans regarding Main Street. Ernie Wren owner of the adjacent lot was also present. This was to familiarize Planning and Zoning with the proposed project and provide an opportunity for comments prior to formal review. Steve Proctor answered any questions the commissioners had.

**B). Pinto Pony Drive: Parking Plan**

Community Development Director Charles Senzee addressed the parking concerns on Pinto Pony Drive and explained the report and the City's plan of action which will be implemented in the Spring of 2011. This will ensure that adequate parking is provided for those residents who live along Pinto Pony Drive and address the concerns raised by the Planning and Zoning Commission. Resident Tony Taggart was present to express his concerns of the parking also the safety of pedestrians and motor vehicles. After a lengthy discussion the commissioners are pleased with the progress. Martha Crump parking is being addressed by Community Development Director Charles Senzee.

**MAYOR'S REPORT:**

None

**CITY ADMINISTRATOR'S REPORT:**

None

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

Community Development Director Charles Senzee informed the Commissioners of the changes to his reports and hopes to add conditions of approvals to them.

**COMMISSIONERS' REPORT:**

Commissioner Rhorer-glad to see the parking issues on Pinto Pony and Martha Crump being addressed

Commissioner Wobbe- nice change of pace to see things moving forward

Commissioner Hills- tenants and landlords

Commissioner Crandall-thank you

A Special Meeting is set for March 22, 2011, 7:00 p.m. for the **SP 11-02: Middle School Final Plat**.

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