

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
NOVEMBER 13, 2012
7:00 P.M.**

PUBLIC HEARING:

The Public Hearing on **Re-Zoning, ZB 12-01: S. Henry Clay**. A request to rezone undeveloped property from R-2 (Two Family Residential) to CG (General Commercial) was called to order by Vice-Chairman Branson at 7:00 p.m. to hear public comments. Gene Basinger addressed the board regarding the proposed rezoning. He indicated that he had performed the surveying on the property and explained the reason for the request. He also offered to answer any questions that anyone may have. No one else in the audience voiced any comments for or against the proposed ordinance.

The Public Hearing on **Code Amendment, PZ 12-03: Lot Size Transition Calculation**. A proposed amendment to Section 9.298 'Lot Size Transition Calculation' so that the specific uses and average lot sizes of adjacent residential subdivisions are considered was called to order by Vice Chairman Branson at 7:02 p.m. to hear public comments. No one from the audience voiced any comments for or against the proposed ordinance.

Vice-Chairman Branson closed the Public Hearing at 7:03pm.

REGULAR MEETING:

Vice Chairman Branson called the meeting to order Tuesday, November 13, 2012 at 7:03 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Gene Rhorer, Brad Williamson, Josh Lindsey, Paul Beuselinck, Rick Sage and James Branson. Chairman Anderson and Commissioner Taggart were absent.

Also present were Community Development Director Charles Senzee.

Vice Chairman Branson called for a motion to approve the November 13, 2012 agenda. Charles Senzee recommended that the code amendment shown as item B be moved to the end of the agenda to accommodate the applicants

representing the other cases. Charles Senzee also identified a typo on the agenda and asked that the plat shown as item C be renamed from “Green Acres” to “Green Pastures”. Commissioner Rhorer made a motion to approve the November 13, 2012 agenda with those changes, seconded by Commissioner Lindsey.

Motion carried unanimously.

Vice Chairman Branson called for a motion to approve the previous minutes dated October 9, 2012. Motion was made by Commissioner Beuselink to approve the previous minutes dated October 9, 2012. Seconded by Commissioner Rhorer. Motion carried unanimously.

NEW BUSINESS:

A). Re-Zoning, ZB 12-01: S. Henry Clay. A request to rezone undeveloped property from R-2 (Two Family Residential) to CG (General Commercial). The City’s staff report regarding the request was reviewed by the Commission. A brief discussion was held regarding the location of the subject property and whether the applicant wished to create an access to Main St. A motion was made by Commissioner Lindsey to recommend approval of the rezoning request to the City’s Board of Aldermen. Seconded by Commissioner Sage. Motion carried unanimously.

C). Plats, SP 12-01: Green Pastures Minor Plat. A request for final plat approval of a one lot minor plat on the east side of S. Henry Clay Blvd (Old Highway 63). The City’s staff report regarding the request was reviewed by the Commission. A brief discussion was held regarding on-site wastewater treatment and water services. A motion was made by Commissioner Sage to recommend approval of the request to the City’s Board of Aldermen. Seconded by Commissioner Williamson. Motion passed 5-0 with Commissioner Lindsey abstaining.

D). Site Plan, SPR 12-03: 208 S. Henry Clay Blvd. A request for site plan approval for a 3,220 sq ft two-story addition to the existing SBCFPD Fire Station #17. The City’s staff report regarding the request was reviewed by the Commission. Tom Trabue, engineer for the applicant, offered to answer any questions regarding the project. Commissioner Rhorer inquired about the stormwater capacity. A discussion regarding the project’s impact on stormwater and the adjacent properties was held. A brief discussion was also held regarding the vegetative

buffer and landscaping materials. A motion was made by Commissioner Lindsey to approve the proposed site plan with the staff recommendations contained in the staff report. Seconded by Commissioner Rhorer. Motion carried unanimously.

E). Site Plan, SPR 12-04: S. Henry Clay. A request for site plan approval for a 3,960 sq ft commercial building with associated parking and infrastructure. The City's staff report regarding the request was reviewed by the Commission. Gene Basinger, surveyor for the applicant, offered to answer any questions. Mr. Basinger voiced his objections to comment #21 of the comment letter and asked that it not be included in the approval due to the existing conditions of S. Henry Clay Blvd. Christina Luebbert, engineer for the applicant, discussed comments #9 and #13 and asked that they not be included. She indicated that she was "struggling" with the level of stormwater retention required for such a small development. She proposed that the City adopt a more flexible policy.

-Commissioner Taggart entered the meeting- A lengthy discussion regarding the site plan's level of completeness ensued between the Commission and the applicant's engineer. The applicant's engineer and staff agreed that any outstanding concerns could be addressed through the permitting process. Andy Jahnsen, applicant, discussed his proposed business and his desire to stay in Ashland. He expressed his willingness to work with the City to meet the code requirements. A motion was made by Commissioner Beuselinck to approve the proposed site plan with the staff recommendations contained in the staff report. Seconded by Commissioner Lindsey. Motion passed 5-0 with Commissioner Taggart abstaining.

B). Code Amendment, PZ 12-03: Lot Size Transition Calculation. A proposed amendment to Section 9.298 'Lot Size Transition Calculation' so that the specific uses and average lot sizes of adjacent residential subdivisions are considered. The City's staff report regarding the request was reviewed by the Commission. Staff provided a brief demonstration of the proposed code changes. A motion was made by Commissioner Rhorer to recommend approval of the request to the City's Board of Aldermen. Seconded by Commissioner Beuselinck. Motion passed unanimously.

OLD BUSINESS:

None

DISCUSSION:

The commission inquired about the status of the pending street acceptance and dedications. Staff updated the Commission on these issues.

MAYOR'S REPORT:

None

CITY ADMINISTRATOR'S REPORT:

None

COMMUNITY DEVELOPMENT DIRECTOR:

Charles Senzee provided the Commission with a letter from Kim Ponder, President of the Southern Boone Economic Development Council regarding the Ashland Business District.

COMMISSIONERS' REPORT:

- Commissioner Rhorer requested that speed limit signs be installed within the Setter's Knoll subdivision.
- Commissioner Lindsey inquired about the possibility of a street light at the corner of Hwy 63 and Peterson Ln.
- Commissioner Beuselinck asked about the City's code enforcement policy regarding unsanitary properties.

Vice Chairman Branson called for a motion to adjourn the November 13, 2012 meeting. Motion was made by Commissioner Beuselinck to adjourn the November 13, 2012 meeting. Seconded by Commissioner Taggart. Motion carried unanimously.

Minutes prepared by Charles Senzee, Community Development Director.