

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MARCH 8, 2016**

PUBLIC HEARING:

There was no public hearing.

REGULAR MEETING:

Chairman Batson called the meeting to order Tuesday, March 8, 2016 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Fred Klippel, Paul Beuselinck, Danny Clay, James Branson, Greg Batson, Nikki Courtney and Jeffrey Sapp. Commissioners absent were Brad Williamson.

Also present were Mayor Gene Rhorer, Interim City Administrator Lyn Woolford, and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the March 8, 2016 agenda. Commissioner Sapp made a motion to amend the Agenda to delete the Public Hearing from the March 8, 2016 agenda. Seconded by Commissioner Courtney. Motion carried unanimously. Commissioner Beuselinck made a motion to approve the amended March 8, 2016 agenda. Seconded by Commissioner Clay. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated February 9, 2016. Motion was made by Commissioner Sapp to approve the previous minutes dated February 9, 2016. Seconded by Commissioner Branson. Motion carried unanimously.

4. NEW BUSINESS:

1. Dove's Landing Site Plan Review

Chris Sander, A Civil Group Engineer, was present to speak for the interests of Dr. and Mrs. Crist (owners). Scott Vogler, MECO Engineering, was present to speak as the Ashland City Engineer. Commissioner Klippel asked if the house and the shed would stay. Mr. Sander stated they would leave these structures up now and tear them down at a later time. Commissioner Courtney asked about the present Fire Hydrant. Mr. Sander stated it was 1100 gal. per minute. Commissioner Clay asked if they were eliminating the old lagoon? Mr. Sander stated yes, they would tap into the city sewer. Several commissioners asked about the façade of the building, landscaping and parking lot lights disturbing the neighbors. Mr. Sander addressed all concerns of the commissioners. Commissioner Beuselinck asked about city sidewalk requirements. Interim City Administrator Woolford stated he would have to ask City Attorney Fred Boeckman since it is commercial property and may not be required. Commissioner Beuselinck made a motion to approve the final site plan with the condition if a sidewalk is required, it will be

placed. Seconded by Commissioner Klippel. Commissioner Courtney-aye, Commissioner Clay-aye, Commissioner Beuselinck-aye, Commissioner Branson-aye, Commissioner Klippel-aye, Commissioner Sapp-abstain.

2. Watts Construction Building Site Plan Review

Jason Watts, owner of Watts Construction, was present. Mr. Watts described the building as mostly residential with an area to store and work on equipment and a small office on the lower level in the front. Mr. Watts said the building would have cultured stone, siding, landscaping and a deck on the back. Interim City Administrator stated this was a permitted use per current city ordinance and did not require a conditional use permit. Mr. Vogler stated the site plan was approved by the city engineers. Commissioner Sapp made a motion to approve the Watts Construction Building Site Plan. Seconded by Commissioner Klippel. Motion carried unanimously.

3. Jeff Kays Law Office Site Plan Review

Dan Brush, Engineer, and Jeff Kays, owner, were present. Mr. Vogler stated the dimensions of the parking area meet with city engineer approval. The commissioners asked about the existing gravel driveway, landscaping and signage. Mr. Kays answered all questions. Interim City Administrator Woolford stated Mr. Kays appeared before the Board of Adjustment and received approval for water runoff from this property to MODOT property. Commissioner Sapp made a motion to approve the Kays Law Office Site Plan. Seconded by Commissioner Klippel. Motion carried unanimously.

5. OLD BUSINESS: Chairman Batson asked all the Commissioners to sign the final draft of letter for Marth Crump extension. All the commissioners signed except for Commissioner Williamson, who was absent. Chairman Batson asked Administrative Assistant Megan Young to get his signature and pass the letter to Mayor Rhorer and the Board of Aldermen.

6. DISCUSSION:

1. Expiration dates on Approved Plans

Interim City Administrator Woolford stated there are no expiration dates presently on approved Site Plans. The commissioners discussed time limitations and extensions. Commissioner Sapp suggested they make a consideration to the Board of Aldermen. Commissioner Courtney made a motion to recommend to the Ashland Board of Aldermen to adopt Boone County Site Plan terminology with the exception of a 12 month expiration date instead of 6 months. Seconded by Commissioner Clay. Motion carried unanimously.

2. Tiny Houses

Interim City Administrator commented the City of Columbia does allow Tiny Houses, however Ashland considers them as Accessory Structures and not residential. The commissioners discussed Tiny Homes as being a new version on Mobile Homes or Travel Trailers. Commissioner Sapp made a motion to recommend to the Ashland Board of Aldermen that Tiny Houses be treated as RV's and subject to the same rules and restrictions.

3. Building Code upgrade recommendation

Interim City Administrator Woolford started the discussion by stating that Boone County Inspector Doug Coley recommends Ashland upgrade to International Building Code 2012. Mr. Woolford would like to invite Doug to the next Planning & Zoning meeting. Commissioner Sapp stated he would like upgrade to International Building Code 2012 or whichever Boone County uses, because they do our inspections. Commissioner Sapp made a motion to recommend to the Board of Aldermen to adopt International Building Code 2012 and review the next time Boone County moves to a new code and upgrade accordingly. Seconded by Commissioner Courtney. Motion carried unanimously.

7. Mayor's Report:

Mayor Gene Rhorer stated the Force Main bid would be out next week. The Planning & Zoning Commission may be busy and may have to have 2 meetings a month. Commissioner Sapp commented the Second and Fourth Tuesdays would be the best time, if the commission had to meet twice a month.

8. City Administrator's Report:

Interim City Administrator Lyn Woolford had no report.

Guest Comments:

There were no Guest comments.

Commissioners' Report:

Commissioner Clay stated the Planning & Zoning Commission needed to start looking long range at the revitalization of the "Old District". We need to have a workshop and throw out ideas. He also stated the 2009 Comprehensive Plan needs to be looked at, the Transportation Plan was just an addition. Interim City Administrator Woolford stated the frontage of Ashland may change with MODOT's plan for Route H. Alderman Campbell, who was present in the guest seating, stated the outer perimeters of Ashland will be growing and we need to keep an eye on Ashland "Proper" and not just the outer perimeters.

Chairman Batson called for a motion to adjourn, March 8, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, March 8, 2016, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young