

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, OCTOBER 13, 2015**

REGULAR MEETING:

1. Chairman Batson called the meeting to order Tuesday, October 13, 2015 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Paul Beuselinck, James Branson, Greg Batson, Jeffrey Sapp and Danny Clay. Commissioners absent were Nikki Courtney.

Also present were Mayor Gene Rhorer and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the October 13, 2015 agenda. Commissioner Beuselinck made a motion to approve the October 13, 2015 agenda. Seconded by Commissioner Branson. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated September 8, 2015. Commissioner Clay commented that the Planning and Zoning should not have reviewed the site plan for the Parkside Subdivision at last month's meeting. Mayor Rhorer commented that the Lot owner has been notified about procedures to go before the Board of Adjustment. Motion was made to approve the previous minutes by Commissioner Sapp to approve the previous minutes dated September 8, 2015. Seconded by Commissioner Klippel. Motion carried unanimously.

4. NEW BUSINESS: There was no New Business.

5. OLD BUSINESS:

A). Complete Streets Policy

Commissioner Beuselinck opened the conversation by stating that the Complete Streets Policy was a series of guiding principles and practices under "Livable Streets". These are the principles used on publicly funded projects under development. This policy takes all aspects of public transport, vehicle traffic, bicycles, pedestrians and ADA, into consideration. Mayor Rhorer said Complete Streets is a Policy with a lot of latitude and is low impact for the City. Commissioner Beuselinck commented that if this is included as an ordinance, any grant will have to include items in this policy.

Commissioner Courtney arrived.

There was continuing discussion on how to move this Policy forward. Commissioner Courtney questioned some of the verbiage and what are "appropriate materials". Commissioner Beuselinck state the generalization is intentional. Commissioner Beuselinck suggested sending

this policy to the Board of Aldermen for consideration. There was discussion on whether this policy should be an Ordinance or Resolution.

Commissioner Beuselinck made a motion to recommend the Complete Streets Policy to the City of Ashland Board of Aldermen for consideration as a Resolution OR an addition to the City of Ashland Ordinances. Seconded by Commissioner Sapp. Commissioner Beuselinck asked individual votes be counted. Commissioner Williamson-aye, Commissioner Klippel-aye, Commissioner Beuselinck-aye, Commissioner Branson-aye, Commissioner Courtney-aye, Commissioner Sapp-aye, Commissioner Clay-aye. Motion carried unanimously.

6. DISCUSSION:

A). General Commercial property used for Residential, review of City Ordinance 9.230, 9.235 and 9.240.

Commissioner Beuselinck stated a citizen has called him to ask about building on property at Sarah Dr. and S. Henry Clay Blvd. The citizen would like to build a commercial property with the business in the top half of the building and residences underneath. The commissioners discussed various uses for the building, fire safety and proper egress, concerns of tenants living in the building, and types of conditional use. Commissioner Sapp suggested the citizen do more research regarding the type of business, and Chairman Batson commented if there was a conditional use the commission would need to see site and/or building plans. Commissioner Beuselinck stated he would take this information back to the citizen.

7. Mayor's Report:

Mayor Gene Rhorer informed the commissioners that Police Chief Lyn Woolford has been appointed as the City Administrator for the next six months from this point forward. Chief Woolford will be sitting in on future Planning & Zoning meetings. Commissioner Courtney asked about The Baptist Home. Mayor Rhorer stated they have been annexed into the city, they are now working on site plans and are ahead of schedule.

Guest Comments: There were no Guest Comments.

Commissioners' Report:

Commissioner Klippel stated we need to look at the street ordinances. There are too many streets that are needing repairs. We need 15 year streets, not 2 year streets. Mayor Rhorer stated the warranty period for contractor repairs was 1-3 years. Mayor Rhorer suggested reviewing the ordinance and finding out how we can make it better.

Chairman Batson said his neighbor has asked about city code regarding brick mailboxes. It is not in the city code, his neighbor will need to contact the Post Office regarding mailboxes.

Chairman Batson called for a motion to adjourn, October 13, 2015, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, October 13, 2015, Planning and Zoning Meeting. Seconded by Commissioner Williamson. Motion carried.

Minutes prepared by Megan Young