

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, FEBRUARY 28, 2017**

**REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, February 28, 2017 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson, Greg Batson, Jeffrey Sapp, Jerrod Bryan. Commissioners absent were Nikki Courtney and Debbie Richardson.

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

Chairman Wren called for a motion to approve the February 28, 2017 agenda. Commissioner Sapp made a motion to approve the February 28, 2017 agenda. Seconded by Commissioner Batson. Motion carried unanimously.

Chairman Wren called for a motion to approve the previous minutes dated December 13, 2016. Motion was made by Commissioner Sapp to approve the previous minutes dated December 13, 2016. Seconded by Commissioner Branson. Motion carried unanimously.

**NEW BUSINESS:**

1. Roy Williams Lot 7 Layout

Roy Williams, 308 S. Main St., stated that he wants to build a handicap accessible residence. He stated he has been here a long time and wants to get rid of the old house at 308 S. Main St. City Administrator Woolford said the issue is two houses at once on the same lot. Commissioner Sapp stated Mr. Williams had appeared before the Board of Aldermen and asked what he needed to do to get this done. After much discussion between the commissioners, it was determined the main concern was the two residences on one lot. Commissioner Sapp quoted a letter received from Alderman Jesse Bronson. City Administrator Woolford stated the city would like to have the letter of credit before construction starts. The banker would write a letter of credit to the city to tear down the old residence, if Mr. Williams doesn't do it when the new house is done. The city hasn't received it yet, because the banker has been sick and hasn't typed it up yet. Commissioner Williamson asked Mr. Williams what kind of time frame to get a new residence built and the old one torn down? Mr. Williams stated the builder says 90 days. It will be all on one level, 2 bedroom, 1 bath, very simple and efficient. It will be built by McCravitz Custom Homes from Hallsville. Mr. Williams stated he would like to see the old house recycled into the new house and extra pieces given to habitat for humanity. Mayor Rhorer said Mr. Williams came to the Board of Aldermen and the letter of credit is for \$5000 cash. The Board of Aldermen required Mr. Williams to have this in case something happens to him before the old house is torn down. That way the city can take care of it, if necessary. Commissioner Sapp

made a motion to approve the site plan on condition that the letter of credit is received prior to construction on the new residence starting. Seconded by Commissioner Williamson. Motion carried unanimously.

2. Re-approval of addendum for Liberty Lane Townhomes

City Administrator Woolford stated this was on the agenda because the Engineer did not put a drainage easement on the north end of the mylar document. No other changes otherwise. There was a brief discussion between the commissioners. Commissioner Bryan made a motion to approve the addendum for Liberty Lane Townhomes. Seconded by Commissioner Sapp. Motion carried unanimously.

**OLD BUSINESS:** None.

**DISCUSSION:**

1. 2015 Ashland Transportation Plan

Chairman Wren stated this was put on the Agenda by the mayor for the commissioners to discuss future considerations of transportation. Mayor Rhorer stood up and commented on the problem with traffic backing up down Broadway to Highway 63. We need a short term solution and then a long term solution. The citizens are going to start finding the situation too dangerous. The City of Ashland is growing rapidly. The previous annual average for newly built homes was 35. This year we will have 100 new families. The city is looking for ideas for new entry/exits and to relieve congestion to Highway 63 from Henry Clay @ Broadway. Traffic has become cumbersome. We need to get the Board of Aldermen and the P & Z Commission together for a solution in the next couple of years. Mayor Rhorer stated the two priorities for capital funds in the next budget year are the Wastewater Treatment plant and traffic. City Administrator Woolford stated Liberty Landing Subdivision phases 5, 6, & 7 are on next agenda. This will increase traffic even more. Mr. Woolford said he had a discussion with MODOT. He said a suggested option was to take out the stop signs for east/west traffic on Broadway for better traffic flow. The Commissioners discussed ways to exit Ashland. Commissioner Bryan asked Mayor Rhorer: Was there traffic relief from building the roundabouts? Mayor Rhorer said there was considerable relief. Commissioner Bryan stated he is not sure if the city needs to get into traffic lights. Mr. Woolford states MODOT wants to get congestion off the ramps. Mr. Woolford said they had talked with MODOT about cost sharing. Mayor Rhorer stated if this board determines a roundabout at Henry Clay Blvd. is the best idea, he can start pushing for legislation for this. Commissioner Sapp commented the removal of stop sign is just a band aid. We need a much better solution. There was a brief discussion on alternatives for this. Mr. Woolford said the city has a preliminary sketch for an oblong roundabout. Commissioners discussed the location and necessity of another overpass within the next 10 years. Commissioner Sapp made a motion to recommend to the Board of Aldermen to press our state representatives and MODOT to get the roundabout at Henry Clay and Broadway as soon as possible. Commissioner Clay asked Mr. Woolford if the city was considering another roundabout at the Liberty Lane and Henry Clay intersection? Mr. Woolford said yes, they were considering that area also. Mayor Rhorer stated we need to promote the idea and push for a cost share program with MODOT as soon as possible. Motion Seconded by Commissioner

Branson. Commissioner Batson stated we need more data before we request these changes. Chairman Wren called for a vote. Commissioner Williamson – aye, Commissioner Batson – nay, Commissioner Branson – aye, Commissioner Sapp – aye, Commissioner Bryan – nay. Motion does not carry. Commissioner Batson stated we don't want to jump before we look at this further. We need to look at costs to the city and MODOT. Mayor Rhorer said he is worried about the vision not the cost. The idea is first. Mayor Rhorer stated he is looking for a receptive idea before the nuts and bolts. How will pedestrians navigate roundabout? These are things to discuss later. The City wants the Planning & Zoning Commission to be in the loop. The P & Z Commission can recommend to the Board of Aldermen, and then the Board of Aldermen can discuss and allocate funds to this. Commissioner Sapp made a motion to have this on the discussion for the next P & Z meeting in 2 weeks. No Second, motion dies. Commissioner Bryan made a motion to approve a preliminary design idea for the roundabout at the intersection of Henry Clay and Broadway and to send the approval to the Board of Aldermen and allow the Aldermen to proceed as they see fit. Seconded by Commissioner Batson. Motion carried unanimously.

**City Administrator's Report:**

City Administrator Lyn Woolford had nothing to report.

**Mayor's Report:** None.

**Guest Comments:**

George Campbell, Alderman of Ward 1, spoke as a citizen and said there are short term fixes and long term fixes. We need to do generational recommendations for future growth as a city. We are increasing both south and north. North there is more commercial growth. One thing to consider is the Crump Extension. To get more bang for our buck, is it an outer road with easements or an overpass? The Baptist Home will need ingress and egress. There are landowners nearby that are eager for easements. The corridor to the north of Ashland is getting bigger. We have annexed 1000 acres north of Ashland, not south. It is a domino effect. Everyone wants to get on the train. An overpass by new Salem Road will be very expensive. If we can show the state that this is generational, this will take care of us here in Ashland. It opens a new avenue of growth. You can take Minor Hill Road and hit Route DD and this will access Liberty Lane and opens Liberty Lane to the west and opens more commercial property. This will create more accessibility. The northern side of the city has more growth for the city. That is what we will need to set our sights on. The mile square west of Angel Lane will have a lot of growth, and a lot of change to accommodate. That's where I feel from a public comment on it. As an Alderman, I have insight that "Joe Public" doesn't have. It is very, very important to look at this for 10-15 years down the road. City Administrator Woolford stated, in addition, The Baptist Home will hopefully start building at the end of this year and won't want their older drivers to pull out onto the highway. Mayor Rhorer stated he appreciates what each person does and without that, we couldn't do what we do. We are looking forward to your ideas. Thank you.

**Commissioners' Report:**

Commissioner Sapp stated he drove by the Ponderosa Commerce Park/Hummingbird Property earlier today and they are moving forward with roads. It looks like it is moving along and he is anxious to see what comes of it. Commissioner Bryan also stated he drove by and noticed the changes.

Chairman Wren called for a motion to adjourn, February 28, 2017, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, February 28, 2017, Planning and Zoning Meeting. Seconded by Commissioner Batson. Motion carried.

Minutes prepared by Megan Young