

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, APRIL 11, 2017**

Chairman Wren started by welcoming the new commissioners and asking each commissioner to introduce themselves and give a little bit of their background. The commissioners did so.

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Wren opened the hearing at 7:00 p.m., to seek public comments on:

**1. Proposed Rezoning from I-L, Light Industrial to C-G, Commercial General for the Southwest Courts Association, at Southwoods Commercial Park, Plat 1 Lot 8, for Conservation Home Builders LLC, Parcel ID # 24-508-00-16-008.00 01. This property is located on Cobblestone Ct.**

Public Questions/Comments: Property Co-Owner Mike McCubbin had a presentation regarding plans for the property when it gets rezoned. He spoke about current zoning and why they made it that way many years ago. He stated the area has been changed over the years and now it is mostly commercial with conditional uses. Commissioner Wills and Commissioner Burhans asked questions about current surrounding lots. Chairman Wren asked if there were any further questions from the commissioners. There were none.

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Wren opened the hearing at 7:00 p.m., to seek public comments on:

**1. Proposed Conditional Use for two-family dwelling (Ashland City Code 9.240.1) and multi-family dwelling (Ashland City Code 9.240.4) for the Southwest Courts Association, at Southwoods Commercial Park, Plat 1 Lot 8, for Conservation Home Builders LLC, Parcel ID # 24-508-00-16-008.00 01. This property is located on Cobblestone Ct.**

Public Questions/Comments: Per Mike McCubbin, there are two 6-plexes planned for this lot. The lots in the surrounding properties are smaller with regards to the size of the dwelling spots on them. Included in the commissioner packets, he said, were documents showing what he is planning on building. Commissioner Bryan asked if they were going to be rental property? Mike McCubbin stated he will see if there is any interest with selling them, if not, just going to make them rentals. City Administrator Woolford asked about traffic. Mike McCubbin said there would be 2 cars per dwelling, and they are looking at primarily 2 bedrooms for these dwellings. He said the maximum is 24 vehicles. Commissioner Richardson asked about parking for the units. Mike McCubbin referred to the pictures provided to the commissioners. Also discussed, between Mike McCubbin and the commissioners, was covered parking and assigned parking. City Administrator Woolford stated Mike will come back with a site plan. Mike stated parking for these dwellings will be mandated. Commissioner Wills asked who the targeted renters are.

Mike McCubbin stated young couples and older residents. Commissioner Bryan asked about overflow parking? Mike McCubbin stated there would be no off street parking. Commissioner Wills asked if there would be any play area? Mike McCubbin said there would be landscaping, but not much for children. The green part on the picture in the commissioner's packet is for drainage. There were questions from the commissioners regarding Lot 8 and Lot 9. Mike McCubbin stated that would be a discussion with the city for another time. Alderman Liaison Clay stated he is tired of seeing duplexes. This is something new to this town. Commissioner Richardson asked Mr. McCubbin what kind of rental prices would there be? Mike McCubbin stated they would be comparable to Columbia. Commissioner Bryan said the Middleton neighborhood was concerned about the traffic. Mike McCubbin stated he had a meeting with the Middleton residents on the 26<sup>th</sup>. There were 12-15 people who showed up. Mike McCubbin said he wanted to put in 36 units, they came back with 18, so he said let's start with 12 on one lot. Richard McCubbin stood and spoke about the history of the property surrounding this lot. Commissioner Williamson asked when contacting residents, did Mike McCubbin contact businesses also? Mike McCubbin stated yes, he contacted Crazy Dick's and the Senior Center. Commissioner Williamson said he just wanted to make sure it is all covered for the people who were not here. Commissioner Williamson told Mike McCubbin the plan with the commissioner packet was appreciated. Chairman Wren asked if there were any further questions. There were none. Chairman Wren closed the public hearing.

#### **REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, April 11, 2017 at 7:43 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson, Jerrod Bryan, Debbie Richardson, Randy Burhans and Cynthia Wills. Commissioners absent were Greg Batson, Jeffrey Sapp and Nikki Courtney.

Also present were City Administrator Lyn Woolford and Administrative Assistant Megan Young.

Chairman Wren called for a motion to approve the April 11, 2017 agenda.  
Commissioner Bryan made a motion to approve the April 11, 2017 agenda.  
Seconded by Commissioner Williamson. Motion carried unanimously.

Chairman Wren called for a motion to approve the minutes, as amended, dated March 14, 2017. Motion was made by Commissioner Bryan to approve the minutes, as amended, dated March 14, 2017. Seconded by Commissioner Branson. Motion carried unanimously.

#### **NEW BUSINESS:**

1. Proposed Rezoning from I-L, Light Industrial to C-G, Commercial General for the Southwest Courts Association, at Southwoods Commercial Park, Plat 1 Lot 8, for Conservation Home Builders LLC, Parcel ID # 24-508-00-16-008.00 01.

City Administrator Mr. Woolford made a recommendation that the commissioners make a motion to discuss this item on the agenda. Commissioner Burhans made a motion to open the discussion for the proposed rezoning of Southwoods Commercial Park, Plat 1 Lot 8. Seconded

by Commissioner Branson. Motion carried unanimously. Commissioner Burhans stated he would like to hear more on why this is being changed. Chairman Wren explained the differences between Light Industrial and Commercial General. There was further discussion between the commissioners on the impact of this zoning for that area. Commissioner Branson made a motion to approve the rezoning for Southwoods Commercial Park, Plat 1 Lot 8. Seconded by Commissioner Bryan. Motion carried unanimously.

2. Proposed Conditional Use for two-family dwelling (Ashland City Code 9.240.1) and multi-family dwelling (Ashland City Code 9.240.4) for the Southwest Courts Association, at Southwoods Commercial Park, Plat 1 Lot 8, for Conservation Home Builders LLC, Parcel ID # 24-508-00-16-008.00 01.

Commissioner Branson made a motion to open for discussion the Conditional Use request for Southwoods Commercial Park, Plat 1 Lot 8. Commissioner Burhans asked about different conditional uses. Chairman Wren stated City Code 9.240 includes multiple family dwellings. Commissioner Bryan stated he had reservations about this conditional use. Mike McCubbin said he had talked to many people in that area and many of them approved. Mike McCubbin said it was presented incorrectly in the beginning, and he is trying to fix this. Chairman Wren said there has been many meetings on this, and there was interest in the beginning, but he thinks people are becoming more comfortable with the information. There was further discussion between the commissioners regarding types of dwellings and traffic flow. Commissioner Burhans made a motion to approve the Conditional Use for two-family dwellings (according to Ashland City Code 9.240.1) and multi-family dwellings (Ashland City Code 9.240.4) for Southwoods Commercial Park, Plat 1 Lot 8. Seconded by Commissioner Wills. Motion carried unanimously.

3. Final Plat for South Terminus of Allegiance Ave. for Liberty Landing phase 5, 6, 7 for Martin Builders, Inc.

This request was withdrawn by Martin Builders, Inc., due to modifications in the plans. A motion was made by Commissioner Bryan to table this item until a later date. Seconded by Commissioner Williamson. Motion carried unanimously.

**OLD BUSINESS:** None.

**DISCUSSION:** None.

**Mayor's Report:** There was no Mayor's Report.

**City Administrator's Report:**

City Administrator Lyn Woolford had a suggestion about a downtown beautification idea. He stated there has been talk about how to dress up downtown. Rich Gilford, who lives outside of Ashland, is working with the Mid-Missouri Arts Alliance. Mr. Gilford provided drawings for gates between the buildings. Commissioner Burhans asked if these were pedestrian gates? Mr.

Woolford said yes. He asked for any comments regarding interest in this project. Commissioner Wills asked if there was a cost estimate? Mr. Woolford stated not yet. Commissioner Bryan said this is a lot of future expense for the City of Ashland. Alderman Liaison Clay commented on the Main Street Grant program which is grants for cities to help with the cost of downtown rejuvenation. We need to get Community groups interested in this. Commissioner Wren stated he has seen this before. This time it would be great if it sticks, because Ashland is growing. Commissioner Clay stated people want to see pretty pictures before they will get involved in something. Commissioner Burhans said someone to guide with grants would be very helpful. There was discussion on what the city could do with income from Ponderosa Commercial Park. City Administrator Woolford said he was just asking for comments regarding this suggestion. Everyone agreed it would be a nice thing, and they would like to see more. City Administrator Woolford said he would take it to the Ashland Board of Aldermen and show it to them.

**Guest Comments:** None.

**Commissioners' Report:**

Commissioner Bryan stated the Mayor wanted the commissioners to discuss generational traffic use. Chairman Wren said we would add it to the next agenda as a discussion item. Commissioner Bryan asked about the southwest traffic. City Administrator Woolford stated MODOT has opened a cost share and we are putting in an application. Commissioner Bryan said the commissioners also need to discuss the best place to put an overpass.

Chairman Wren called for a motion to adjourn, April 11, 2017, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn, April 11, 2017, Planning and Zoning Meeting. Seconded by Commissioner Burhans. Motion carried.

Minutes prepared by Megan Young