

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, AUGUST 11, 2015**

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:03 p.m., to seek public comments on:

**1. Proposed Rezoning from County A-1 to City G-C, General Commercial for Knipp Farms, LLC.**

Public Questions/Comments: Mike Martin questioned the purpose to the rezoning. Alderman Campbell commented on the future expansion of the City of Ashland within the next 5-10 years. Mr. Martin questioned the growth of Ashland and that he hasn't seen any plans for that growth. Mr. Martin also asked about Dept. of Natural Resources (DNR) approval for the City of Ashland's new Sewer Facility. Mayor Rhorer stated that the Sewer Facility final plans are presently at DNR awaiting approval, and the City of Ashland expects them to be approved shortly. Mayor Rhorer also commented that the Sewer Facility would take time to build, and would have several phases planned.

No further public comments.

Chairman Batson closed the Public Hearing at 7:25 p.m.

**PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:26 p.m., to seek public comments on:

**2. Proposed Rezoning from County A-1 to City G-C, General Commercial for The Baptist Home properties.** Present to answer any questions Steve Long, The Baptist Home, Steven Jones, The Baptist Home, and Brian Harrington, Allstate Consultants.

Public Questions/Comments: Steve Long, The Baptist Home, did a small speech on the phases and types of residences and residents to be expected to live on The Baptist Home properties. Commissioner Beuselinck asked if roads on The Baptist Home property will be private. Steve Long said yes. Alderman Campbell asked if The Baptist Home would be using local labor and materials for resources. Steve Long said yes. Alderman Klippel asked since The Baptist Home is in rural areas do the residents complain about the surrounding farms/farmers? Steven Jones, The Baptist Home, said they have several large properties in rural areas in Missouri and have not received any complaints. He stated when The Baptist Home starts building, it generally assists the local towns to improve the areas near The Baptist Home.

No further public comments.

Chairman Batson closed the Public Hearing at 7:39 p.m.

### **PUBLIC HEARING:**

The Planning and Zoning Commission held a Public Hearing, and Chairman Batson opened the hearing at 7:40 p.m., to seek public comments on:

### **3. City of Ashland's adoption of the 2015 Comprehensive Transportation Plan.**

Public Questions/Comments: There were no public comments.

Chairman Batson closed the Public Hearing at 7:41 p.m.

### **REGULAR MEETING:**

1. Chairman Batson called the meeting to order Tuesday, August 11, 2015 at 7:42 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Paul Beuselinck, James Branson, Greg Batson, Nikki Courtney and Jeffrey Sapp.

Also present were Mayor Gene Rhorer, City Administrator Josh Hawkins, City Attorney Fred Boeckman, Alderman George Campbell and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the August 11, 2015 agenda. Commissioner Beuselinck asked that future agendas have the time of the meeting added. Commissioner Sapp made a motion to approve the August 11, 2015 agenda. Seconded by Commissioner Beuselinck. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated July 14, 2015. Motion was made by Commissioner Branson to approve the previous minutes dated July 14, 2015. Seconded by Commissioner Williamson. Motion carried unanimously.

### **4. NEW BUSINESS:**

#### **A). Proposed Rezoning from County A-1 to City G-C, General Commercial for Knipp Farms, LLC.**

There were no comments from the Commissioners. Chairman Batson asked for a motion. Commissioner Sapp made a motion to approve the rezoning request as submitted. Seconded by Commissioner Courtney. Motion carried unanimously.

#### **B). Proposed Rezoning from County A-1 to City G-C, General Commercial for The Baptist Home properties.**

Chairman Batson asked questions about the 2<sup>nd</sup> access/egress road from The Baptist Home. Wanted to know if there had been discussion on a road between Ashland and The Baptist Home and who would maintain it. Mayor Rhorer stated The Baptist Home would build the road and the City of Ashland would accept and maintain the road. The Commissioners discussed possible revenue sources with The Baptist Home. Chairman Batson asked for a motion. Commissioner Sapp made a motion to approve the rezoning request as submitted. Seconded by Commissioner Williamson. Motion carried unanimously.

**C). OFFICERS ELECTIONS:**

Ballots were handed out to the Commissioners with Commissioners names for the election of a new Vice Chairman. Ballots were marked and collected by Administrative Assistant Megan Young for a count.

**Vice Chairman Planning and Zoning**

|                         |                 |
|-------------------------|-----------------|
| Commissioner Batson     | Brad Williamson |
| Commissioner Williamson | James Branson   |
| Commissioner Branson    | Brad Williamson |
| Commissioner Sapp       | James Branson   |
| Commissioner Klippel    | Brad Williamson |
| Commissioner Courtney   | Paul Beuselinck |
| Commissioner Beuselinck | Nikki Courtney  |

|                 |   |
|-----------------|---|
| Brad Williamson | 3 |
| James Branson   | 2 |
| Paul Beuselinck | 1 |
| Nikki Courtney  | 1 |

**Vice Chairman Brad Williamson**

**5. OLD BUSINESS: City of Ashland’s adoption of the 2015 Comprehensive Transportation Plan.** City Administrator Josh Hawkins explained that in order for the City of Ashland to adopt the 2015 Comprehensive Transportation Plan, the Planning and Zoning Commission must officially accept the plan. Chairman Batson asked for any revisions or comments from the commissioners. There were none. Chairman Batson called for a vote. Commissioner Sapp made a motion to accept the 2015 Comprehensive Transportation Plan. Seconded by Commissioner Courtney. Motion carried unanimously.

**6. DISCUSSION:** None.

**7. Mayor’s Report:**

Mayor Gene Rhorer thanked the commissioners and commented on the approval vote and how much it meant to the future of the City of Ashland.

**8. City Administrator’s Report:**

City Administrator Josh Hawkins informed the commissioners that due to rain earlier in the summer, APAC is 6-8 weeks behind on their street resurfacing schedule. APAC should start in September. The tennis court refurbishment at the park won’t be until next year. City Engineer Scott Vogler is working on a storm water ordinance. 1<sup>st</sup> quarter Sales Tax for the City is down, not a big deal, just disappointing. City Administrator Hawkins spent last week in Conway, AR at a Community Development Institute course getting a lot of good information. The next joint meeting with the Board of Aldermen will be at the end of September. The Ash St. project will be discussed at the next joint meeting.

**Guest Comments:** None

**Commissioners' Report:**

Commissioner Klippel reminded everyone that Wednesday was the first day of school and to watch their speed limits.

Chairman Branson called for a motion to adjourn, August 11, 2015, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, August 11, 2015, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young