

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, SEPTEMBER 8, 2015**

REGULAR MEETING:

1. Chairman Batson called the meeting to order Tuesday, September 8, 2015 at 7:02 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. Commissioner absent was Nikki Courtney.

Also present were City Administrator Josh Hawkins and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the September 8, 2015 agenda. Commissioner Sapp made a motion to approve the September 8, 2015 agenda. Seconded by Commissioner Branson. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated August 11, 2015. Motion was made by Commissioner Beuselinck to approve the previous minutes dated August 11, 2015. Seconded by Commissioner Sapp. Motion carried unanimously.

4. NEW BUSINESS:

A). Parkside Subdivision. Present were property owner James Nichols, and Surveyor C. Stephen Heying. Mr. Heying and Mr. Nichols put forth a request for the approval of a Minor Plat for the lot on the corner of College St. and Ash St. This plat will separate one (1) lot into three (3) lots to be available for construction. There was discussion on where the residences would be placed considering the lot sizes do not meet the current city ordinances regarding lot sizes. Mr. Heying read the original surveyor's report of year 1898 which had lot sizes of 45' and 75', instead of the current city standard of 90'. There was some confusion on lot sizes, yard sizes and building sizes because Mr. Nichols and Mr. Heying did not have physical building plans yet.

Commissioner Sapp recommended the approval of the Minor Plat, provided the footprint of the planned structures meet all set back requirements to the satisfaction of the City Engineer, Steve Vogler of MECO Engineering. Seconded by Commissioner Beuselinck. Commissioner Williamson - aye, Commissioner Klippel - aye, Commissioner Beuselinck - nay, Commissioner Branson - aye, Commissioner Batson - aye, Commissioner Sapp - aye and Commissioner Clay - aye. Motion carried.

B). Complete Streets Policy. Commissioner Beuselinck stated that this is for discussion on the movement of traffic around town. This is an off-shoot of the Livable Streets grant. Motion was made by Commissioner Sapp to put this on the Agenda for the October 13th meeting so Commissioners have time to consider this information. Seconded by Commissioner Beuselinck. Motion carried unanimously.

6. DISCUSSION:

A). Chapters 9 & 12 Revisions. Commissioners discussed changes to city code for Chapter 9 regarding fences facing “public right of ways”, fences and property lines, and mutual fencing. There was no discussion on changes for Chapter 12.

8. City Administrator’s Report:

City Administrator Josh Hawkins invited everyone to the Ash St. Sidewalk Project open house at the City Park tomorrow night from 6-8 p.m. at the Large Shelter. Liberty Landing will start moving dirt and building this winter. Commissioner Beuselinck asked how many lots? Mr. Hawkins stated there were 120 platted.

Guest Comments:

Surveyor C. Stephen Heying commented on how smaller lot sizes are more efficient, but it appears that we are trending towards large lot sizes. Mr. Heying also commented on Pyramid zoning has made a mess of Ashland and to fix it we should start here. Mr. Heying suggested the Planning & Zoning Commission consider zoning, lots and restrictions. All of these should meet federal mandates.

Commissioners’ Report:

Commissioner Sapp thanked everyone at the meeting, there was a lot to discuss, thanks to Scott Vogler for his input and welcome to new Commissioner Danny Clay.

Commissioner Beuselinck questioned lowering of the speed limit on Main St., but the school buses are not following the speed limit. Mr. Hawkins said he would mention it to Chief Woolford.

Chairman Batson called for a motion to adjourn, September 8, 2015, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, September 8, 2015, Planning and Zoning Meeting. Seconded by Commissioner Branson. Motion carried.

Minutes prepared by Megan Young