

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
OCTOBER 12, 2010
7:00 P.M.
573-657-2091

PUBLIC HEARING:

Public Hearing was called to order by Commissioner Calvert at 7:00 p.m. to hear public comments on a Rezoning Request for four lots from C-N (Neighborhood Commercial) to R-2 (Two-Family Residential). These lots are legally described as: Lots 4, 5, 6, and 7 of the Palomino Ridge Subdivision PB 36 PG 1. The purpose for rezoning these lots is to construct four multifamily duplex structures. Boyd Rice was present to answer any questions about the rezoning request and around twenty residents from land owners from Palomino Ridge Subdivision and surrounding area were in attendance to voice their comments on the rezoning request.

Comments:

- Sharon Chitwood from 503 Pacer was present to state her concerns about the location and the parking of the duplexes.
- Brad Neely from 504 Pacer was present and concerned about the parking and kids playing in the streets. Brad also had pictures to show the commissioners the parking. He would like to see single family residential.
- Chuck Isaacson from 502 Pacer was present and voiced that he would prefer single family residential and is against the rezoning to R-2 to construct four multifamily duplexes.
- Mark Shiner from 400 Mustang was present and wanted to understand financially why C-N to R-2.
- Thomas Vaughn from 403 Mustang was present and wanted to know what the property across from the lots are zoned and how it would affect them. Why is there parking on the north side of Martha Crump.
- Mike McCubbin was present and wanted to express an idea of entering and exiting at different locations.
- Wayne and Carolyn Shelby were present to state their concerns about how it would affect their property value and would hate to see duplexes. Carolyn also states her concern about the traffic and the kids playing between cars.
- Don from 503 Pacer was present and had pictures to show the commissioners about the parking and stated that he was against the rezoning request to R-2.
- Betty Glaab from 203 West Oaks was presented and expressed the decrease of property value by building duplexes.
- Paul Denkler from 504 Brenton Way was presented and stated his concern about the public safety.
- Dan Rataj from 500 Pacer was present and would prefer single family residential. Against the construction of duplexes and rezoning to R-2.

- Bill Hampton from 504 Martha Crump was present and stated his concerns about the traffic and public safety. We have empty duplexes now for rent so why build more.

Charles Senzee, Community Development Director, was present and explained the purpose of the C-N zoning district and the uses which could be developed in the two subject zoning districts.

Public Hearing was closed at 8:18 p.m.

REGULAR MEETING:

Chairman Calvert called the meeting to order Tuesday, October 12, 2010 at 8:25 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Carly Wobbe, Paul Beuselinck, John Hills, James Branson, Calvin Crandall, Jeff Anderson, Gene Rhorer, Joshua Lindsey, Fred Klippel and Alisa Calvert.

Also present were Mayor Mike Jackson, City Administrator Chris Heard, Community Development Director Charles Senzee and City Treasurer Jessica Wenger.

Chairman Calvert called for a motion to approve the agenda. Motion was made by Commissioner Branson to approve the October 12, 2010 agenda, seconded by Commissioner Klippel. Motion carried unanimously.

Chairman Calvert called for a motion to approve the minutes dated September 14, 2010. Motion was made by Commissioner Hills to approve the minutes and seconded by Commissioner Beuselinck. Motion carried unanimously.

NEW BUSINESS:

A). Rezoning Request, Boyd Rice Construction, Four Lots from C-N to R-2.

After a discussion, Commissioner Beuselinck made a motion to approve the Rezoning Request from C-N to R-2, seconded by Commissioner Crandall. Commissioner Calvert called for a roll call vote.

Commissioner Beuselinck-nay
Commissioner Klippel-nay
Commissioner Rhorer-nay
Commissioner Wobbe-nay
Commissioner Hills-nay
Motion Denied.

Commissioner Branson-nay
Commissioner Anderson-nay
Commissioner Lindsey-nay
Commissioner Crandall-nay
Commissioner Calvert-nay

OLD BUSINESS:

None

Mayor's Report:

Mayor Mike Jackson was present to express what a great job they were doing.

City Administrator's Report:

None

Community Development Director's Report:

Community Development Director Charles Senzee was present and updated the commissioners on the process of crack sealing, street inventory and City of Ashland codes.

Commissioners' Report:

Commissioner Klippel-review driveway widths and review conditional uses

Commissioner Anderson-safety of children, condition of streets and the parking on
Middleton and Liberty, also Martha Crump and Pinto Pony

Commissioner Rhorer-Parking on Martha Crump and Pinto Pony, Middleton and Liberty

Commissioner Lindsey- tall grass

Commissioner Wobbe-tall grass, trash, abandon house

Commissioner Calvert made a motion to amend the code dealing with site plan submittals,
seconded by Commissioner Beuselinck. Motion carried unanimously.

Guest Comments:

None

Chairman Calvert called for a motion to adjourn the meeting. Motion was made by
Commissioner Beuselinck to adjourn the meeting and seconded by Commissioner Wobbe.
Motion carried unanimously.

Alisa Calvert
Chairman

Charles Senzee
Community Development
Director

Jessica Wenger
City Treasurer