

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
SEPTEMBER 13, 2011
7:00 P.M.
573-657-2091

REGULAR MEETING:

Chairman Crandall called the meeting to order Tuesday, September 13, 2011 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Gene Rhorer, Carly Wobbe, Jeff Anderson, Joshua Lindsey, James Branson, and Calvin Crandall. Commissioners absent were Rick Sage and Tony Taggart.

Also present Community Development Director Charles Senzee and City Treasurer Jessica Wenger.

Chairman Crandall called for a motion to approve the September 13, 2011 agenda. Commissioner Branson made a motion to approve the September 13, 2011 agenda seconded by Commissioner Lindsey. Motion carried unanimously.

Chairman Crandall called for a motion to approve the previous minutes dated August 9, 2011. Motion was made by Commissioner Branson to approve the previous minutes dated August 9, 2011. Seconded by Commissioner Rhorer. Motion carried unanimously.

NEW BUSINESS:

A). SP 11-07: Sunset Meadows 1B Replat-Final

Owner Larkin Powers and surveyor C. Stephen Heying were present to answer any questions. Community Development Director Charles Senzee discussed the Planning & Zoning Commission Report. Commissioner Rhorer made a motion to approve SP 11-07: Sunset Meadows Replat 1B-Final. Seconded by Commissioner Wobbe. Motion carried unanimously.

B). SP 11-08: Nahler Industrial Park Phase 2-Preliminary Plat

Owner Clifton Nahler and Wes Bolton, Allstate Consultants, LLC were present to answer questions. Community Development Director Charles Senzee discussed the Planning & Zoning Commission Report. Commissioner Branson made a motion to approve SP 11-08: Nahler Industrial Park Phase 2- Preliminary Plat. Seconded by Commissioner Wobbe. Motion carried unanimously.

OLD BUSINESS:

None

DISCUSSION:

A). Discuss the possible addition of specific open/green space standards to the City's development requirements.

Discussion will take place at a later time.

B). Discuss proposed modifications to Chapter 12, Article III *Streets and Alleys* to amend the standards for street construction and on-street parking.

Community Development Director Charles Senzee discussed the Planning and Zoning Commission Discussion Packet on Chapter 12, Street Widths and On-Street Parking. Commissioners and Community Development Director Charles Senzee discussed the size of the streets the pros and the cons with the research from surrounding areas. Signs, markings, speed of traffic and the size of lot and use were also discussed. The Commissioners specifically liked the verbiage that provides the City's Public Works Director and/or Planning and Zoning Commission with the power to limit or prohibit on-street parking when necessary. Community Development Director Charles Senzee indicated that he will incorporate the staff recommendations into a draft revision of Chapter 12 for review by the Planning and Zoning Commission at a future meeting.

C). Discuss proposed modifications to Chapter 9, Section 9.365.1 *Off-Street Parking and Loading Standards* to amend the number of parking spaces required by land use.

Community Development Director Charles Senzee discussed the Planning and Zoning Commission Discussion Packet on Chapter 9, Off-Street Parking Regulations. Commissioners and Community Development Director Charles Senzee discussed extra parking and maximum parking, and the difficulties in determining required parking presented by the City's current code. After a short discussion Commissioners were happy with the information that was presented to them. Community Development Director Charles Senzee stated he is in the process of revising Chapter 9 which includes the City's parking regulations. He indicated that he will include the staff recommendations in a draft revision for review by the Planning and Zoning Commission before the end of the year.

Mayor's Report:

None

City Administrator's Report:

None

Community Development Director's Report:

Community Development Director Charles Senzee informed the commissioners of his upcoming vacation to Germany and he won't be back until October 10th.

Commissioners' Report:

Commissioner Lindsey expressed his concern of a slow down for children sign in his neighborhood not being located in the right place for vehicles to see it properly.

Guest Comments:

None

Chairman Crandall called for a motion to adjourn the meeting. Motion was made by Commissioner Wobbe to adjourn the September 13, 2011 meeting. Seconded by Commissioner Rhorer. Motion carried unanimously.

Jessica L. Wenger