

**PLANNING & ZONING MEETING
109 E. BROADWAY
ASHLAND, MO 65010
TUESDAY, OCTOBER 14, 2014**

AGENDA

1. Call the Meeting to Order:
2. Approval of the Agenda October 14, 2014. Action _____
3. Approval of the Previous Minutes, September 9, 2014. Action _____
4. New Business:
 - A). South Wind Plat 1, Final Plat**
1st Motion _____ 2nd Motion _____
Action _____
5. Old Business:
6. Discussion:
 - A). City Council and Planning and Zoning, Joint Meetings**
7. Mayor's Report:
8. City Administrator's Report:
9. Commissioners' Report:
10. Guest Comments:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email me at treasurer@ashlandmo.us

Jessica L. Kendall
City Treasurer/Deputy City Clerk

**PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, SEPTEMBER 9, 2014
DRAFT**

REGULAR MEETING:

Chairman Branson called the meeting to order Tuesday, September 9, 2014 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Paul Beuselinck, Scott Miller, Richard Anderson and James Branson. Commissioners absent were Tom Orozco and Greg Batson.

Also present were Mayor Gene Rhorer, City Administrator Josh Hawkins and City Treasurer Jessica Kendall.

Chairman Branson called for a motion to approve the September 9, 2014 agenda. Commissioner Williamson made a motion to approve the September 9, 2014 agenda. Seconded by Commissioner Anderson. Motion carried unanimously.

Chairman Branson made a motion to approve the previous minutes dated August 12, 2014. Motion was made by Commissioner Beuselinck to approve the previous minutes dated August 12, 2014. Seconded by Commissioner Klippel. Motion carried unanimously.

NEW BUSINESS:

A). South Wind Plat 1, Final Plat

Chris Sander, Civil Group, Keith Winscott, Developer were present. Chairman Branson asked to table South Wind Plat 1, Final Plat until the October 14, 2014 Planning and Zoning Meeting until City Engineers approval. Motion was made by Commissioner Beuselinck to table South Wind Plat 1, Final Plat until October 14, 2014, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried unanimously.

B). Henry Clay Extension

Mayor Gene Rhorer discussed his proposal on the Henry Clay extension. The Mayor informed the Commissioners about his progress with the land owners and is going down to Jefferson City with Connie Fields, Engineer to gather information on State Hwy easements.

OLD BUSINESS:

None

DISCUSSION:

A). City Council and Planning and Zoning, Joint Meeting, September 23, 2014.

Alderman Campbell was present and looking forward to the joint meeting on Tuesday, September 23, 2014, 7:00 p.m. at the fire training facility. City Council and the Planning and

Zoning Commissioners would like to meet quarterly for the purpose to discuss the direction of Ashland. Alderman Campbell also asked the Commissioners to please attend the City Council Meeting next Tuesday, September 16th.

Mayor's Report:

Mayor Gene Rhorer updated the Commissioners on 102 Burnam. There will be an ordinance at the City Council Meeting, Tuesday, September 16, 2014.

City Administrator's Report:

City Administrator Josh Hawkins discussed upcoming events Monday, September 22, 2014, 10:00 a.m. ground breaking at Angel Lane, Josh will be attending Redi Board Meeting on Wednesday, September 10th. The Board of Adjustment needs members. If you know anyone please have them come in and submit an application. The scoring for RFQ for Professional Planning Services was scored before the meeting tonight by Mayor Gene Rhorer, City Administrator Josh Hawkins, Alderman Fred Klippel and Planning and Zoning Chairman James Branson. Professional Planning Services was granted to Mid Missouri Regional Planning.

Guest Comments:

None

Commissioners' Report:

Commissioner Klippel commented on the City Council Meeting at the fire training facility. Very accommodating had some sound issues but it's being worked on.

Chairman Branson called for a motion to adjourn, September 9, 2014, Planning and Zoning Meeting. Commissioner Beuselinck made a motion to adjourn, September 9, 2014, Planning and Zoning Meeting. Seconded by Commissioner Williamson. Motion carried.

Minutes prepared by Jessica L. Kendall

STAFF REPORT TO PLANNING COMMISSION

Applicant Request: Final Plat Approval – South Winds Plat 1

Property Location: An 11.82 acre tract located southeast of the intersection of Peterson Lane and Eagle Lake Drive. (NE1/4, S22, T46N R12W)

Property Owner: Eric Peterson-Kelly Dunsford/Ryan Peterson-Daniela Perterson

Applicant/Rep.: Keith Winscott /A Civil Group (Chris Sanders P.E -Surveyor LSL 2003013178)

Total Acreage: 11.82 acres (28 lots)

Proposed Density: 2.45 dwelling units per acre / lot size range 10,320 sq. ft. to 32,295 sq. ft.

Tax Map Number: Boone County Assessor: 24-504-00-00-001.00-01

Zoning: R-1 Single-Family Residential
8,000 sq. ft. min. lot size

Background: Preliminary Plat: Planning Commission: July 08, 2014 (approved)
City Council: August 5, 2014 (approved)

Final Plat Review: City Engineer Comments: Sept 2, 2014 to applicant regarding construction document issues. Engineer approved Sept. 26, 2014 pending original plat and offsite easement signatures.

Subdivision Plat Considerations: The final plat shall be in accordance with the preliminary plat, as approved and should reflect all applicable conditions, changes and additions imposed by the Planning Commission upon the preliminary plat. The final plat shall not be approved by the City until engineering and construction plans for all required public improvements have been prepared and by the applicant and reviewed by the City Engineer.

City of Ashland Code Reference Final Plat: Chapter 11- 11.50 (4) –Procedure and 11.50 (5) Approval

- Recommendation:** APPROVE, as a final plat, subject the following conditions:
1. That submittal or original signed documents (plat and offsite easements) were reviewed and approved by Ashland staff prior to the Planning and Zoning Commission consideration at the October 14th meeting.
 2. Confirmation from City Engineer of approval of construction plans.

Ashland, MO

South Wind Plat 1

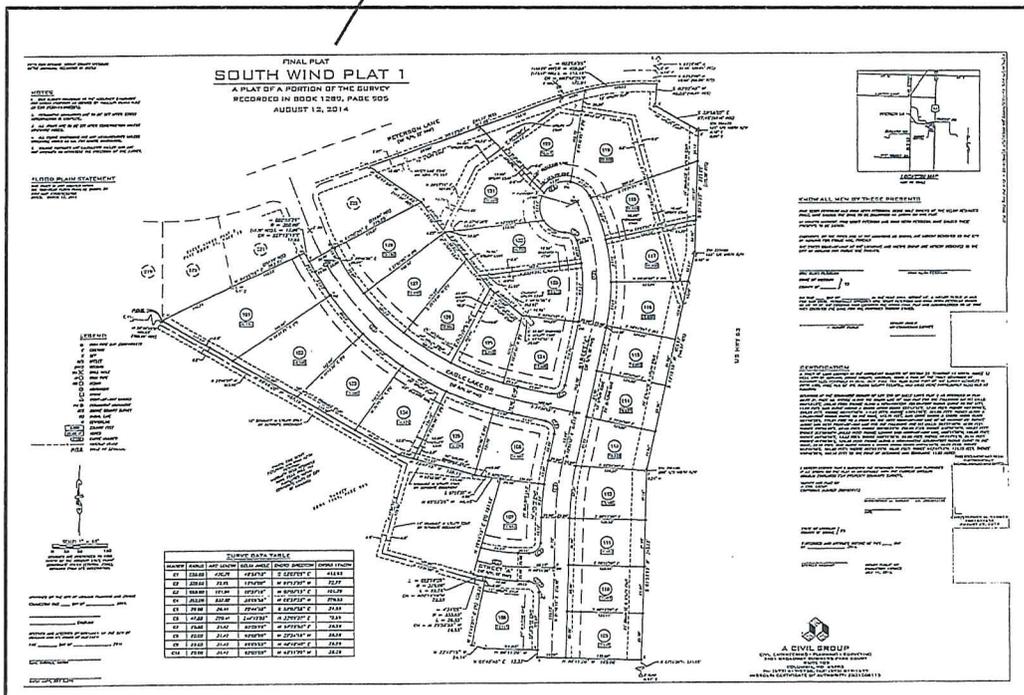
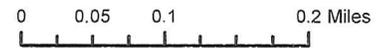
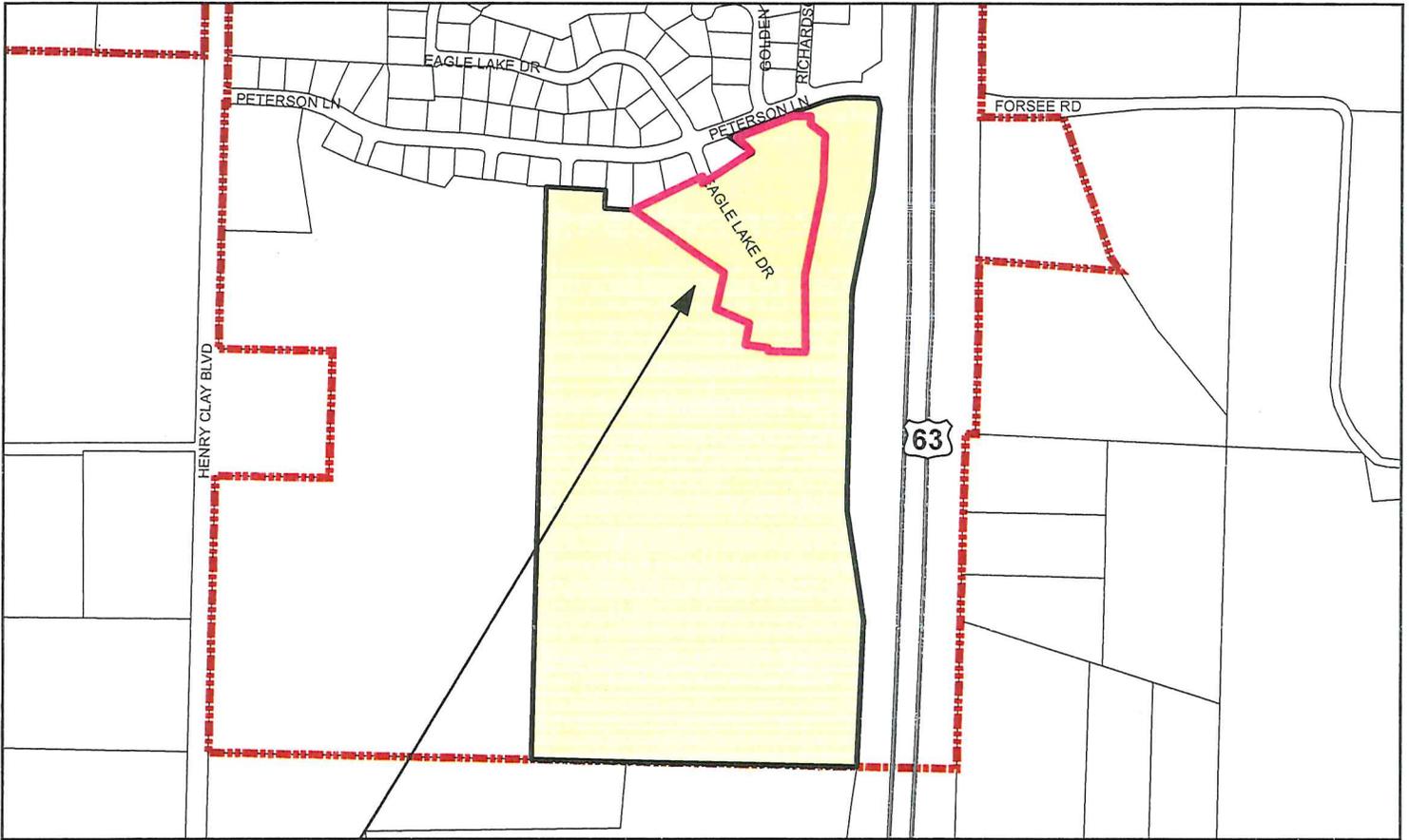
24-504-00-00-001.00 01

Zoning Classification: R-1

 South Wind Plat 1

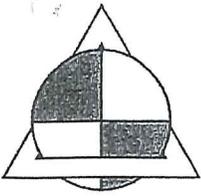
 Parcel Number: 24-504-00-00-001.00 01

 City Limits



Source(s):
Mid-Mo RPC
Boone County Assessor 2012
October 2014 -KLW





ALLSTATE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

September 26, 2014

Mr. Chris Sander, P.E., L.S.
A Civil Group
3401 Broadway Business Park Court
Suite 105
Columbia, MO 65203

RE: Final Plat Review Comments
South Wind Plat 1
Ashland, MO

Allstate Consultants has completed a review of the aforementioned Final Plat on behalf of the City of Ashland with the following result:

- Approved for consideration by the Planning and Zoning Commission**
 NOT Approved for consideration by the Planning and Zoning Commission

The South Wind Plat 1 Final Plat sealed on September 5, 2014 and the required offsite sanitary sewer easement will be forwarded to the Planning and Zoning Commission for consideration on Tuesday, October 14, 2014.

The original signed plat and original signed offsite sanitary sewer easement must be submitted to the City of Ashland by noon on October 14, 2014 in order to be considered by the Planning and Zoning Commission that evening.

Please contact Allstate Consultants with any questions.

Sincerely,
Allstate Consultants LLC

Wes Bolton, P.E.