

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
January 15, 2008
6:30 p.m.

Call To Order

Chairman of the Board Mike Bristol called the meeting to order.

Roll Call of Commission

Members present: Mike Bristol, Lane Lakey, Jack Hamer Josh Wilber, Cindy Rains

City staff present: Director of Development Janice Lorrain and Adm. Director Peggy Porter

Members absent: Michelle Shortt, Todd Farrell

Visitors

Sign in sheet provided.

Changes to agenda

None.

Approval of minutes

Motion by Lane Lakey to approve December minutes; second by Cindy Rains. Motion passed unanimously.

Allowable uses for B-2 Central Business (Jon Nienagel)

Mr. Nienagel brought a letter regarding his concerns about the B-2 regulations and the term "church" as defined. The P/Z Board explained that they were not attempting to keep a church from being on the square or any B-2 zones. They simply noted that "church" was not listed as a permitted use. And although there is a vague definition of church in the alcohol regulations there is no true definition of "church" in the City Code of Regulations nor from State of Missouri either. Mike Bristol mentioned that if he wanted to petition for a change within that zone he was more than welcome to do that and they would take his recommendations under advisement.

Johnson Rezoning (Vet Clinic & Kenny Thomas): From I-1 to B-4

The properties owned by Lloyd and Joyce Johnson and Kenny Thomas on South Jefferson were duly advertised in the Douglas County Herald. The only comments received were from a letter received from Joyce Johnson. Mrs. Johnson stated that the properties were not posted properly nor did she think they had been properly advertised. Mike Bristol stated that in order to be correct on all points, the property would be reposted. He also noted that the properties were properly advertised. Mrs. Johnson said that there were four properties but only three advertised listings. Mike Bristol pointed out that there were only three actual properties since the one property had not been properly subdivided before being split off and sold therefore there is only one legal description for the two businesses. Mr. Johnson noted that "veterinary clinic" was not specifically listed in the B-4 regulations as a permitted use. Although the P/Z Board believed that veterinary clinic was an acceptable use in B-4, Janice Lorrain said she could prepare an ordinance to specifically add veterinary clinic to permitted uses in B-4 to present to Board of Alderman. Mr. Johnson said he would let her know if they wanted that done so Janice said she would wait to hear from them before she would do that. The issue was tabled until the next meeting in order to allow for reposting of the property.

Johnson Rezoning (4.05 Vacant Lot): From I-1 to B-4

Tabled until next meeting.

Cummings Rezoning (MDM Auto & Truck): From I-1 to B-4

Tabled until next meeting.

Fleetwood Enterprises Re-plat

Sandy Fleetwood presented a re-plat of Sun Down Ridge Estates East subdivision showing the development in Phase I and Phase II in order to meet requirements of the Ava City Code. They will also be obtaining a Letter of Credit to cover the required improvements of Phase I to present to the Ava Board of Aldermen along with the recommendation from Planning and Zoning. Motion to recommend acceptance of the Sun Down Ridge Estates East subdivision re-plat to the Ava Board of Aldermen by Jack Hamer; second by Lane Lakey. Motion carried unanimously.

Additional Business

Michelle Shortt has resigned effective immediately.

Adjourn