

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
February 19, 2008
6:30 p.m.

Call To Order

Board President Mike Bristol called the meeting to order.

Roll Call of Commission

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

Members absent: None

City staff present: Director of Development Janice Lorrain and Adm. Assistant Vickie Williams

Visitors:

Lloyd and Joyce Johnson

Randall Cummings

Changes to agenda

None

Approval of minutes

Motion by Mike Bristol to approve January minutes

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

At the last planning and zoning meeting the issue was tabled 1 month in order for the property to be reposted. Mike Bristol asked Janice Lorrain if it had indeed been reposted and Janice stated that, "Yes, the City had reposted the notices, and added that in the future the City will take pictures of those postings and date them." Mrs. Johnson expressed her concerns over the way the notices were posted and Janice Lorrain said that the City is researching new sign holders for postings. Mike Bristol then stated, "We have met the requirements of code of notice being duly given."

Mrs. Johnson also asked the Board to explain their reason for rezoning. Mike Bristol said that it has nothing to do with any problems that are present; it is just that the board is trying clean up spot zoning to get things more contiguous. Janice Lorrain added that the current uses on this property are acceptable but rezoning will increase resale value.

Lloyd Johnson asked that the zoning be left as is for the Vet Clinic, Randall Cummings property and Kenny Thomas' property.

Janice Lorrain said that there cannot be Industrial next to a Residential. Mike Bristol stated that the Commission is only recommending the rezoning but that he is fine with leaving it zoned as is and that the City Council can decide as they see fit. Todd Farrell said the P & Z is just trying to clean up spot zoning.

Cindy Rains made a motion for the Board to go along with what the property owners want and stated that it is still open to them if they should decide to rezone. Josh Wilber seconded the motion and encouraged the Johnson's and Mr. Cummings to keep an open mind on this issue.

Todd Farrell made a motion to table this issue and Josh Wilber seconded the motion.

Johnson Rezoning (4.05 Vacant Lot) From I-1 Light Industry to B-4 Highway Business

A motion was made by Todd Farrell to table the issue

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

A motion was made by Cindy Rains to table the issue

Stewart Rezoning Troy & Ann Stewart, 1300 South Jefferson): From R-2 Two Family Residential to B-3 General Business

Mike Bristol opened the discussion by reiterated that this request was initiated by the property owners and that the property was properly advertised and posted. He then asked Janice Lorrain if there had been any public input regarding this request and she stated that there had been no public input.

Motion by Jack Hamer to approve the request; second by Todd Farrell.

B-2 Regulations—Discussion about residential uses

One area of discussion on this subject was that some business owners in this district would like to have loft apartments above their businesses. Janice Lorrain stated that B-2 does not allow for this use and asked the board if the City might need a whole new district or rezone to B-3. Josh Wilber said that this type of use is becoming common in Springfield and Branson in their downtown offices and that if we are trying to promote business on the square this would be a great tool. He also asked if an ordinance could possibly be written that would state: Primary Use would be Commercial, Secondary Use as a Residential. Cindy Rains recommended that we research and get feedback from other towns that have upstairs lofts over businesses. Janice Lorrain agreed.

Additional Business

Janice Lorrain stated that Scott & Sandy Fleetwood are owners of the property that Radio Shack is located on and that they would like to sell part of that property. There are some issues to be addressed and are currently under discussion regarding this request. She said that she will try and have details ready for the next P & Z meeting regarding this issue.

Adjourn