

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

**Call To Order**

Secretary Josh Wilber called the meeting to order.

**Roll Call of Commission**

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

Members absent: Mike Bristol

City staff present: Director of Development Janice Lorrain and Administration Director Peggy Porter and Building Inspector Eddie Maggard

**Visitors:**

Sign in sheet provided.

**Approval of minutes**

Motion to approve March minutes by Cindy Rains; second by Todd Farrell. Motion carried unanimously.

**B-2 Regulations—Discussion about residential uses**

A proposed ordinance changing B-2 regulations to include some residential usage more specifically allowing “loft” apartments. Motion to recommend ordinance to Board of Aldermen by Todd Farrell; second by Lane Lakey. Motion carried unanimously.

**Additional Business**

Janice Lorrain provided additional information regarding the Souder Café project. In August of last year Eddie Maggard sent a letter to the Sounder’s regarding their café and certain procedures they would need to complete. There was no response until they applied for a business license a few months back. They were told they would need to meet with Eddie to discuss the various needs that needed to be met. Eddie and Janice later had a meeting with their architect regarding those issues. The architect noted all the issues and submitted a letter, which the P/Z Board reviewed. The Souder’s have not responded to the letter as of yet. Janice also reviewed with the P/Z Board the State Statue regarding the necessity of architecturally stamped and approved plans for commercial properties.

Also discussed was the Joe High Service Center project on NW 12<sup>th</sup> Avenue. There were several comments on the project from the project reviewer. Mr. High’s architect is still working on the comments.

Cooper Lumber Company’s property located on NW 12<sup>th</sup>. There has been some interest in purchasing the property. One of the buildings on the property overlaps two lots. If an individual purchases whole lots the sale would be straightforward, but if lots are split the subdivision process would have to be followed.

**Adjourn**