

CITY OF AVA, MISSOURI  
PLANNING/ZONING COMMISSION  
June 19, 2007  
6:30 p.m.

**Call To Order**

Due to the absence of Board Chairman Mike Bristol, Board Secretary Josh Wilber called the monthly meeting of the Planning/Zoning Commission to order.

**Roll Call of Commission**

Members present: Josh Wilber, Todd Farrell, Cindy Rains, Michelle Shortt, Lane Lakey

City staff present: Director of Development Janice Lorrain, City Clerk Marilyn Alms and Adm. Director Peggy Porter.

Members absent: Jack Hamer, Mike Bristol

**Visitors**

Jerry and Sharon Wood, Rebecca Hampton, Stanley Stillings

**Changes to agenda**

None.

**Approval of minutes**

Motion by Cindy Rains to approve May minutes; second by Todd Farrell. Motion passed unanimously.

**Subdivision Preliminary—Jerry Wood**

Jerry Wood submitted their Preliminary Plat. Scott Consulting Engineers reviewed and recommended changes have been made to the plat. Motion to approve their Preliminary Plat by Michelle Shortt second by Lane Lakey. Motion carried unanimously.

**Rezoning—Rodney & Marilyn Alms from Agriculture to R-2**

Request was made by the Alms' to change the zoning from agriculture to R-2 to allow possible construction of duplexes on their property located on FF Highway. Zoning request was published in the Douglas County Herald and posted on the property. No protests were filed. Motion by Todd Farrell to accept zoning request located on 1311-1400 East FF Hwy from agriculture to R-2 and recommend approval to Board of Aldermen; second by Michelle Shortt. Motion carried unanimously.

**Discussion: Possible zoning changes and/or corrections**

- A. Rezoning Discussion—Sparks and Guthery Properties  
There was discussion of the need to rezone the properties located on NW 4th Street owned by Delmar Guthery and Cathleen Sparks which is currently, part of which was zoned B-2 and R-2. It was recommended that the Planning & Zoning board initiate a request for zoning change from B-2 and R-2 to B-1. The owners will provide legal descriptions and to post changes prior to next meeting.
  
- B. Rezoning Discussion—Trailer Park  
The front part of the trailer park owned by Bob and Shirley Fleetwood on NW 3<sup>rd</sup> Avenue was rezoned to B-2 several years ago. However, no business is currently operating and the board would like to change to the zoning back to R-2. Cindy Rains amended motion recommends notification to property owners of the need to rezone; second by Todd Farrell. Motion carried unanimously.

**Additional Business**

None

**Adjourn**