

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
August 21, 2007
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, Josh Wilber, Todd Farrell and Jack Hamer
City staff present: Director of Development Janice Lorrain and Adm. Director Peggy Porter
Members absent: Michelle Shortt, Cindy Rains

Visitors

Sign in sheet provided.

Changes to agenda

None.

Approval of minutes

Motion by Jack Hamer to approve July minutes; second by Lane Lakey. Motion passed unanimously.

Fleetwood Rezoning

Discussion of need to rezone their trailer park from B2 to R2. Will have staff research past records for legal descriptions and begin the process.

Ambulance Board Site Development Plan

Ambulance board members and architect Allen Bates were in attendance to present the site development plan to the P/Z Board for a new ambulance shed to be located in the Industrial Park, which is zoned IP (Planned Industrial). The site development plan requirements were reviewed by the P/Z Board and were found to be sufficient. It was noted that there was no fault on the ambulance board that a building permit was issued before this process was completed. The plans will be sent to the City engineer, Scott Consulting, for review. Motion to approve the site development plan as presented made by Todd Farrell second by Jack Hamer. Motion carried unanimously.

Subdivision Request Y Highway—Ron Hannah

This request was tabled due to acreage not being sold at auction as planned.

Subdivision Request—Bebout

Sue Bebout would like to subdivide two lots. Surveyor Eddie Wolfe represented her. The first one is located on FF Highway. She wants to separate the house from the rest of the property. It does not meet minor subdivision requirements so she will have to do full subdivision process. Mr. Wolfe said he would contact her and advise her to sell it as one lot because the cost of subdividing this small an area would be too cost prohibitive. The second lot is located in the Wilson-Pettit subdivision, Lots 9 and 10 of Block 1, at NW 8th Street and 2nd Avenue. It was determined that no changes were needed for Ms. Bebout to sell one or both of these lots, even though the north 60 feet of each lot was previously sold.

Taco Bell Development Update

Josh Wilber updated the P/Z Board regarding the Taco Bell Development. The sewer extension easement had to be moved to bypass electric poles. The easement will have an additional five feet added to it to accommodate the change.

Additional Business

None

Adjourn