

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
September 18, 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 and Cindy Rains

Visitors

Sign in sheet provided.

Changes to agenda

None.

Approval of minutes

Motion by Lane Lakey to approve August minutes; second by Todd Farrell Motion passed unanimously.

Rezoning 302 NW 12th Avenue from I-1 Light Industry to B-3 General Business

Property belonging to Hulda Tipton on 302 NW 12th avenue was advertised for rezoning from I-1 Light Industry to B-3 General Business. The property was properly advertised and no objections were received at City Hall regarding the rezoning of this property. Motion by Todd Farrell to rezone property as advertised; second by Jack Hamer. Motion carried unanimously.

Conditional Use Permit Discussion – NE 5th Avenue

Property owner did not attend so topic was tabled.

Water Project Master Plan Review

The City of Ava presented its Water Project Master Plan that was prepared by Scott Consulting Engineers. This plan involves approximately \$3.5 million worth of improvements including the construction of a water tower on the south side of town. The P/Z Board reviewed the plan and more specifically reviewed information regarding the location of the additional water tower. There were two locations offered by the engineers for the water tower location. The first location for the tower would be within the Sundown Ridge East Subdivision, along the ridge close to the Sybil Kerr home. The second location for the tower would be on West 76 Highway just outside the city limits close to the Robert Carter residence. The P/Z Board reviewed the information and felt like it was a good plan for the City. They had no recommendations at this time.

Illegal Lot Size Discussion

The City of Ava has several lots that for one reason or another are too small for the zone in which they are located. They cannot rebuild when a home is removed therefore reducing the value of the lot. P/Z said they would continue to discuss the issue and Peggy will email Missouri Municipal League to see if they have other towns who have addressed this issue.

Additional Business

Janice presented a letter from Scott Consulting Engineers noting that the Ambulance Board's site development plan is satisfactory. In particular the storm drainage plans will address water run off from the site adequately.

Mike Bristol also addressed concerns that the new performing arts building being constructed by the Ava School may cause additional parking problems for residents in that area. He plans on meeting with the Mayor and seeing how a cooperative effort might be obtain from all parties to address parking issues around the school.

Adjourn