

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION

October 16, 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, Michelle Shortt, Jack Hamer and Cindy Rains
City staff present: Director of Development Janice Lorrain and Adm. Director Peggy Porter
Members absent: Todd Farrell

Visitors

Sign in sheet provided.

Changes to agenda

None.

Approval of minutes

Motion by Michelle Shortt to approve September minutes; second by Cindy Rains. Motion passed unanimously.

Discussion of Rezoning Property Owned by Max Murphy Located at South Junction From I-1 Light Industry To B-4 Highway District

With the new zoning regulations now in place, it was discussed that the property owned by Max Murphy located at the South Junction might be better zoned as B-4 Highway District rather than its current I-1 Light Industry. Motion to have Planning & Zoning initiate the rezoning of I (Industrial) properties on the South end of town to B-3 or B-4 as deemed appropriate Josh Wilber; second by Michelle Shortt. Motion carried unanimously.

Rezoning Fleetwood Trailer Park from B-2 to R-2

The Fleetwood Trailer Park rezoning request was duly published in the Douglas County Herald as required by the zoning regulations. There were no comments received at City Hall regarding the rezoning issue. Motion to recommend rezoning of the Fleetwood Trailer Park from B-2 to R-2 to the Ava Board of Alderman by Lane Lakey; second by Jack Hamer. Motion carried unanimously.

Fleetwood Sundown Ridge East Variance Request

Scott and Sandy Fleetwood want the City of Ava to issue building permits in their Sundown East Subdivision although not all the infrastructure has been completed. The water and sewer is completed in some areas, but the streets are not. They would like a variance because it is getting colder and difficult to pave at this time and they would like to wait to spring hoping oil prices go down. There was discussion about the precedent that would be set and how future developments would be handled. The issue died due to lack of a motion. In order to allow the City to issue building permits for this subdivision, the Planning & Zoning Board would suggest to the developers they pursue the avenue available to them of posting a surety bond to ensure completion of the project as per article 90-231, and if the developer is not prepared to develop the entire project at this time, they may wish to re-plat into phases and proceed accordingly.

Illegal Lot Size Discussion

Additional information was presented for review.

Additional Business

Adjourn