

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
December 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, Todd Farrell, Lane Lakey, Jack Hamer

City staff present: Director of Development Janice Lorrain and Adm. Director Peggy Porter

Members absent: Michelle Shortt, Josh Wilber, Cindy Rains

Visitors

Sign in sheet provided.

Changes to agenda

None.

Approval of minutes

Motion by Jack Hamer to approve November minutes; second by Todd Farrell Motion passed unanimously.

Allowable uses for B-2 Central Business

Cathy Klein, Rose Zella Myers and Jon Nieonagel asked questions about having civic groups meet within a business located in a B-2 district, such as having the Boy Scouts or a Bible study. Previously Mr. Nieonagel had asked city staff about operating a church within a B-2 zone and had been told that a church was not a permitted use. He stated that his intentions are actually to put in a "health related" business. The consensus was that the owner of the building must operate a permitted business within a B-2 district and as long as the "civic group" meetings or "Bible study" did not cause a use not permitted within a B-2 district that the activity would be fine. There was also discussion as to why a church was not allowed in a B-2 district. There were thoughts that it was because churches were not considered businesses and because some districts were "boiler plated" for zoning districts many years ago. It was also discussed about allowing B-2 districts to have some residential use like loft apartments. It was mentioned that several business owners should bring these points up to Planning & Zoning for consideration to help achieve these goals. No action was taken at this time.

Blakey Rezoning Discussion

Mr. & Mrs. Blakey discussed with Planning & Zoning about rezoning three acres along Y Highway to commercial to allow for a business. That whole area is zoned agricultural and residential. The P/Z discussed the fact that changing the zone to business would be spot zoning for that area and did not comply with the comprehensive plan. Although they could apply for a zoning hearing on the matter it would be highly unlikely it would pass. There was no formal request at this time.

Johnson/Cummings/Thomas rezoning discussion

The properties of Lloyd & Joyce Johnson, Randall Cummins and Kenny Thomas located on South Business 5 have been advertised to be rezoned to B-4 Highway District. Mrs. Johnson has concerns about the rezoning of her property. She wrote a three-page letter asking various questions about the procedure and the legality of the rezoning. Mike Bristol stated he would write her a response letter and discuss the matter with her and the other property owners before the rezoning hearing in January.

Murphy Rezoning: From I-1 Light Industry to B-4 Highway District

The Max and Wanda Murphy property located on South Jefferson was duly advertised in the Douglas County Herald. The only comment was from an adjoining property owner who did not want it rezoned in a way to allow big trucks to park and run all night. City staff did speak with the property owners about the rezoning of their property and they had no problem with the change. Motion to rezone the property to B-4 by Todd Farrell; second by Lane Lakey. Motion carried unanimously.

Harris Rezoning: From A Agricultural to I-2 Heavy Industry

The Leon Harris property located on County road 506 was duly advertised in the Douglas County Herald. No comments from the public. Motion to rezone property to I-2 by Todd Farrell; second by Jack Hamer. Motion carried unanimously.

Additional Business

RVs in Mobile Home Parks: Mrs. Fleetwood has an empty lot in her trailer park and wanted to know if she could use that spot for an RV. It was discussed that other trailer parks have RVs. So it was decided that it could be allowed as long as it is temporary.

Conditional Use Permits: All conditional use permits were reviewed (Ike's Body Shop, Photo Shoot, Pregnancy Options, Jim's Body Shop). No problems have been noted in this past year. Motion to reissue conditional use permits for 2008 by Jack Hamer; second by Lane Lakey. Motion carried unanimously.

Wellness Center: The City's engineer Scott Consulting reviewed Rick Sims' proposal for the Wellness Center project and four comments were made. Janice Lorrain reviewed the comments with Mr. Sims and he was okay with all of them except the idea of widening the road out to 12th Avenue. He did not feel it was his problem.

Adjourn