

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
August 19, 2008
6:30 p.m.

Call to Order

Board President Josh Wilbur called the meeting to order.

Roll Call of Commission

Members present: Josh Wilbur, Cindy Rains, Lane Lakey, Todd Farrell, Jack Hamer, Gary Moffett

Members absent:

City staff present: Director of Development Janice Lorrain, Adm. Assistant Vickie Williams

Visitors: Harold Lee, Theta Porter, Del Caudill

Approval of minutes

Minutes of July, 2008 minutes approved by motion from Todd Farrell and second by Gary Moffett. Motion carried unanimously.

During this time Janice told the Board members that due to the recent resignation of Donna Watson as Chamber Director, the Historical Landmark Designation has been put on the back burner for now.

Public Hearing- Vacate Alleys in Central Subdivision

Three property owners in the Central Sub-Division attended the meeting. Josh Wilbur explained that once the alley is vacated, half (1/2) would be given to Mr. Caudill and half (1/2) to Mr. Lee. Concerns were addressed and a motion to recommend the vacation to Council members was made by Gary Moffett and seconded by Todd Farrell. Motion carried unanimously.

Sundown Ridge Estate East

A letter was sent to the Fleetwood's reminding them of the September 1st deadline for completion of the road. It is recommended that no building permits be issued until the road is finished. The question was raised by Josh Wilbur as to whether the Board should send a letter to City Council to let them know that the Fleetwood's are in the process of completing the road. At the next Council meeting Janice will report on this.

New Development: Mike Roberts

Mike Roberts; owner of the properties located in the NW 1/4 of Section 11, T26N, R16W along NW 12th Avenue has applied for lot consolidation. Having been received and reviewed by the P & Z Board, the City will prepare a letter which will serve as official approval of the lot consolidation of the above described properties to be recorded at the Douglas County Recorder of Deeds.

Rezoning of B-2 properties

September 16 rezonings:

The B-2 rezonings, upon approval by City Council, will begin in a subdivision in the SE part of the City. Janice explained to Board members that she had made phone calls notifying property owners. Jack Hamer asked if there was any opposition. Property owner, Susan Patterson expressed concern. Janice addressed her concerns and having a better understanding, she is not opposed to her property being rezoned. Notification letters were sent to property owners.

Stewart property:

This property located NW of the Post Office has been purchased and the new owners are considering a Bed & Breakfast.

Currently zoned B-2 Central Business, Jack Hamer said this is a good opportunity to go ahead and rezone to B-3 General Business. A rezoning application has not been submitted yet.

Suggestions for October rezonings:

After a brief discussion by Board members, Block 4 and a portion of Block 5 in Miller Row Subdivision in the SE part of the City will be recommended for rezoning to the City Council. This will be on the October 21st Planning & Zoning Agenda.

Additional Business

Mr. Mark Irwin came to City Hall this week to obtain a business license for a bait and tackle shop that he wants to open in the Do Co Recycling Plant located on East Highway 14. Mr. Irwin was informed that the zoning for this area is Agricultural and would not allow for a Bait and Tackle Shop. Property owner, Ernest Irwin has applied for a Rezoning of the property and it is on the Agenda for the upcoming September Planning & Zoning meeting.

After some discussion of the Do Co plant and surrounding property, Jack Hamer stated that P & Z should look at rezoning the area in the future.

Adjourn

Motion to adjourn was made by Todd Farrell and seconded by Lane Lakey. Motion carried unanimously.