

CITY OF AVA, MISSOURI  
PLANNING/ZONING COMMISSION  
November 18, 2008, 6:30 p.m.

**Call to Order/open public meeting**

Board President, Josh Wilbur called to order and opened the public meeting.

**Roll Call of Commission by Board President, Josh Wilbur**

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

Members absent: Cindy Rains

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

**Visitors:** City of Ava Building Inspector, Lyle Piland

**Approval of minutes**

Minutes of October, 2008 minutes approved by motion from Todd Farrell and second by Gary Moffett.

Motion carried unanimously.

**Building inspector/code enforcement position:** Janice introduced Mr. Lyle Piland to the board. He was hired on October 28, 2008.

**Jean's Healthway:**

The Board reviewed the architectural drawing and it appears that the siding, face, and balcony are essentially all that is left to finish on this project. Lane Lakey asked about the brick wall and it was noted that the parapet caps were replaced, and brick repair had been done.

Structural damage was not addressed; however Janice stated that she will call the previous engineer regarding this issue.

There were no decisions to be made by the Board this evening regarding this project.

**Wellness Center:**

The Board reviewed the plans for this project along with the comments from the City's plan reviewer, Mr. Harlan Hill. Josh Wilbur stated that he had spoken with architectural engineer for this project, Mr. Rick Hardy, and asked if he had yet addressed any of Mr. Hill's comments. Mr. Hardy said that he had not because he was waiting to hear from USDA. There is concern that the architect is sealing documents that should be done by an engineer.

**Rezoning of B-2 properties:**

A motion to recommend to the Board of Aldermen that the properties currently chosen, be approved for rezoning was made by Jack Hamer and seconded by Todd Ferrell.

Motion carried unanimously.

**December rezonings postponed to January:**

Planning & Zoning board members approved the postponement of December's rezonings. It will be on the agenda for January's 2009 meeting.

**Application for Home-Based Business submitted by Cheryl Curtis:**

Recommendation to approve was made by a motion from Jack Hamer and seconded by Todd Farrell.

Motion carried unanimously.

**Any additional business:**

Sundown Ridge Roads: Janice Lorrain spoke with officials from three (3) different cities regarding their procedures for accepting roads. Those officials all said no regarding the deeding of land to the City.

Janice offered to write an ordinance that stated that the City would adopt the maintenance of the roads, but in light of the deeding of the road to the City by the Fleetwood's, this has been put on hold for next Council meeting, scheduled for November 25, 2008. Richard Sheets, with the Missouri Municipal League has recommended that the City send the Fleetwood's a letter rejecting the deed.

**Adjourn**

Motion to adjourn by Todd Farrell and seconded by Lane Lakey.

Motion carried unanimously.

Posted