

CITY OF AVA, MISSOURI  
PLANNING/ZONING COMMISSION  
January 20, 2009  
6:30 p.m.

**Call to Order/open public meeting**

Board Secretary, Cindy Rains called to order and opened the public meeting.

**Roll Call of Commission by Cindy Rains**

Members present: Cindy Rains, Jack Hamer, Todd Farrell, Lane Lakey

Members absent: Josh Wilbur, Gary Moffett

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

**Visitors:** No visitors present

**Approval of minutes:**

Minutes of November, 2008 minutes approved by motion from Todd Farrell, and seconded by Jack Hamer. Motion carried unanimously.

**January rezonings:**

A motion was made by Jack Hamer and seconded by Todd Farrell to recommend to the Board of Aldermen that all properties located in Block 5 of Pleasant Row Subdivision be rezoned from B-2 Central Business District, to B-3 General Business District.

Motion carried unanimously.

**Recommendations for February rezonings:**

All properties located in Block 4 Washington Row Subdivision were chosen for the February rezonings.

**Jean's Healthway:**

The plan reviewer has approved the architect's drawings and a building permit was issued on or around December 15, 2008 by the City. Owner, Jean Farbin has decided that the balcony will be used for personal use only. All agreed that the balcony still will need to be secured.

**Approval of the Comprehensive Plan:**

Motion to approve the Comprehensive Plan was made by Jack Hamer and seconded by Todd Farrell. Motion carried unanimously.

**Burrell Miller request for rezoning:**

No discussion as Mr. Miller did not submit his application for rezoning.

**Any additional business:**

Regarding the Sundown Ridge Roads, Janice told Board members that the City has sent a letter to the Fleetwood's attorney stating that it will not accept the warranty deed regarding its streets. The City Council passed an ordinance on November 25, 2008 accepting Phase I Improvements.

Carolyn Tate has submitted an application to rezone property located at 1306 SW 10th Way. L&D Trophies and Engraving is located at this address and owned by Lemuel and Debra Berry. The property itself is zoned R-2 Two-Family Residential, but the business is zoned B-3 General Business District. The Board agreed that the property would be more properly zoned as B-3 General Business District.

Lane Lakey asked for an update on the City's electric rate situation and Janice stated that the City of Ava has been accepted as a member of MOPEP (Missouri Public Energy Pool), contingent upon the City getting out of its contract with ShoMe Power.

**Wellness Center/Harlan Hill Plan Review Record:**

Originally there were 42 comments in the H3 Architecture Plan Review Record. To date, 25 of those comments have been satisfied, 10 deferred for later submittals, and 7 that have not yet been satisfied.

**Adjourn:**

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

Motion carried unanimously.