

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
February 17, 2009
6:30 p.m.

Call to Order/Open public meeting

Chairman Josh Wilbur called to order and opened the public meeting.

Roll Call of Commission by Board Secretary Cindy Rains

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

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

Visitors: John Sutton & Guest

Approval of minutes:

Minutes of January, 2009 minutes approved by motion from Jack Hamer, and seconded by Lane Lakey. Motion carried unanimously.

Sutton request for subdivision:

John Sutton is the owner of property located at 1305 NE 6th Avenue. He would like to develop this property. Discussion between the Board and Mr. Sutton included lot-split and variance procedures. Lane Lakey asked Mr. Sutton if he was requesting a variance at this time, and he told the Board that he was not, but that he came to the meeting to approach them about subdividing this property and creating a flagpole lot. He also stated, "As the town grows this may be an issue that might come up again in the future". Jack Hamer stated, as written in the City of Ava Code of Ordinances, Sec. 90-196., that "all lots shall have a full frontage on a dedicated public street". After a lengthy discussion on the matter, Josh Wilbur asked board members if any would be opposed to him drafting a letter to Mr. Sutton stating that Planning & Zoning is not in favor of his request. All members were in favor.

A copy of the letter will be e-mailed to all P&Z members for their approval.

February rezonings:

(Carolyn Tate Property)

A motion was made by Todd Farrell and seconded by Jack Hamer to recommend to the Board of Aldermen that Carolyn Tate's property located at 1306 SW 10th Way be rezoned from R-2 Two-Family Residential District, to B-3 General Business District.

Motion carried unanimously.

Recommendations for April rezonings:

All properties located in Block 5 of Prospect Row were chosen for the April rezonings. Residences in this block are now zoned B-2. Board agreed that they would best be rezoned to B-3.

No additional business

Adjourn:

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