

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
April 21, 2009
6:30 p.m.

Call to Order/open public meeting

Josh Wilbur called to order and opened the public meeting.

Roll Call of Commission by Board Secretary Cindy Rains

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

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

Visitors: Rick Sims, Larry & Debbie Chance, Sarah Parham

Approval of minutes:

Minutes of March, 2009 minutes approved by motion from Jack Hamer, and seconded by Todd Farrell. Motion carried unanimously.

IP District: Kennels

Sarah Parham, owner of The Soggy Doggy would like to provide the community with a kennel operation in addition to grooming services. She is looking at purchasing the former building that housed the Mustard Seed Store, located in the Industrial Park and other locations as well.

She asked Board President, Josh Wilbur how to go about protecting property from being rezoned down the road. Josh explained how the commission determines rezoning. Ms. Parham said that she had also looked at property for sale near Johnson's Vet Clinic but Janice pointed out that a kennel is not permissible in the I-1 District. The building located in the Industrial Park is zoned I-P and while this type of business would fit, there could be a possible noise issue.

Josh recommended that the members review Section 110-184 of the City's Code of Ordinances.

Petition to vacate:

On March 27, 2009 the Ava R-1 School District submitted a Petition to vacate an alleyway? Motion to recommend approval to the Board of Aldermen was made by Lane Lakey and seconded by Cindy Rains. Motion carried unanimously.

Annexation of Cemetery property:

The Ava cemetery is city-owned property with part of it being inside the city limits and part outside. The City would like to annex so that all is inside city limits. Janice told P&Z members that while there are no immediate plans, the City is thinking of putting a park in, in the future. She also asked the members to be considering what to rezone the property to.

A motion to recommend to the Board of Aldermen that the property be annexed in was made by Todd Farrell and seconded by Jack Hamer. Motion carried unanimously.

Margie Dempster property:

Larry & Debbie Chance attended tonight's meeting and told the P&Z members that they had just purchased this property and were here asking that the property be zoned back to its original zoning which was Agricultural. Jack Hamer told the Chances that long range plans of P&Z was to get rid of all agricultural property inside the City limits. A conditional use permit w/ a year by year review was recommended and an application for the Conditional use permit was filled out that evening. This request will be on the Agenda for next week's meeting and will be recommended to the Board of Aldermen that it be approved.

Wellness Center:

Rick Sims was present for the meeting and in response to the recent letter Rick told the P&Z members that he had talked with the engineer today that said he was working in the water detention plan. As for the water line, road, gas line and sewer, Mr. Sims stated that the only way the water line can come in is from the north side but that they are trying to get these things clarified. An 8 inch water line was agreed to.

Mr. Sims asked the commission for confirmation to use a 4 inch line on the sprinkler system into the building.

Josh Wilbur asked about a waiver for the building codes. There are currently no procedures in place for this. Vickie Williams will research other cities and whether or not they have waivers of this type and if so, how they use them, successes and problems using them.

Mr. Sims stated that the pre-bid meeting will be on the April 24, 2009 and asked Janice Lorrain and Scott Consulting to attend. Bids to be opened on the April 30, 2009. To avoid losing funding, Mr. Sims asked for a permit to start excavation based on the fact that all issues have been addressed and met.

The city cannot issue a building permit until the building plans have been approved, however an excavation permit can be issued.

On the subject of electric, Mr. Sims wanted to know if a used transformer could be purchased due to the high cost of a new one. Janice Lorrain told Mr. Sims that it needed to meet the building codes. Although he probably wouldn't be opposed to this, Janice recommended that Mr. Sims speak directly with Electric Superintendent, Jimmy Johnson.

Motion to issue an excavation permit was made by Todd Farrell and seconded by Gary Moffett. Motion carried unanimously.

Roberts Retail Update:

Update by Janice Lorrain: Three approvals needed; Building plans, site plans, and approval from MoDOT. MoDOT is the only approval received thus far.

Janice told P&Z members that the City should have a response from our engineer and a response back from their engineer sometime next month.

Conditional Use Permit: Jenkins (Photo Shoot)

The Conditional Use Permit has come due. The City currently only has 2 conditional use permits in force, this one and one for Militia Springs Park.

Motion to approve the continuance of this permit was made by Scott Stark and seconded by Todd Farrell.

Motion carried unanimously.

April rezonings:

Motion was made by Cindy Rains and Gary Moffett, and seconded by Todd Farrell to recommend to the Board of Aldermen to approve the rezoning of all properties located in Block 5, Prospect Row. Motion carried unanimously.

June rezonings:

Properties located in Block 4, Ava Water Subdivision

Adjourn:

Motion to adjourn by Gary Moffett and seconded by Jack Hamer. Motion carried unanimously.