

CITY OF AVA, MISSOURI  
PLANNING/ZONING COMMISSION  
June 16, 2009  
6:30 p.m.

**Call to Order/open public meeting**

Janice Lorrain called to order and opened the public meeting.

**Roll Call of Commission** by staff person, Janice Lorrain

Members present: Todd Farrell, Lane Lakey, Scott Stark, Gary Moffett

Members absent: Cindy Rains, Jack Hamer, Josh Wilbur

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

**Visitors:** Larry & Debbie Chance, Mark Irwin, John Bruffett, David & Shirley Fleetwood, Tim McDivett

**Approval of minutes:**

Minutes of May, 2009 minutes approved by motion from Lane Lakey, and seconded by Scott Stark.

Motion carried unanimously.

**Special Use Permit: cemetery**

The Ava cemetery has already been annexed in, and Janice Lorrain told P&Z members that cemeteries are a special use in any district and that since the P&Z issues the special use permit, all that is needed is a motion to recommend approval to the Board of Aldermen. Motion by Todd Farrell, and seconded by Lane Lakey. Motion carried unanimously.

**Petition to vacate:**

the alley under the school and the petition to vacate has been discussed before, has been noticed in the paper, and tonight is the public hearing for this. Motion to recommend approval of the petition to vacate the alley under the school to the Board of Aldermen was made by Todd Farrell, and seconded by Scott Stark. Motion carried unanimously.

**Conditional use permit:**

Larry & Debbie Chance were in attendance for tonight's meeting requesting a conditional use permit. Rezoning of this particular property was discussed but commissioners were not in favor of this. Motion was made by Todd Farrell, and seconded by Lane Lakey to recommend approval to the Board of Aldermen. Motion carried unanimously.

**Wellness Center update:**

We have received water line drawings and the drawings on the street. They have been sent to Scott Consulting Engineers for review. We have not yet received sewer line drawings. Lane Lakey noted that even though the P&Z has granted the excavation permit, no work has yet been done.

**Roberts Retail update:**

There is no additional news to report as the City has not heard from Mike Roberts. Lane Lakey asked where we are in the process, and Janice told P&Z members that decisions need to be made on storm water detention.

**June rezonings:**

**David & Shirley Fleetwood property, Kenny & Diana Teal property, and properties located in Block 4 of Ava Water Row Subdivision from B-2 to B-3.**

**David & Shirley Fleetwood property:**

The Fleetwood's were present for the meeting this evening to request rezoning for a particular piece of property that is currently zoned R-2. The property is under contract, contingent upon whether rezoning is granted. Commissioners agreed to table the matter until next P&Z meeting. In the meantime, the

Fleetwood's agreed to find out exactly what the plans are for the property from the potential buyers. If they want to put only 1 duplex on the property, they may do so without having to rezone. If they are not okay with this, it will be put back on the agenda for further discussion.

**Kenny & Diana Teal property on E. 14 Hwy.:**

Mark Irwin attended the meeting tonight on behalf of the Teal's request for rezoning. Several months' ago, Ernie Irwin; Mark's brother, requested rezoning of property that he owns on E. 14 (the old milk plant). It was approved by City Council and Mark Irwin moved his bait and tackle business into the building. Due to the growth of Mark's business, he is now looking to re-do the building where KT Welding is, and move the bait and tackle shop there, and the metal building on this property will be used for boat storage and boat work. It is currently zoned Agriculture and is requesting that the property be rezoned to B-4 Highway Business District. Motion to recommend approval of rezoning of the property to the Board of Aldermen was made by Todd Farrell, and seconded by Gary Moffett. Motion carried unanimously.

**B-2 to B-3 Rezoning:**

Janice Lorrain notified property owners of the intent to rezone and reported that there was no opposition. Motion was made by Lane Lakey and seconded by Todd Farrell to recommend approval of June rezonings to the Board of Aldermen. Motion carried unanimously.

**Recommendations for August rezonings:**

All properties located in Block 2 of Ava Water Row Subdivision.

**Additional Business:**

Tim McDivett was in attendance for tonight's meeting. Tim asked P&Z members what the pitfalls would be in subdividing a certain piece of property in the city, which he owns. Mr. McDivett stated that he does not want to develop the property at this time. Rezoning of the property was also discussed.

**Adjourn:**

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