

CITY OF AVA, MISSOURI  
PLANNING/ZONING COMMISSION  
July 21, 2009  
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, Brian Starke, Todd Farrell, Jack Hamer,

Members absent: Lane Lakey, Cindy Rains

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

**Visitors:** Bobbie Burnes, Cheryl Howell

**Approval of minutes:**

Minutes of June, 2009 minutes approved by motion from Gary Moffett, and seconded by Todd Farrell.

Motion carried unanimously.

**Petition to Vacate:**

James & Rosa Dye are property owners adjacent to the alley which they are petitioning to be vacated. Janice asked the Commission to think about the fact that it will be costly to the petitioners to send out letters to nearby property owners. There are no utilities in this alley, and Janice told P&Z members that she does not foresee this alley ever being used.

A motion was made by Gary Moffett and seconded by Todd Farrell to recommend approval of the petition to the Board of Aldermen. Motion carried unanimously.

**Petition to Vacate:**

A written petition to vacate a road (described in legal description as North One-Half of Block Nine (9) Davis Addition to the City of Ava, Missouri) was submitted by property owner, Bill Long. This particular street has actually always been a street and actually has a name. There are no utilities located in the immediate vicinity. The N/S portion of this street doesn't match the street layout plan very well. The S/W portion of this street follows a creek. A legal will have to be written as there is not one. Property owners on each side of this street would be given half each. A motion was made by Brian Stark and seconded by Gary Moffett to recommend approval of petition to the Board of Aldermen. Motion carried unanimously.

**Wellness Center:**

At this time the only activity is dirt work. Janice reported that Ols son & Associates have submitted all drawings required. Scott Consulting has responded to these drawings. Earl Bolin has not yet responded to comments from SCE. We are now waiting for the final go ahead.

**Roberts Retail:**

Mike Roberts came in to City Hall recently, wanting assurance that once the project gets under way, nothing was going to "come up" that would put a stop to the project. He was assured that the City would work with him to solve any problems.

A representative from Marshall, Waters, Woody Associates, Inc. called and spoke with Janice recently to ask about the City's regulations on storm water detention. Janice directed her to speak directly with Scott Consulting Engineers.

**July rezonings:**

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

**David & Shirley Fleetwood property:**

Janice gave a brief recap of the Fleetwood's request for rezoning. Cheryl Howell and Bobbie Burns, (mother and daughter) own the house and 1 acre just east of the Fleetwood's property, and attended tonight's meeting hoping to better understand this possible rezoning and also because of their concern regarding the road, and not wanting to end up "boxed in" if a potential buyer puts in a duplex or a townhouse. Janice assured them that it would not change the status of their property at all. Gary Moffett suggested that they look at their deed for something in writing in regards to the road.

Josh Wilbur stated that the Commission should look beyond this request, at neighboring properties and how they are zoned and evaluate what we will want to be brought in and what we will want the surrounding properties to be rezoned to.

The Fleetwood's believe that by rezoning their property it will make it more appealing to the potential buyer.

This request was tabled once again until further communication from the Fleetwood's.

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

Motion to recommend rezoning of properties located in Block 3 of Ava Water Row Subdivision was made by Todd Farrell and seconded by Jack Hamer. Motion carried unanimously.

**Recommendations for September rezonings:**

Property located in Block 1 Ava Water Subdivision, and properties located in Block 9 of Davis Addition.

**Additional Business:**

No additional business.

**Adjourn:**

Motion to adjourn was made by Gary Moffett and seconded by Jack Hamer.

Motion carried unanimously.