

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
August 18, 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 Secretary, Cindy Rains.

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

Members absent: Gary Moffett

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

Visitors: Larry Chance, Tad Mittlestead

Approval of minutes:

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

Wellness Center update:

A preconstruction meeting was held on July 29, 2009. In attendance were Jennifer Heinlein of MOCH, contractors, John Forrester of SCE, and Water and Sewer superintendent, Jeff Coffey. The City wanted to make sure the contractors understood how the water lines were to be constructed. The City has now issued building permits.

Roberts Retail update:

Janice told the P&Z members that she has not spoken with Mike Roberts lately, however; Scott Consulting has received drawings and specifications for the project.

B-2 to B-3 August rezonings:

Motion to recommend approval by the Board of Aldermen for the rezoning of all properties located in Block 2 of Ava Water Row subdivision, was made by Cindy Rains, and seconded by Scott Stark. Motion carried unanimously.

Recommendations for October rezonings:

Properties zoned B-2 in Block 8 Davis Addition and WW Clark's 1st Addition.

Additional Business:

Larry Chance attended the meeting tonight. Mr. Chance has purchased land consisting of 15 acres on the east side of NW 14th Street across from the football field. This piece of property has road on three sides, and two of those are paved. His desire is to section the 15 acres off into 3 acre lots and sell them; the buyer being responsible for installing their own well and septic system. The City of Ava subdivision regulations do not allow for such practices inside city limits. At the request of Mr. Chance, Janice obtained pricing for the following: Waterlines need to be 6 inch at a cost of \$25.00 ft., and Sewer lines need to be 8 inch at a cost of \$35.00 ft. Prices could be cheaper if a private or local party does the work instead.

In an effort to help educate and offer options, Josh Wilbur instructed Mr. Chance to follow the subdivision regulations laid out in packet form, and to first present a preliminary drawing describing in detail what it is that he would like to do with the property and have it reviewed by P&Z. Mr. Chance told commissioner's that he will come to next month's meeting with a plan.

Mr. Tab Mittlesteadt has moved to Ava from Wisconsin in January of this year, and was present this evening. He purchased the house at 411 NE 3rd Street and in March he purchased the house next door at 413 NE 3rd Street. The properties are currently zoned R-3 and he would like to rezone one of the homes to Commercial with the idea of placing a advertisement for consignment sign in the front yard of the house to

be used for the business. There are repairs to be made to the house but he assured commissioner's that these will be completed before starting the business.

Josh Wilbur explained that to allow for rezoning of the property which is in a residential zone would be spot zoning and that this is what the P&Z commission is trying to clean up.

Mr. Mittlesteadt was given a home occupation permit application and Janice read the Home Occupation regulations from the Code Book.

Adjourn:

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

Motion carried unanimously.