

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
November 17, 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, Todd Farrell, Scott Stark, Jack Hamer, and Lane Lakey

Members absent: Gary Moffett

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

Visitors: Mr. Andy Daniel, Mrs. Janice Meier (Waters)

Approval of minutes:

Minutes of October, 2009 minutes approved by motion from Lane Lakey, and seconded by Todd Farrell. Motion carried unanimously.

Petition for lot split:

Motion was made by Todd Farrell, and seconded by Scott Stark, to recommend to the Board of Aldermen, approval on a petition for lot split submitted by Mrs. Janice Meier, in order to be able to sell the house and lot #4, located along NE 5th Street.

Josh Wilbur explained to Mrs. Meier and Mr. Daniel what Planning & Zoning is trying to do as far as cleaning up the zoning throughout the city and asked Mrs. Meier if she would consider rezoning that property. The surrounding property is residential, and the property being considered for lot split is zoned B3. Planning & Zoning would like it to be more consistent in its zoning. Property owner stated that she has someone interested in purchasing some of her property and if they do, they will possibly want to operate greenhouses there. Planning & Zoning will talk about this further and will revisit it at a later time.

Non-conforming lots (continued discussion)

Item was tabled.

Rezoning Davis (Surguine) property:

Janice told P&Z members that this property is located on NW 6th Street just to the west of the Stewart House. The North half is zoned R-2 and the South half is zoned B-2.

The Curry's are property owners to the North and they do not like the idea of the rezoning and are rejecting the rezone from B-2 to B-3.

Josh Wilbur explained that he has gotten calls from surrounding property owners who are concerned with what is allowed in B-3. He also stated that it is the responsibility of P&Z to educate them as well as the owner of the property being rezoned as much as possible so they can better make the decision to accept it.

Discussion of B-1, B-2, & B-3 zoning districts. Commissioners have agreed to study these districts in an effort to better educate themselves.

Jack Hamer talked about the B-2 District, of how it is very limited in its zoning and basically designed for downtown businesses. The plan right now is to get the B-2's straightened out, eliminating B-2's except from the downtown area.

Josh Wilbur stated that we (P&Z) need to make zoning districts flow together, to define business district, residential district, and buffer the residential district, so something doesn't butt up against it improperly.

It was agreed by commission members that additional information should be included with the letter to property owner. An explanation of what the property is currently zoned as well as proposed zoning. Information derived from City of Ava Code of Ordinances.

Also, commissioners agreed that P&Z should not recommend rezoning of a property until it knows the property owner has been spoken to by courtesy phone call from Janice.

New Commission member:

There were no recommendations at this time. A candidate for secretary needs to be considered also.

Petition to vacate alley (Ava Family Theatre):

A petition to vacate the alley south of the Ava Family Theatre was submitted to P&Z by owner, Tim Carnall, because he would like to expand the theatre to allow two screens.

Jack Hamer recommended that Planning & Zoning Commission invite Mr.Carnall to the next meeting and allow him to explain exactly what he wants to do before we vacate that alley. In the meantime, commissioners will want to walk the alley, look at it closely, and find out who else it serves.

Item was tabled until next month's meeting.

November rezonings:

Motion was made by Lane Lakey, and seconded by Jack Hamer.

Motion carried unanimously.

Recommendation for January rezonings:

Souder property

Waters (Meier) property

Coetta Posey (old post office bldg)

David Norman (house located at 317 S. Jefferson)

No additional business.

Adjourn:

Motion to adjourn was made by Jack Hamer, and seconded by Scott Stark.

Motion carried unanimously.