

CITY OF AVA, MISSOURI
PLANNING/ZONING COMMISSION
December 15, 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: Scott Stark, Lane Lakey, Josh Wilbur, Jack Hamer, and Gary Moffett

Members absent: Todd Farrell

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

Visitors: Tim Carnall, Mr. & Mrs. Hetterlee

Approval of minutes:

Minutes of November, 2009 minutes approved by motion from Jack Hamer and seconded by Lane Lakey. Motion carried unanimously.

Petition to Vacate Alley: Ava Family Theatre:

Mr. Carnall has submitted a petition to vacate the alley south of the theatre, with the intention of building onto the theatre to incorporate a second screen. As soon as Council approves it, Mr. Carnall stated that they will get started in the process. "In order for the theatre to survive in Ava, the addition needs to happen, to be able to have more availability to more movies", said Mr. Carnall.

When asked if he had spoken to the neighbor on the south side of the alley, Mr. Carnall said that he had indeed spoken to David Norman, and that he has agreed to give Mr. Carnall his part of the vacated alley.

Josh Wilbur asked Mr. Carnall if he would speak to David Norman and ask him to submit something in writing to the P&Z stating that he will give his part of the vacated alley to Mr. Carnall.

There is a drainage issue on the North side of Mr. Norman's building, which will need to be resolved and Janice Lorrain informed Mr. Carnall that this will require an engineer.

Rezoning Davis, Daugherty, and Banks property:

Property owners, Mr. & Mrs. Heterlee attended tonight's meeting. They are interested in putting in gardens and selling the fresh produce from this location and had concerns as to whether or not rezoning the property would still allow them to do this. Neither B-2 Central Business District nor R-2 2-Family Residential District would allow for this, but rezoning to B-1 Neighborhood Business District may be an option.

In addition, the Heterlee's explained that they would like to live in the house, operate a bed and breakfast out of it, put up a building and an outdoor gazebo to be used for weddings and such. They wanted to assure P&Z that they would not put something in on the property that would be a hazard to the community. Daughter, Sharon Banks will be in Ava in May 2010 and will probably not want to pursue this until then.

New Commission member:

Motion to ask Geneva McCullough to join the P&Z Commission was made by Gary Moffett. Gary agreed to speak with her regarding this.

December rezonings:

December rezonings were tabled.

Any additional business:

P& Z members further discussed the B-1 Neighborhood District. Josh Wilbur stated that he truly feels that they should fully utilize B-1 as a buffer zone, and that for the purposes of our community, one thing P&Z really needs to do is define B-1, and asked members to look at the new zoning map when the City receives them, go through it and plan out which areas are non-questionable, and to get their own thoughts on B-1 and what it should contain, and to outline where we want to start in 2010.

Adjourn:

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