**CITY OF AVA, MISSOURI**

**PLANNING/ZONING COMMISSION**

**MEETING**

**City Hall, 404 S. Jefferson**

February 21, 2023

6:00 P.M.

1. **Call to order/ open public hearing-** Meeting called to order by Chairman Jack Hamer
2. **Roll call of Commission by Secretary-** members present were Oren Alcorn, Bob Sellers, Jack Hamer, and Dick Salgado. Kent Potts and Brian Thompson were absent. Others in attendance were City Clerk Suzanne Welsh and Jason Bewley.
3. **Approval of Minutes-** The January 17,2023 minutes will be presented at the next meeting on March 21, 2023.
4. **Old Business:**
5. **New Business:**

**Jason Bewley-** would like to develop housing on his property located at the corner of Ward Street and Shelton Ave. He has hired Velber Lehman to do dirt work so he can determine what area is best suited to build quad plex housing. Originally, his idea was to give his daughter a piece of the land so that she would be able to build one of the quad plex units and he could develop units as well. This is what determined that a lot split would be required so that she could have her legal description for her piece of land.

During the meeting, while discussing the project, Jason mentioned that he would need to separate his storage units from the grounds where he wanted to build quad plex housing. He also mentioned that he wanted to build them slowly, as to pay for one 4-unit apartment and then later on possibly borrow the money to build another unit, requiring different legals for each unit that he would build. With these ideas in mind, the lot split would no longer suffice and it was determined that he needed to go the route of a subdevelopment process.

If he were to just divide the storage units from the other parcel of property, he could start with a lot split and have a surveyor complete the work and bring it back to Planning and Zoning for them to approve. He would not be allowed to divide the property again without going through a subdivision process for development of multiple lots with quad plex housing, if that is what he wants. Oren Alcorn mentioned that the city needs to do some work on Shelton Ave. to improve the street as to handle more traffic. As of right now, Jason’s project is pending.

**Matthew Portello-** A request to rezone was presented to the Planning and Zoning Commission to change the zoning from Agriculture to B-3, General Business for property located at 100 E HWY 14 (old Murrell Alms Garage at the junction of HWY 14 and FF. A motion was made by Oren Alcorn seconded by Dick Salgado to move forward with the process of rezoning Matthew Portello’s property. Motion carried. All were in favor 4-0.

6. **Adjourn-** A motion was made by Oren Alcorn seconded by Dick Salgado. Motion carried.

All were in favor 4-0.

Minutes approved on: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion to approve 1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion to approve 2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vote count: Yes \_\_\_\_\_\_\_ No\_\_\_\_\_\_\_\_

Minutes by: Suzanne Welsh, City Clerk