

Regular Minutes of the  
Ashland City Planning Commission  
February 6, 2006

The Ashland City Planning Commission met in regular session on February 6, 2006 at 5:30 p.m. at the Municipal Building.

Commissioners present: Joe Macha, Yvonne Stinnett, Hadley Williams, Mayor Gary Norwood, Ed Nichols, and Dwayne Noe.

Commissioners absent: Jim Yates.

Others present: David Young, Angelina Hernandez, Michael Armstrong, Eric K. Lockert, Lora Markem, Buddy Koonce, James Buchanan, David Lowry, Franklin Wilkinson, John Rankin, Murry Hawkins, and Phyllis Schaeffer.

Chairman Macha called the meeting to order at 5:30p.m.

A motion was made by Mayor Norwood, seconded by Williams, to approve the January minutes as typed. Motion passed unanimously by voice vote.

Public Forum: none.

New Business:

David Lowry with CBM Enterprises was present to request a first and final subdivision approval. Mr. Lowry said he needs to subdivide into 3 parcels in order to sell one of the parcels and build on the remaining. Mr. Armstrong said he has been to the Board of zoning appeals and was granted a variance.

A motion was made by Mayor Norwood, seconded by Stinnett, to approve dividing property into 3 lots – 7, 8 & 9.

Motion passed with a roll call vote of: Mayor-yes, Stinnett-yes, Nichols-yes, Williams-yes, Noe-yes, and Macha-yes.

Eric Lockert was present to answer any questions about his request for site plan approval on the Lockert Condominium Development. A motion was made by Nichols, seconded by Stinnett, to approve the site plan for the Lockert Condominium Development contingent upon staff review.

The property will have a water detention pond for run off. There will be 7 – single level dwellings and will be all brick. Mr. Armstrong said they will have to re-do the water line. The fire truck access has been approved by Chief Walker. Mayor Norwood said he had 2 contingencies for the staff to clear up. Is the water line 6 or 8 inches and is Oak Street wide enough.

Motion passed with a roll call vote of: Nichols-yes, Stinnett-yes, Williams-yes, Noe-yes, Mayor-yes, and Macha-yes.

Lora Markem with Hawkins Development Co. was present for Gate Bluegrass Precast and is requesting a site plan approval. Gate Bluegrass is located off Bluegrass Dr. the railroad runs to the south. Currently they have an office building and a fab. Building they are proposing an additional 14,880 square foot addition to the end of the existing building. This new portion will be sprinkled and then they will go back and sprinkle the existing building. They have 8 parking spaces in front of the existing building, and will be adding 18 parking spaces there is also an additional 75 spaces along the fence rail. For this square footage the zoning code only calls for 63 spaces so they are good there. The main concern was fire protection. Chief Walker made the determination that the entire building would have to be sprinkled and is in line with the city ordinance. A motion was made by Norwood, seconded by Stinnett, to approve the site plan. Mayor Norwood said RPBP box on the outside of the building should be moved inside. Sprinkler plans will need to be provided to the Chief. Mayor asked if they had a completion date. Mr. Buchanan said they were looking at a July 1 move in date.

Mr. John Rankin was present for his request for final site plan approval on the Harpeth Shoals Marina project.

A motion was made by Stinnett, seconded by Williams, to approve the final site plan for Harpeth Shoals Marina.

Mr. Armstrong said Greg had a few comments but they have been answered.

Mr. Rankin said most of the comments were regarding the off site sewer. Chris has signed off on them and they have been sent to the state and approved there also.

Mr. Williams asked if they will have natural gas. Mr. Rankin's replied yes, natural gas will be used in the fireplaces and the restaurant. Also, the generators will use the gas. The water line and gas line will be on the river side and the sewer line will be on the Ashland City side of the By-Pass. Mr. Rankin let the commission know he will be donating property from the channel to Riverbluff because that is what he likes to do.

Each condo will be 1 level and the penthouses are almost 4,000 sq-ft. The water line and easement will be in the right-of-way.

Next to the By-Pass is an abutment over to Riverbluff, by adding trestles you can make it a pedestrian bridge.

On the sewer it is gravity to the lift station then it goes to the 6" line to the city.

Mr. Rankin said they are the first to take the cleaner marina pledge in the state. The overflow from the parking lot goes through a filtration system before entering the marina.

There is a 12" water main over Lenox Branch Creek that will need to have concrete piers. The water and sewer lines will be in accordance with Ashland City requirements.

Motion passed with a roll call vote of: Stinnett-yes, Williams-yes, Nichols-yes, Mayor-yes, Noe-yes, and Macha-yes.

Other: none.

A motion was made by Stinnett, seconded by Noe, to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:31 p.m.

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Chairman Joe Macha