

Regular Minutes of the
Ashland City Planning Commission
August 7, 2006

The Ashland City Planning Commission met in regular session on August 7, 2006 at 5:30 p.m. in the Municipal Building.

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

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

Commissioners Absent: None.

Others Present: Michael Armstrong, Franklin Wilkinson, Angela Fernandez, Hal Spears, Tom Alley, Murry Hawkins, Ted Shade, David Day.

Chairman Macha requested a motion to approve the minutes from July 3, 2006. A motion was made by Stinnett, seconded by Williams to approve the minutes. A request was made to strike "as a business owner" from the last paragraph of the minutes. Planning Commission agreed to strike "as a business owner" and approve the minutes. Motion passed unanimously by voice vote.

Public Forum: None

Old Business: None

- A. Amend Ordinance #273 Ashland City Design Review Manual regarding the color of buildings.

Chairman Macha called for a motion to approve this amendment and open the amendment for discussion. A motion was made by Mayor Norwood, seconded by Yates, to amend Ordinance #273 regarding color of buildings. Macha thinks the city should have some control of what the city looks like. Mayor Norwood stated we already have established colors in our Design Review manual. Mike Armstrong said this amendment will apply to pre-existing buildings. We have control on new construction but we are trying to apply some of the same design standards to pre-existing buildings. Nichols asked how we can inform business owners of this amendment if adopted. Mike said if this ordinance is adopted he will distribute a copy to each business owner in Ashland City and to the Chamber of Commerce. Motion passed with a roll call vote of: Nichols-yes, Norwood-yes, Stinnett-yes, Williams-yes, Macha-yes, Yates-yes and Noe-no.

- B. Amendment to Ordinance #179-Holiday Lighting

Chairman Macha called for a motion to approve the amendment and open the amendment for discussion. A motion was made by Nichols, seconded by Williams, to amend

Ordinance #179-for holiday lighting. Motion failed by a roll call vote of: Nichols-no, Noe-no, Mayor-no, Stinnett-no, Williams-no, Macha-no, and Yates-no.

New Business:

A. Preliminary and Final Subdivision plat approval for Cheatham Lake Condominiums.

Chairman Macha called for a motion to approve the subdivision. A motion was made by Stinnett, seconded by Williams, to approve the preliminary and final subdivision plat for Cheatham Lake Condominiums. Mike explained that when this property was originally constructed it had no approved plat. This request for approval is basically a legal formality required by the State of Tennessee for a Master Deed and approved plat. Nothing on the site will be changed or added to. Motion passed by a roll call vote of: Nichols-yes, Noe-yes, Mayor-yes, Stinnett-yes, Williams-yes, Macha-yes, and Yates-yes.

B. Site Plan Approval for 104 Harris St., David Day.

Chairman Macha called for a motion to approve the site plan. A motion was made by Noe, seconded by Williams, to approve the site plan for 104 Harris Street. Mike explained that the Planning commission has already seen the site. At the time David Day was not going to add the new building until a later date but now has decided to go ahead and build the building. This building will be primarily for sighting bows. Mike showed a picture of the block and the color of the roof. The new building will comply with our Design Review Manual. The existing house will also be roofed to match the new building. Mayor asked if the new building will be connected to the existing house using one access, making it an addition to the existing structure requiring the whole business to be sprinkled. David Day explained the new structure will be butted up next to the existing house. Mike said he understood the new building to be a separate structure. David said he would move the new building at least three feet, and more if needed, from the existing structure and build a breeze-way with separate access to the new building. The new structure will be sprinkled. Chairman Macha called for the motion to be approved with the contingencies of the new building being at least three feet from the existing structure. Motion was amended by Noe, second by Stinnett to approve with contingencies noted. Motion passed by a roll call vote of: Nichols-yes, Noe-yes, Mayor-yes, Stinnett-yes, Williams-yes, Macha-yes, and Yates-yes.

C. Preliminary and Final subdivision plat approval for Hidden Lakes Subdivision Phase III.

Chairman Macha called for a motion to approve this subdivision. A motion was made by Mayor Norwood, seconded by Williams, to approve the preliminary and final subdivision plat for Hidden Lakes Phase III. Mike explained that this is Phase III of Hidden Lakes. Planning Commission has already approved Phase I and Phase II; Phase III would be an extension of Phase I on the Bearwallow Road side. The water, sewer and roads are owned and maintained by the Home Owners Association and are not the liability of Ashland

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

Other: None

A motion to adjourn was made by Williams and seconded by Yates. Motion passed by unanimous voice vote. Meeting Adjourned at 6:40 PM

Chairman Joe Macha