

Regular Minutes of the  
Ashland City Planning Commission  
December 4, 2006

The Ashland City Planning Commission met in regular session on December 4, 2006 at 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:32 p.m.

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

Commissioners absent: none.

Others present: Franklin Wilkinson, Michael Armstrong, Sharon Caton, Angela Hernandez, Lisa Keylon, John Rankin, Sims Hill, Chuck Walker, Murry Hawkins, Greg Edrington, Chris Cherry and Phyllis Schaeffer.

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

Public Forum: no comments.

Old Business: none.

New Business:

The commission started with the second item on the agenda rezoning Leeland Station from R-1 PUD to R-3 PUD then will go back to the 1<sup>st</sup> item.

A motion was made by Nichols, seconded by Williams, to approve the rezoning of Leeland Station from R-1PUD to R-3PUD.

Mr. Rankin explained the density in a couple of places and stated he has agreed to put in a water tank and 2 main water lines; He has left open spaces and decreased the number of lots by seven. Essentially he is getting enough lots to do the water projects. Mr. Rankin is requesting the zoning so it works for him and is also in the best interest of the city. Mr. Rankin has a total of 57.66 acres in all. Chairman Macha asked Mr. Armstrong if there were any problems. Mr. Armstrong replied the original PUD got done away with due to the last developer, Mr. Batson, he only went to the preliminary stages tonight is another preliminary stage and a rezoning for Mr. Rankin.

Mr. Rankin replied that the most restrictive zoning is an R-1 in that zone he could put in double the homes and still be in compliance this would require a water system and city street. This PUD will help the city water system. This is a give and take proposal. After much discussion the motion passed with a roll call vote of: Nichols-no, Williams-yes, Stinnett-yes, Mayor-yes, Yates-yes, Noe-yes, and Macha-yes.

The next order of business is the preliminary Master Plan for Leeland Station PUD.

Ms. Stinnett brought up that there was to be only one entrance/exit on Hwy 12. On the PUD drawing is an entrance by Elm for the 8 homes. Mr. Rankin said but they have put in a cul-de-sac on S. Poole Street. Mr. Rankin was asked if the 8 homes could be moved as they need to avoid having an exit on Elm St.

A motion was made by Yates, seconded by Stinnett, to approve the preliminary Master Plan contingent upon not exiting on Elm St. Motion passed with a roll call vote of: Yates-yes, Stinnett-yes, Noe-yes, Williams-yes, Nichols-yes, Mayor-yes, and Macha-yes. There is a pedestrian plan with trails and sidewalks. Mr. Edrington would like to see the sidewalks on only one side of the road.

Hwy 12 Land Use Plan.

Chairman Macha asked if they could schedule a time to meet with the Council to discuss. At this time Sharon Caton was introduced to the Commission as the new county planner. Ms. Caton and Lisa Keylon, the city planner had just received these plans and had made comments. Ms. Caton said she wanted more time to look at the plans before she had final comments.

Ms. Caton asked about training for the commission and also asked the commission if they would like their packets 10 days in advance of the meeting to give them time to look it over. The commission agreed that would be a good idea.

The last item on the agenda was the Flood plain and Floodway ordinance. Mr. Armstrong with the help of Ms. Hernandez explained this ordinance is mandated by FEMA. Mr. Armstrong said once it was passed it would be incorporated into the zoning book. A motion was made by Noe, seconded by Williams to approve the amending ordinance on Floodways and Flood Plain. Motion passed with a roll call vote of: Noe-yes, Williams-yes, Nichols-yes, Stinnett-yes, Mayor-yes, Yates-yes, and Macha-yes.

Other:

Chairman Macha asked about receiving the planners' comments prior to the meeting.

Ms. Caton said if you want to correct the procedures you have to have your requirements in line. This is a procedural structure that needs to be revised. Once this is in place then everyone will have to meet the requirements.

There was much discussion on changing and standardizing our procedures making them consistent.

Mayor Norwood discussed the Industrial Park stating there are still areas that are residential that got reverted when city annexed this area and named several properties. They need to be rezoned back to industrial. We need to move forward and get it uniform as had been discussed previously.

A motion was made by Noe, seconded by Williams, to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 7:25 p.m.

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Chairman Joe Macha