

Regular Minutes of the
Ashland City Planning Commission
May 5, 2008

The Ashland City Planning Commission met in regular session on May 5, 2008
At 5:30 p.m. in the Municipal Building.

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

Commissioners present: Chris LaCrosse, Gary Norwood, Yvonne Stinnett, Hadley Williams, Ed Nichols, Jim Yates and Joe Macha

Commissioners Absent: None

Others Present: Michael Armstrong, Franklin Wilkinson.

Approval of Minutes

A motion was made by Williams and 2nd by Stinnett to approve the minutes as written.
Motion to approve the minutes was passed by unanimous voice vote.

Public Forum: None

Old Business: Land Use Plan

Armstrong addressed the Commission and stated that he would preside over the meeting in the absence of the Community Planner, Sharon Caton. Armstrong reminded the Commission that comments are due for the Community Land Use survey and Chapters 1 & 2. Mayor Norwood asked if the Commission would be completing the survey at this time. LaCrosse said he had talked to Sharon earlier in the day and she suggested the Commission work on the comments individually and then discuss comments as a group. After further discussion Macha requested to move to new business.

New Business:

A. Site Plan Approval – 308 North Main St.

Armstrong addressed the Commission and stated that the site plan document presented to the Commission shows the proposed site layout. The site plan has been through the review process in the Planning Office and Codes Department and meets all the requirements for site plan approval. The site is zoned C-2. The previous use was legally nonconforming residential. The proposed travel agency use of the house as an office will be changing the use to a conforming use. Other than paved parking there will be no changes or construction on the site. Mayor Norwood asked if sidewalks would be required. Armstrong stated that our sidewalk ordinance only requires sidewalks for newly built sites or new developments. This is an existing commercial site. The only change is the change in use. After further discussion a motion was made by LaCrosse and 2nd by Macha to approve the site plan.

The motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Ed Nichols-yes, Jim Yates-yes, Joe Macha-yes

B. Definition-Dust free Ordinance (Adequate Parking Surfaces for Infill Development)

Armstrong approached the Commission and stated that the purpose of the adequate parking surfaces for infill development is intended to include pervious parking surfaces. Section F. of our Off Street Parking Requirements restricts the surface to impervious surfaces. This addition to our Off Street Parking Requirements will define specs for pervious surfaces that are dust free. After further discussion it was determined that the existing definition for “Dust Free” should be presented for review at the next Planning Commission and discussion can continue at that time.

C. Land Disturbance-Discuss model ordinance

Armstrong approached the Commission and stated the Land Disturbance model ordinance is up for review and discussion. Mayor Norwood asked how the model ordinance compares to TDEC requirements. Armstrong explained that this ordinance would give the city more authority to enforce land disturbance violations. In the past there have been situations where a site was under enforcement from TDEC but our grading ordinance limited us in our abilities to enforce and there existed a gap between our requirements and TDEC requirements. Also, TDEC has been very lax in its enforcement process. After further discussion it was determined the Commission would continue review and discussion at the next meeting.

D. Design Standards for Multi-family & duplexes. – Discuss model ordinances.

Armstrong stated that the Commission is presented with three examples of ordinances from other cities that deal with design standards for residences. The range from very strict to moderate designs. The three samples should be reviewed before the next Planning Commission meeting and will be up for further discussion at the next meeting.

6. Other

Stinnett asked for an update on the old A-1 Tire location on South Main St. Armstrong stated that the new owners had completed a concept review for the site. We would require a structural engineering review before we could determine if the existing building was fit for human occupancy. Also, an environmental study would need to be done before the site is developed. To demo the existing buildings and create a new site the owner would have to meet the requirements for site plan approval.

A motion to adjourn was made by Stinnett and 2nd by LaCrosse. Adjournment passed by unanimous voice vote.

Meeting was adjourned at **6:35 P.M.**

Chairperson Joe Macha