

Regular Minutes of the
Ashland City Planning Commission
July 7, 2008

The Ashland City Planning Commission met in regular session on July 7, 2008
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, Chris LaCrosse, Gary Norwood, Yvonne Stinnett,
Hadley Williams, Jim Yates and Joe Macha

Commissioners Absent: None

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, Lee Batson,
Edward W. Gasser.

Approval of Minutes

A motion was made by Williams and 2nd by Yates to approve the minutes with corrections to remove the detailed itemized list of design standards applying Recycling Centers in the I-1 Zoning as they were presented in a power point presentation but not fully addressed and discussed in the meeting. Motion to approve the minutes with corrections passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

Public Forum: None

Old Business: **A. Land Use Plan**

Planning Commission comments on Chapters 3, 4 & 5 Demographic Background. Chapter 6 Policies and Goals & Chapter 7 Implementation.

Caton addressed the Commission and stated that the Commission has been presented with Chapters 3 & 4. We are waiting on some maps and materials from Austin Peay for Chapters 3, 4 & 5. Caton requested the Commission begin to review Chapter 6 & 7 that include goals, policies and objectives that are state standards and consider enriching and broadening these standards. The homework assignment is to review these chapters and get a grasp of what these goals and policies are. Caton stated as an example of consideration, 14% or all structures in Cheatham Co. are affordable housing. Which is \$79,999.00 and below. LaCrosse asked what the State standard is. Caton stated that 12% to 14% is the state standard. We are in the process of determining how much of that percentage is habitable. The term used is standard or non-standard housing. Be prepared to spend a couple of hours at the next meeting or establish a workshop to get in depth when addressing these items. After further discussion Macha directed the Commission to the next order of business.

New Business: A. Re-plat - Minor Subdivision - Rose Gasser – Highway 12 South

A motion was made by LaCrosse and 2nd by Yates to approve the re-plat. Caton stated that Mr. Batson has completed the Concept Review process. This property had three lots and now has two lots. It is partially located in the AE Floodplain. There will be a Flood Hazard Application that will need to be completed as well as permits issued before construction begins. The re-plat is taking existing lot and reconfiguring them into two lots rather than three. The zoning is R-1. Caton directed the Commission to the presented re-plat and noted the floodplain boundaries and reconfiguring of lot lines as presented on the plat. The structure itself will be completely out of the flood area. Mayor Norwood asked if the structure is located outside of the Flood Zone why does he have to complete the Flood Hazard Application? Caton stated that Flood hazard Application is required by FEMA for any development on a property that contains a flood zone. Mr. Batson's application will show the structure is out of the Flood Zone and will allow him to apply for a LOMA to FEMA and exempt him from buying flood insurance for the structure. The application allows us to track that process and complies with mandatory FEMA requirements. Mr. Batson stated his intent was to build a house for his father and get the house further back from the highway. After further discussion the motion was approved by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

B. Dust Free Ordinance (*Adequate Parking Surfaces for Infill Development*)

Caton stated the goal of this ordinance is to allow pervious parking surfaces for existing lots that are zoned commercial and changing from a legally nonconforming use to a conforming use. The term infill applies to this type of change in use sites. We are looking for ways to address drainage and parking without applying asphalt. After further discussion Caton stated that she would collect additional data and research on pervious surfaces to be presented at the next Planning Commission meeting.

C. Design Standards for Multi-family & Duplexes.

Caton stated the Commission was presented with samples for review and she is in the process of completing a draft based on previous discussions. The Planning Office is in the process of reviewing appellant cases in the State before presenting the draft. There is a case at this time in Knox County where design standards are being appealed as it relates to size and materials for use. We should review the outcome of this case before we adopt something that the State could make us overturn.

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

Meeting was adjourned at **6:10 P.M.**

Chairperson Joe Macha