

Regular Minutes of the
Ashland City Planning Commission
February 2, 2009

The Ashland City Planning Commission met in regular session on February 2, 2009
At 5:30 p.m. in the Municipal Building.

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

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

Commissioners Absent: None

Others Present: Michael Armstrong, Franklin Wilkinson, Jimmy Allen, Darren Holt, Eric
Lockert

Approval of Minutes

A motion was made by Yates and 2nd by Williams to approve the minutes. A motion to
approve the minutes passed by unanimous voice vote.

Public Forum: None

Old Business:

A. Land Use – Set next meeting date and time

The Commission decided that the next meeting will take place on February 25, 2009 at
5:30 PM at City Hall

New Business:

A. Discussion of Mixed-Use Zoning District Ordinance

The Commission determined that this discussion will be deferred until next months
Planning Commission meeting.

B. Rezone from PO to R-4PUD – Map 55C, Group L, Parcel 4.00 – 109 Sycamore St. –
Eric Lockert.

Armstrong addressed the Commission and referenced hand out materials for verification
of which lot was being presented. Armstrong explained that the rezone along with the
upcoming request to assign a commercial overlay will give some flexibility in use and
allow a mixed use including residential and commercial on the same lot. The requests
have been reviewed by the Planning Department. A mixed use zoning is appropriate for
this property. A motion to rezone from PO to R-4 PUD was made by Nichols and 2nd by
Williams. Chairman Macha opened the floor for discussion. Mayor Norwood asked why
this particular lot was more conducive to R-4 PUD. Armstrong stated that the intent is to
allow residential as well a commercial uses on the property. The property is already PO
which only allows professional offices. The base zoning should be residential and the

overlay commercial. The R-4 PUD fits better in this more urban setting than would a zone that only allows for single family or duplex residences. Also, this property abuts an existing R-4 PUD. Mr. Lockert explained that his original intent was to be able to lease the house immediately as residential and still have the option to for commercial use in the future. The property has been available for commercial lease from the previous owner for several years but nothing has happened and the building sat vacant. It is basically the same as the other property up for the same consideration tonight at 111 Sycamore St. It is in need of major repair but before we invest in it we would like to see some return on the investment and feel a residential use is more likely in the short term. Mayor Norwood asked where the Commercial Overlay comes in. Armstrong stated that the Commercial Overlay would be for the whole property. After further discussion Macha asked for a vote on rezoning the property to R-4 PUD. Motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

C. Assign Commercial Overlay to R-4PUD – Map 55C, Group L, Parcel 4.00 – 109 Sycamore St. – Eric Lockert

A motion was made by LaCrosse and 2nd by Stinnett to assign a Commercial Overlay. Motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

D. Rezone from PO to R-4 PUD – Map 55C, Group L, Parcel 4.01 – 111 Sycamore St. – Eric Lockert

Armstrong stated that this is the property that used to be the tea room and is basically the same type of request as the previous property and is right next to the previous property. A motion was made by Nichols and 2nd by Stinnett to rezone the property from PO to R-4 PUD. After further discussion the motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

E. Assign Commercial Overlay to R-4 PUD – Map 55C, Group L, Parcel 4.01 – 111 Sycamore St. – Eric Lockert

A motion was made by LaCrosse and 2nd by Mayor Norwood to assign a Commercial overlay. Motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

F. Assign Commercial Overlay to R-4 PUD – Map 49 J, Group D, Parcel 1 – Highway 12 North – Leslie J. Matlock III

Armstrong referenced the handouts and oriented the Commission on the location of the property. This property is already zoned an R-4 PUD and Mr. Matlock is requesting a commercial overlay. A motion was made by Mayor Norwood and 2nd by LaCrosse to assign the commercial overlay. LaCrosse addressed the Commission and stated that in reviewing the ordinance for the R-4 MDR PUD he noticed on page V54 under commercial activities if the PUD is 100 acres or more then we can allow commercial activities of which no more than 5% of the total could be commercial. Armstrong stated

he had a discussion with the planning office and this stipulation was an oversight in the process of writing the ordinance. We will make a recommendation at a later date to correct it by amending the ordinance to accommodate Ashland City's needs or completely eliminate this section. After further discussion the motion to assign the Commercial Overlay was approved by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

G. Rezone From R-4 PUD & C-2 (split zoning) to R-4 PUD - Map 49 J, Group D, Parcel1.01 – Highway 12 North – Leslie J. Matlock III

A motion was made by LaCrosse and 2nd by Mayor Norwood to rezone. Armstrong addressed the Commission and stated that Mr. Matlock was seeking the same zoning and commercial overlay on this property. This property contains a split zoning and the intent is to clean it up by rezoning the whole property to R-4 MDR PUD and assign a commercial overlay. Motion to rezone was approved by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

H. Assign Commercial Overlay to R-4 PUD - Map 49 J, Group D, Parcel1.01 – Highway 12 North – Leslie J. Matlock III

A motion to assign the Commercial Overlay was made by LaCrosse and 2nd by Williams. Motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

I. Rezone From R-2 & C-2 (split zoning) to R-4 PUD – Map 49 J, Group D, Parcel 4 – Highway 12 North – Leslie J. Matlock III

Motion to rezone was made by Stinnett and 2nd by LaCrosse. Motion to rezone passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

J. Assign Commercial Overlay to R-4 PUD – Map 49 J, Group D, Parcel 4 – Highway 12 North – Leslie J. Matlock III

Motion to assign commercial overlay was made by Stinnett and 2nd by LaCrosse. A motion to assign the commercial overlay passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

K. Minor Subdivision- Map 62, Parcel 4 – Highway 12 South – Jimmy Allen – Michael Holt

Armstrong stated that this property is basically across the street from Owens Place Shopping Center and Wal-Mart. This property is in front of the old Bill's Catfish house and was part of other parcels and combined with a boundary survey and sold at auction. Mr. Allen and Mr. Holt purchased this property and were told the properties had been through the subdivision process when in fact they had not. Mayor Norwood stated that in the past Mr. Lindal had met with the City Council to discuss right of way easements and highway access to the property. Mayor Norwood asked what the intent was for this

property. Armstrong said the intent is to combine these three parcels into one lot. This should have been done by the previous owner before the property was sold but it was not done. Mayor Norwood stated that the plat does not show water or sewer on the property and request that before he signs off on the plat as the Secretary of the Planning Commission he wants to see the water and sewer lines on the milar. After further discussion a motion was made by LaCrosse and 2nd by Stinnett to approve the plat contingent on adding the water and sewer lines to the milar. Motion to approve the minor subdivision passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

L. Rezone from R1 / C-2 Split Zoning to C-2 - Map 62, Parcel 4 – Highway 12 South – Jimmy Allen – Michael Holt

Armstrong addressed the Commission and stated that the intent to rezone is for the purpose of cleaning up the zoning on the property. All of the property has highway 12 road frontage and they are requesting all the property be C-2. A motion was made by Stinnett and 2nd by Mayor Norwood to rezone the property to C-2. After further discussion the motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Hadley Williams-yes, and Joe Macha-yes, Jim Yates-yes, Yvonne Stinnett-yes, Gary Norwood-yes.

Other: Mayor Norwood addressed the Commission and said that next week on February 12, 2009 the Joint Economic and Community Development Board will hold a meeting regarding an action by the City of Pegram to terminate Sharon Caton from the board and as the Planner for Pegram. The reason for bringing this up is to address The Town of Ashland City's show of support for Sharon Caton and the Planning Department and take that show of support to the meeting on February 12. After further discussion a motion was made by Mayor Norwood and 2nd by Macha to support Sharon Caton and the Planning Department in all aspects of their functions as a Community Planners. The Motion passed by a unanimous voice vote.

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

Meeting was adjourned at 6:27 P.M.

Chairman Joe Macha