

Regular Minutes of the  
Ashland City Planning Commission  
September 14, 2009

The Ashland City Planning Commission met in regular session on September 14, 2009  
At 4:00 p.m. in the Municipal Building.

Acting Chairman Chris LaCrosse called the meeting to order at 4:07 p.m.

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

Commissioners Absent: Ed Nichols

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon  
Caton, Bill Garrett, Jennifer Noe, Jim Roe

Approval of Minutes

A motion was made by Williams and 2<sup>nd</sup> by Stinnett to approve the minutes as written.  
The motion to approve the minutes passed by unanimous voice vote.

Chairman Joe Macha arrived and acting Chairman LaCrosse turned the meeting over to  
Macha

Public Forum: None

Old Business: None

New Business:

**A. Rezone from R-3 to C-1 - Map 49N, Group A, Parcel 1.02 ,- Map 49N, Group A,  
Parcel 1.01 - Map 49N, Group A, Parcel 1.00, Map 49 0, Group A, Parcel 1.00, -  
Map 49 0, Group A, Parcel 1.01 – Bill Garrett**

Caton addressed the Commission and stated that the properties have been through the  
concept review process and staff recommends, based on Mr. Garrett's desire to market  
the property, the highest and best use would be to have a commercial base zoning and an  
assigned residential overlay. This mixed zoning assignment is consistent with recent past  
mixed zoning assignments. After review and discussion of the rezoning request a motion  
was made by Yates and 2<sup>nd</sup> by Mayor Norwood to rezone the properties from R-3 to C1.  
The motion passed by roll call vote. Chris LaCrosse - yes, Gary Norwood - yes, Yvonne  
Stinnett - yes, Hadley Williams - yes, Jim Yates - yes, Joe Macha – yes.

**B. Assign R-2 Residential Overlay - Map 49N, Group A, Parcel 1.02 ,- Map 49N,  
Group A, Parcel 1.01 - Map 49N, Group A, Parcel 1.00, Map 49 0, Group A, Parcel  
1.00, - Map 49 0, Group A, Parcel 1.01 – Bill Garrett**

Caton addressed the Commission and stated that assigning a residential overlay to these properties will allow mixed use on the properties. A strict C-1 zoning would only allow upper story residential as a special exception. Assigning the residential overlay will allow mixed residential and commercial uses. At this time there is more of a demand for residential use on these properties. After further discussion a motion was made by LaCrosse and 2<sup>nd</sup> by Stinnett to assign the R-2 Residential overlay to the properties. The motion passed by roll call vote. Chris LaCrosse - yes, Gary Norwood - yes, Yvonne Stinnett - yes, Hadley Williams - yes, Jim Yates - yes, Joe Macha – yes.

A motion was made by Yates and 2<sup>nd</sup> by LaCrosse to recess the Planning Commission meeting for the driving tour. The motion passed by unanimous voice vote.

Chairman Joe Macha called the meeting back to order at 5:44 PM ending the recess. All members still present.

Mayor Norwood made a motion and 2<sup>nd</sup> by Stinnett to amend the agenda under New Business and include the review and recommendation consideration of the updated VantagePoint Homes at Marrowbone Heights PUD agreement. The motion passed by unanimous voice vote.

### **C. PUD Agreement – VantagePoint Homes at Marrowbone Heights**

Caton addressed the Commission with changes to the PUD agreement. Phase One has been approved by the Planning Commission for a two year period. An extension of that two year period would require the developer to come back to the Planning Commission with an extension request. The weighted average rental price per unit is \$851.00. The original PUD had \$917.20. That figure took into account storage and parking rental. The buildings will be constructed according to the approved concept plan. Exhibits A, B, B1 will be attached to and included with the PUD agreement. Water and sewer service will be provided to the apartment complex through one meter. The developer agreed to provide access to all public safety services. The developer will be responsible for all utility tap fees. These should be paid before issuance of a Certificate of Occupancy for each building. The developer is responsible for construction and maintenance of all roads. If there are any modifications after review the cost will be passed to the developer. After further discussion a motion was made by Yates and 2<sup>nd</sup> by Williams to forward the PUD agreement to the City Council for consideration. The motion passed by roll call vote. Chris LaCrosse - yes, Gary Norwood - yes, Yvonne Stinnett - yes, Hadley Williams - yes, Jim Yates - yes, Joe Macha – yes.

Other:

A motion to adjourn was made by Williams and 2<sup>nd</sup> by Stinnett. Adjournment passed by unanimous voice vote.

Meeting was adjourned at 5:55 P.M.

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Chairman Joe Macha