

Regular Minutes of the
Ashland City Planning Commission
March 1, 2010

The Ashland City Planning Commission met in regular session on March 1, 2010
At 5:30 p.m. in the Municipal Building.

Acting Chairman Chris LaCrosse called the meeting to order at 5:33 p.m.

Commissioners present: Ed Nichols, Chris LaCrosse, Gary Norwood, Yvonne Stinnett,
Hadley Williams, Dwayne Noe

Commissioners Absent: Joe Macha

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon
Caton, Michael Highers, Vikie Murry, Jennifer Noe

Approval of Minutes

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

Public Forum: None

Old Business: None

New Business:

A. Discussion of Map 62, Parcel 13 – Shelton & Brucene Harrison – (96 Acres)

Caton addressed the Commission and stated the applicant had requested a review of the
property in March of 2008. At that time the property was under contract with Mr. Rankin.
At that time Mrs. Harrison requested the Planning Dept. to review a sale contract that
included an agreement of a “good faith” effort for Mr. Rankin to establish a right of way
easement to the property from Highway 12 S. at the sole discretion of Mr. Rankin. The
Planning Dept. advised the Harrisons that that was a matter between them and Mr.
Rankin and the City had no involvement. An application from an attorney acting on
behalf of the Harrisons was received in the Building & Codes Dept. last week. The
applicant had three particular questions they wanted the City to review. 1) Assuming the
owner of the adjoining development agrees, would the City allow the use of Ashland
Place PUD roads to gain access to HWY 12; 2) How wide would a private road between
Harrison property and Ashland Place PUD need to be; 3) How many houses could be
served on the Harrison property by the private access road and roads in Ashland Place?
The owners of AshlandPlace designated an easement to the Harrison property. This
document was recorded on October 13, 2009 and is a technical violation of the PUD
agreement by not including this easement on the approved plat for AshlandPlace that was
approved by the Planning Commission on September 8, 2009 and recorded on October
15, 2009. Caton reviewed the history of the property; The Harrisons sold the property to

Mr. Rankin in September 2004. Property was sold in encumbrance of easement access solely at the discretion of Mr. Rankin. Property title was assumed by Community Bank & Trust on February 2, 2009, AshlandPlace March 30, 2009. The easement was recorded October 13, 2009. The PUD agreement was approved October 13, 2009. After further discussion Mayor Norwood asked how the property was approved for subdivision by land-locking a parcel and is there any liability on the part of the City for this. Caton stated that the subdivision of the property took place in 2004. It was done with a means and bounds survey by deed without presentation to the Planning Commission for approval of the subdivision. After further discussion Caton stated that the existing plat needs to be amended to reflect the changes. After further discussion it was determined that the developer and / or the applicant need to provide information on intent of developing the Harrison property before the Commission can make a recommendation on the details of the easement. Mayor Norwood asked if Item B. on the agenda is directly related to the current item A. being discussed. Caton stated that it is. A motion was made by Mayor Norwood and 2nd by Stinnett to differ item A & B until the next Planning Commission meeting until additional information can be provided. The motion passed by unanimous voice vote.

B. Discussion of AshlandPlace LLC PUD – Highway 12 South – Ron Wilkinson

Item B. on the agenda was discussed as it relates to item A. and item B. was also differed.

C. Recommendation on Parking Requirements for C-2 HWY Commercial Mini-Storage

Caton stated that the Board of Zoning Appeals had a meeting last week and one of the topics up for a variance was parking requirements for mini-warehouse storage in a C-2 Zoning. Applying the parking requirements as written in the zoning book on this site would require the applicant to have 314 parking spaces. The Board of Zoning Appeals has requested the Planning Commission make a recommendation for parking on this site before it proceeds with the request for a parking variance. The Commission decided to apply parking requirements of a mini-storage unit in C-2 based on 3% of the units being served or five parking spaces which ever is greater. A motion was made by Noe and 2nd by Mayor Norwood to forward these parking recommendations to the Board of Zoning Appeals. The motion passed by unanimous voice vote.

A motion was made by Noe and 2nd by Mayor Norwood to forward these parking requirement recommendations in the form of an Ordinance to the City Council for consideration. The motion passed by unanimous voice vote.

Other: None

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

Meeting was adjourned at 6:47 P.M.

Acting Chairman Chris LaCrosse