

Regular Minutes of the
Ashland City Planning Commission
April 5, 2010

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

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

Commissioners present: Ed Nichols, Chris LaCrosse, Gary Norwood, Hadley Williams,
Dwayne Noe, Joe Macha

Commissioners Absent: Yvonne Stinnett

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon
Caton, Michael Highers, Vikie Murry, Bernard Arntz, Stanton Lee, Lee Batson, Patty
Kennedy, James Fenton, Victoria Lauren, Lou Weiss

Approval of Minutes

A motion was made by Noe and 2nd by Williams to approve the minutes with
typographical errors corrected. The motion to approve the minutes with corrections
passed by unanimous voice vote.

Public Forum: Stanton Lee addressed the Commission and stated for the proposed
assisted living site surrounding his home, he hopes the developer would consider and
preserve the historical nature of the property. In particular, the historical significance of
the name Leeland Station. Also, the previous development proposed for the site centered
on the existing home. He stated that from reviewing the existing concept proposal for the
site he is worried that his house will be hidden behind other buildings. Considering the
historical significance of the home on the site he hopes the current developer will do the
same by making his home a focal point of the site. He stated that he would also like to
meet with the developer to explain the history behind the property and home.

Old Business: None

New Business:

**A. Discussion- Variance Requests for Landscaping Treatment Regulations &
Section 4.120 B 6 (4 foot variance on driveway isle) Proposed mini-storage site – 700
Highway 12 North – Map 49, Parcel 1.04 Michael Highers**

Caton approached the Commission and stated that Mr. Highers is seeking three variances
on the proposed mini-storage site. Caton stated that he is aware that the Planning
Commission does interact with the Board of Zoning Appeals and occasionally request
recommendations from the Planning Commission regarding variances. The first variance
is for the Landscape Treatment Regulations. For this site the required caliper inches

would be 135 caliper inches. Mr. Highers is requesting place 22 caliper inches and seeking a variance of 113 caliper inches. The second request is for a variance for the required shrubs. This site would require 144 shrubs. He proposes to place 30 shrubs and seeking a variance of 114 shrubs. The third request for a variance is for the required 24 foot wide drive isles between the buildings. In the C-2 zoning there is a requirement for 24 foot wide drive isles between the buildings. He is proposing 20 foot drive isles between the buildings. He is seeking a 4 foot variance on the drive isles between the buildings. After further discussion Michael Armstorng stated that he talked to Chief Walker and the 20 foot drive isles are acceptable to the Fire Department. Mr. Highers approached the Commission and described the type of fencing he intends to use on the property for screening from the adjacent residential properties. After further discussion the Planning Commission decided that before a recommendation to the Board of Zoning Appeals could be made for the variance, a visit to the site would be necessary. The Commission decided to recess the recommendation till April 26, 2010. A motion was made by Mayor Norwood and 2nd by Noe to recess the recommendation until the next Land Use Committee meeting and set the next Land Use meeting for April 26, 2010 at 5:30PM and schedule the Board of Zoning Appeals meeting for April 26, 2010 following the Land Use meeting. The motion passed by unanimous voice vote.

B. Rezone from R-1 PUD to MR PO Multiple Professional and Office District – Map 55, Parcel 18 (formerly Leeland Station) – Lee Batson / Map 55, Parcel 10.01 - Stanton Lee

Caton stated that this potential rezone was reviewed at the last Land Use meeting. The Commission did request a specific use for potential commercial uses for the site. The question is; is the MR PO flexible enough to accommodate the proposed commercial uses for the site. Mr. Fenton presented a list of potential commercial uses for the site. After further discussion Caton stated that the next step is for the Planning Commission is to decide if the MR PO zoning is desirable for the proposed site and if so make a recommendation to the City Council for rezone. Caton stated that if the rezone moves forward, the staff will start working toward site plan reviews. The request for site plan approval may be presented at the next Planning Commission meeting if the applicant can present the completed site plan before the next meeting. After further discussion a motion was made by LaCrosse and 2nd by Williams to recommend to the City Council the rezone of the properties from an R-1 PUD to an MR PO. The motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Mayor Norwood-yes, Hadley Williams-yes, Dwayne Noe-yes, Joe Macha –yes.

C. Training Session – State of Tennessee Legislative Updates

Caton addressed the Commission and stated that the Chairman of the Board of Zoning Appeals will be joining the Commission for training. Caton presented Legislative updates that relate to Planning Commissions, Board of Zoning Appeals and City Councils. The bill of focus tonight is bill no. 2709. This bill affects the Planning Commission and Board of Zoning Appeals. When your Planning Commission considers a site plan, subdivision regulation amendments, plat, etc., it has to be done in the content of the general plan. In the case of Tennessee it is you Growth Pan. Everything in the City is in your Growth Area. Then there is a Growth Area outside the municipal jurisdiction. In the past the laws

that mandate you look at your growth plan did not include the Board of Zoning Appeals. For example, if the Planning Commission amended the Zoning book to fit the growth plan and then someone asked for a variance they would request it from the Board of Zoning Appeals. You can not vary a growth plan. The growth plan can be amended but not violated.

The Planning Commission was given the authority by public chapter 13-101-7 to enable the Planning Commission to appoint a Planner and hire staff. That authority now falls on the City or County.

Caton stated she will email the legislative updates to each member. For those members with out email a paper copy will be provided. The goal will be to get familiar with the format of the document. You will be receiving the updates every month. Also, Caton would like to set up a training web site or it can be done with a hand out format. All Planning Commission members are required to get 8 hours of training per year. After further discussion Caton stated that the next training session will be over Floodplain Management for Planning Commissions and Planners

Other: Caton stated Land Use meeting will be on Monday, April 26, 2010. The Commission decided that each member will visit the Highers site before the next scheduled Land Use meeting.

A motion to recess until April 26, 2010, after the Land Use Meeting, was made by Nichols and 2nd by Williams. Recess passed by unanimous voice vote.

Meeting was recessed at 6:46 P.M.

The Planning Commission **reconvened on April 26, 2010**. Acting Chairman Chris LaCrosse called the meeting to order at 5:35 PM.

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

Commissioners Absent: Yvonne Stinnett, Joe Macha

Others Present: Michael Armstrong, Franklin Wilkinson, Alan M. Armstrong, Sharon Caton, Mike Highers, Vickie Murry, Barney Arntz, Martye Minton, Tracey Kennedy, Kathy Nicholson, Dwyot Thornton

Approval of Minutes: No minutes to approve at this time as this meeting is a continuation of the previous meeting

Public Forum: None

Old Business:

A. Recommendation on request for 4 foot variance from Section 4.120 B. 6. – Proposed Mini-Storage- 700 Highway 12 North – Michael Highers

Mayor Norwood asked if the Codes Department had a signed statement form the Fire Chief regarding the drive aisle width. Wilkinson had a draft but was not signed by the Fire Chief. Chairman LaCrosse read the statement aloud. The Commission determined at that there was no further action for the Planning Commission to take on the matter.

B. Recommendation on Request for a variance from Section 3.140 Landscape Treatment Regulations - Proposed Mini-Storage 700 Highway 12 North – Michael Highers

Caton addressed the Commission and reviewed the required ACI density for caliper inches as required from the Landscape Treatment Regulations. After further discussion the Commission recommended the following landscape requirements for the site: No landscaping required on the back portion of the lot abutting the railroad bed, twenty-one, 2” caliper trees planted on the road frontage of Vine St. spaced twenty feet apart (42 caliper inches). A variance for 93 caliper inches recommended. The Commission recommended seventy-six (76) shrubs to be evenly spaced between the trees. A variance of sixty-eight (68) shrubs is recommended.

A motion was made by Nichols and 2nd by Mayor Norwood to recommend to the Board of Zoning Appeals the described variance of 93 caliper inches for required trees and a variance for sixty-eight (68) shrubs The motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Hadley Williams-yes, Dwayne Noe-yes.

New Business: None

Other: None

A motion to adjourn was made by Noe and 2nd by Mayor Norwood. The meeting adjourned at 6:15 PM.

Acting Chairman Chris LaCrosse