

Regular Minutes of the
Ashland City Planning Commission
June 30 2010

The Ashland City Planning Commission met in Special Called meeting on June 30, 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, Yvonne Stinnett, Joe Macha

Commissioners Absent: Dwayne Noe

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon Caton, Charles Fletcher, John Werne, David Lee, Duane Elliot, Lou Weiss, Chuck Walker, David Johnson, John Wallace, Barry Quinn, Jennifer Noe

Approval of Minutes

A motion was made by Williams and 2nd by Nichols 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. Site Plan – Trinity Marine Products, Inc. – 1050 Trinity Rd – Map 65, Parcel 32. Gantry Crane Rail & Office Building

Caton addressed the Commission and reviewed the concept review. The request at that time was to construct a 9000 +/- square foot administrative office, associated parking, and a rail for a west gantry crane. A portion of the rail system is in place. This was for a new rail. Recommendation was to file a revised plat. The plat was filed in 2002 on the property and was scaled on a 1981 flood map. There is new mapping and a LOMAR has been issued by FEMA on the property issued in April 2010. At the concept review meeting on June 28, 2010, Mr. Fletcher presented a revised concept review that contained a 1792 square foot break room and a 96 square foot guard station in addition to the structures identified on the original concept review. Staff comments requested a submission of an updated plat within 6 months of site plan approval; provide 6 copies of documents for Planning Commission use, site plan approval contingent on favorable engineering report by Stantec. Trinity has provided a letter to provide an updated plat within 6 months of site plan approval. On the Trinity site plan there are encroachments into the US Army Corp of Engineers property and into adjacent property. Mr. Fletcher

has agreed to verify if Trinity has permission for encroachments on to Corp property. He has indicated the shed is not an allowed use by the Corp and will be relocated on Trinity property, the gate will be relocated, if the dock is not permitted by the Corp it will be removed, if rail tracks are not allowed by Corp they will be removed and if the light pole is not allowed will be removed. Caton pointed out the through the submission of the LOMAR, FEMA has designated a floodplain island on the site. Mr. Fletcher addressed the Commission and pointed out some of the details of the site plan. Mr. Fletcher stated that in considering the demolition of existing buildings and constructing new buildings there is a net loss of approximately 3000 square feet after new construction is complete. After further discussion Caton presented a letter from FEMA acknowledging that Trinity is a functionally dependent use. The letter also states that some buildings on the site are not. FEMA recommends that the City use the FEMA Flood Insurance Program State Co-ordinator, Dan Hawk, to survey the site and make a decision as to what buildings on the site are functionally dependant. Also, the letter states that permitting of any structure not considered to be a functionally dependant use would require a variance from the terms of the flood ordinance. After further discussion a motion was made by Mayor Norwood and 2nd by Nichols to forward to the Board of Zoning Appeals a recommendation for a variance on locating the guard shack inside the floodplain island on grade below the base flood elevation and encroaching on the floodway with the gantry crane rail and a portion of the parking lot provided the guard shack is flood proofed and a favorable engineering report on the gantry crane rail and parking area. The motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Hadley Williams-yes, Yvonne Stinnett-yes, Joe Macha-yes

After further discussion a motion was made by Mayor Norwood and 2nd by Nichols to approve the Trinity site plan as presented dated June 29, 2010 and to allow phased construction contingent on submittal of updated plat within 6 months, determination from FEMA Flood Insurance Program State Co-ordinator, Dan Hawk, on identifying what structures are a dependant use, favorable review of engineering report from Stantec including a no-rise certification and all other recommendations, approved US Army Corp of Engineers encroachments, and approval of variances from the Board of Zoning Appeals. The motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Hadley Williams-yes, Yvonne Stinnett-yes, Joe Macha-yes

B. Discussion – Select Capital Partners, LLC – Map 55, Parcel 18 – Grand Reserve Assisted Living Ctr.

Caton presented the most recent concept of the site and the concept review to the Commission. She stated the applicant is considering starting at the top of the hill to start phase one. The state historical commission has expressed no interest in preserving the existing structure but is interested in preserving the history of the site. Lou Weiss stated that he is here tonight as a representative of the project and to assure the Commission that the project is moving forward. The formal site plan documents should be ready for review sometime in the near future.

Other:

David Lee addressed the commission and stated that it is not financially feasible for his son, Stanton Lee who lives in the house, to take the house back to its original historical condition. He realizes that developments progress and is not trying to stop anything, he just would like there be some thought and planning for preserving the historical significance of the site and to consider the structure when orienting building on the site.

A motion to adjourn was made by Williams and 2nd by Stinnett. The meeting adjourned at 7:07 PM.

Chairman Joe Macha