

Regular Minutes of the
Ashland City Planning Commission
August 2, 2010

The Ashland City Planning Commission met in Special Called meeting on August 2, 2010 at 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:35 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, Jennifer Noe

Approval of Minutes

A motion was made by Stinnett 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. Review new flood ordinance and make recommendation to the City Council.

City Attorney, Jennifer Noe addressed the Commission and stated that the proposed flood ordinance is not a lot different from the one we currently have. One change made to the definitions is under “functionally dependant use”. The word “ship” is changed to the word “vessel”. We felt that using a more generic term would accommodate the use of building a barge as a functionally dependant use. Also, the word “only” in this definition was change to “primarily”. On page 17, under sub-section C, paragraph one, the requirement for no increase in velocity has been removed as well as any other reference to velocity in this document. Armstrong addressed the Commission and stated that the newly revised NFIP FEMA Flood Maps require the City to adopt a new flood ordinance that references the new maps. The effective date of the new maps will be September 17, 2010. The state NFIP coordinator informed me recently that the ordinance needs to be adopted by that date. Mayor Norwood asked about the accuracy of the new maps. Caton stated that the parcel level data is fairly accurate. Basically FEMA has digitized the existing flood maps. As you can tell by the recent flood event the base flood elevations and zone boundaries are in-accurate. A request for a re-mapping of the area would have to go through the State NFIP Coordinator. The City would have to pass a resolution and the resolution should be presented to the County Mayor and then forwarded to the State.

After further discussion a motion was made by Nichols and 2nd by LaCrosse to recommend to the City Council the new flood ordinance contingent on any recommendations to the ordinance by Stantec. The motion passed by roll call vote. Yvonne Stinnett - yes, Ed Nichols - yes, Hadley Williams - yes, Gary Norwood - yes, Chris LaCrosse - yes, Joe Macha- yes

B. Amendment to the Zoning Ordinance – Stephen Carr

Caton addressed the Commission and stated that the applicant completed the Concept Review process. The intent is to open an auction, consignment, flea market at 208 North Main St. at what was formerly the old Vick's Hardware Building. The applicant was advised that the C-1 Zoning District does not allow this as a permitted use nor as a special exception. The applicant is here tonight to seek a recommendation for this use to be forwarded to the City Council for a possible amendment to the Zoning Ordinance by adding this use as a permitted use or as a special exception in the C-1 Zoning. Caton stated that changes in zoning and requirements to come up to current zoning are predicated on three things. Occupation, use and change in ownership. The building has not been occupied for quite some time. The parking requirement for a hardware store would be different than the parking requirements for an auction house or flea market. Stephen Carr stated that there is room for parking at the rear of the lot even if the shed structure was used for covered parking. After further discussion the Commission determined that Mrs. Caton would draft the use as a special exception in a C-1 Zoning and present it to the Planning Commission at the next Land Use meeting for recommendation to the City Council as an amendment to the Ordinance. Stinnett made a motion and was 2nd by Mayor Norwood to recess the recommendation until the next Land Use Meeting when further details could be provided to the Commission for this particular use as a special exception. The motion passed by unanimous voice vote.

Other: None

Adjournment

A motion to adjourn was made by Williams and 2nd by Stinnett. The meeting adjourned at 7:47 PM.

Chairman Joe Macha