

Regular Minutes of the  
Ashland City Planning Commission  
October 4, 2010

The Ashland City Planning Commission met in Special Called meeting on October 4, 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, Hadley Williams, Chris LaCrosse, Gary Norwood, Joe Macha

Commissioners Absent: Yvonne Stinnett, Dwayne Noe

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon Caton.

Approval of Minutes

A motion was made by Williams and 2<sup>nd</sup> by Mayor Norwood to approve the minutes from the Planning Commission meeting on September 13, 2010 as written. The motion to approve the minutes passed by unanimous voice vote.

Public Forum: None

Old Business: None

New Business:

**Design Review Manual**

Caton addressed the Commission and stated she has been asked to edit and recommend changes to the section regarding visible elevations for the buildings from arterial streets. Another section of the design review manual requires the use of materials and colors compatible with building adjacent to a site. There are some circumstances where an adjacent building may not make the best representation for what the Commission is seeking on a new site regarding architectural finish. One option would be, in the case of infill development it could be left at the discretion of the Planning Commission on a case by case basis and to limit the reach of the design review manual. Now there is a Design District Map that mirrors the Highway 12 corridor development plan. After further discussion the Commission decided to allow Caton to draft revisions to the Design Review Manual regarding infill development, changes to existing structures, and boundaries for application of the Design Review manual. Caton stated that another section of the Design Review manual that requires the use of materials and colors on buildings and structures, which are visible from arterial streets shall not include standard block, metal siding and vinyl. The word "visible" is rather ambiguous. After further discussion Caton stated she would present the revisions to the Design Review Manual for review at the next Planning Commission meeting. A motion was made by Mayor

Norwood and 2<sup>nd</sup> by Nichols for Caton to revise the Design Review manual and present the revisions at the next Planning Commission meeting. The motion passed by unanimous voice vote.

### **Landscape and Parking Regulations, Impact on Site plan requirements**

Caton stated that the site plan section 3.120 does not specifically require site plans for existing lots or structures but landscape requirements do. When there is a change in use that requires additional parking the site is required to landscape the additional parking per the landscape treatment regulations and present the plan in the form of a site plan to the Planning Commission for approval. After further discussion the Commission decided that Caton will draft revisions, in the form of exceptions, to site plan requirements and present them at the next Planning Commission for review.

### **Off-street parking requirements for Auctions & Consignment Sales**

This use will be a special exception. From previous discussions regarding this use, considerations should be done on a case by case basis since all of the sites for this use will be unique. All outdoor sales events will require an event permit.

### **Off Premises Advertising**

Caton stated that TDOT can issue a permit and install a State compliant sign on a major State Highway. The applicant will contact TDOT directly and work out the details with them. The City will not be involved in this process and it will not violate the City's sign ordinance regarding off-site advertising.

### **Trinity Contingencies Update**

Caton stated she does not have any updates on the Army Corp of Engineers encroachments. Michael Armstrong stated that he received Corp related documents today and will forward them to Caton for review.

### **Other:**

Caton stated the County is proposing to change the Flood Maps. The proposal is to narrow the Floodway at the Cheatham / Davison line and increase the width of the Floodway at a particular mile marker into Ashland City. There is a public hearing on November 23, 2010. Mayor Norwood said the information has been sent to Stantec Engineering and to John Gauge of Trinity Marine for review. He was not aware of the public notice and hearing and will plan to attend.

### **Adjournment:**

A motion to adjourn was made by Williams and 2<sup>nd</sup> by Nichols. The meeting adjourned at 6:57 PM.

---

Chairman Joe Macha