

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

The Ashland City Planning Commission met in Special Called meeting on November 1, 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: Hadley Williams, Gary Norwood, Chris LaCrosse, Joe Macha

Commissioners Absent: Yvonne Stinnett Ed Nichols, Dwayne Noe

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon Caton, Stephen Carr, Russell Morrison, Stephen Smiley

Approval of Minutes

A motion was made by Williams and 2nd by Mayor Norwood to approve the minutes from the Planning Commission meeting on October 27, 2010 as written. The motion to approve the minutes passed by unanimous voice vote.

Public Forum:

Stephen Carr addressed the Commission to present an update to his proposed Auction site at 208 North Main St. Armstrong stated that the documents regarding parking, improvements and boundary survey were delivered at our office after 4:00 PM on Friday and we have not had adequate time to review them and comment. Caton stated that she was forwarded the documents late on Friday and has not had sufficient time to review and comment. The Planning Commission reviewed the documents presented. After further discussion the Commission proceeded to the next order of business.

Old Business: None

New Business:

Recommendation to Board of Sign Appeals for a variance from the Sign Ordinance- Walgreens - RFM Development Group

Caton presented a letter from RFM Development requesting a variance from the Sign Ordinance. The request is to place an additional 40 square foot wall sign on side of the building fronting Stratton Blvd. A motion was made by LaCrosse and 2nd by Williams for RFM Development to update the site plan drawings for the additional signage to be presented for staff review and recommend to the Board of Sign Appeals the variance request for the additional 40 square foot wall sign to be placed on the building on the Stratton Blvd. street front. The motion passed by roll call vote. Hadley Williams - yes, Gary Norwood - yes, Chris LaCrosse - yes, Joe Macha - yes

Discussion of minimum lot size in a C-2 Zoning District

Caton stated that in May of 2009, at the request of the Planning Commission, she drafted a change to the minimum lot size requirement in a C-2 Zoning. The minimum lot size was changed from 20,000 square feet to 15,000 square feet. Caton recommended adding a section under ART. V, C-2 ZONE, SECTION E as follows:

1. Minimum Lot Size: 20,000 square feet.

a. Lot Dimensions for parcels located within the C-2 Zone where existing city public water and sewer mains are accessible on the subject property, direct access to existing major highway corridors, and land area exists to comply with zoning, subdivision, parking, stormwater, and site plan requirements may be reduced in size to 15,000 sq. ft. provided that the Regional Planning Commission and all appropriate City Departments shall have approved the proposed development plan.

After further discussion a motion was made by LaCrosse and 2nd by Williams to forward to the City Council the proposed amendment change to the Zoning Ordinance. The motion passed by unanimous voice vote.

Other:

Update on Stephen Carr Project – 208 N. Main St.

Caton stated that the Carr documents presented tonight are simply an update to his proposed project. The documents presented were received by staff after 4:00 PM on Friday, October 29, 2010 and we did not have time to thoroughly review the documents to put this on the agenda.

Caton stated she is still working on changes to the Design Review Manual and will present them in December.

Caton stated she is updating the Planning Website by adding the appendices to the Zoning Ordinances and posting agendas and minutes for the Planning Commission meetings for public access information.

Caton stated that she received an announcement from HUD that the Sustainable Communities Planning grant is coming for Fiscal Year 2011. The grant is divided into two sections. The City can designate a project for planning. There are some limitations on funding. For small rural areas the limitation is \$1,000,000. The match is zero. The City's match would be in the form of a meeting space and individuals to work on the Planning Grant. This may be something the City wants to consider in the future.

Caton stated she has been advised by the Tennessee Board of Regions that MS4 training modules will be going on-line for all 57 institutions that they govern. The training will be for Local Officials as well as technical professionals including public information and training for watersheds, MS4, and NPDES permitting systems. CEUs will be count toward Planning Commission CEUs and for professionals that work in the field. Public education modules should come on-line sometime this month.

Armstrong addressed the Commission and presented samples of brick and samples of the stamped wall for review by the Planning Commission.

Adjournment:

A motion to adjourn was made by Williams and 2nd by LaCrosse. The meeting adjourned at 6:15 PM.

Chairman Joe Macha