

Regular Minutes of the
Ashland City Planning Commission
June 6, 2011

The Ashland City Planning Commission met in regular session on June 6, 2011 At 5:30 p.m. in the Municipal Building.

Chairman Chris Lacrosse called the meeting to order at 5:35 p.m.

Commissioners present: Yvonne Stinnett, Hadley Williams, Roger Jackson, Gary Norwood, Chris LaCrosse.

Commissioners Absent: Ed Nichols

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 from the Planning Commission meeting from April 4, 2011, April 11, 2011 & May 2, 2011 as written. The motion to approve the minutes passed by unanimous voice vote.

Public Forum: None

Old Business: None

New Business:

A. Discussion of mobile food vendors.

Jennifer Noe addressed the Commission and stated that someone has recently inquired about the possibility of having a hot dog vending cart in Ashland City. We currently do not have anything that permits that activity. Noe presented sample ordinances and legal interpretation from MTAS regarding mobile food vendors. The purpose of this presentation is to open the floor for discussion to see if the Planning Commission have any recommendations for mobile food vending and not intended to be voted on at this time. Mayor Norwood asked what is the difference between a mobile food vendor and a catering truck? Caton stated that a catering truck is designed to go from location to location and a mobile vender is non-motorized and would primarily be set at a certain location. LaCrosse stated that in the metro area it is more common to see these vendors in highly populated business districts but in Ashland City it may create unfair competition for eating establishments that are licensed, taxed, and paying for services and may not be in keeping with our vision for the commercial zones. It may be ok for an event or festival but long term mobile food vendors may undermine the business of walk in restaurants. Mayor Norwood suggested that the variety may be a positive thing and competition is healthy for the economy. After further discussion a motion was made by Stinnett and 2nd

by Williams to bring this item up for discussion at the next Planning Commission meeting. The motion passed by unanimous voice vote.

B. Urban Growth Boundary & Annexation

Armstrong presented maps and documents showing the City limits, urban growth boundaries and parcels that had boundaries in both city and county and boundaries both in and out of the urban growth plan. Noe stated that the urban growth boundary has been established and has gone through the process. What is before the Planning Commission is the request for approval of the plan of services for the properties that may be annexed. The Commission would have to approve the plan of services and then be forwarded to the City Council for the start of the annexation process. The annexation of properties would be a recommendation to the City Council. After further discussion a motion was made by Mayor Norwood and 2nd by Stinnett to adopt the proposed plan of services for the proposed annexation. The motion passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Roger Jackson - yes, Gary Norwood - yes, Chris LaCrosse – yes

After further discussion a motion was made by Mayor Norwood and 2nd by Williams to recommend to the City Council the annexation of (map 55, Clt. Map 55, parcel 30.01), (Map 49, Clt. Map 49, parcel 60.01), (Map 49, Clt. Map 49, parcel 61.00), (Map 49J, Gp H, Clt. Map 49J, parcel 8.00), (Map 49J, Gp D, Clt. Map 49J, parcel 21.00), (Map 49, Clt. Map 49, parcel 7.00), (Map 49G, Gp E, Clt map 49J, 16.00), (Map 49, Clt map 49, parcel 10.00), (Map 43, Clt map 43, parcel 17), (Map 43, Clt. Map 43, parcel 112.01), (Map 43, Clt. Map 43, parcel 113.02), (Map 43, Clt. Map 43, parcel 113.00), (Map 43, Clt. Map 43, parcel 113.01), (Map 43, Clt. Map 43, parcel 114.00), (Map 49, Clt. Map 49, parcel 20.00), (Map 43, Clt. Map 43, parcel 116.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 3.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 38.01), (Map 42A, Gp. A, Clt. Map 50A, parcel 1.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 2.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 4.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 5.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 6.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 7.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 8.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 9.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 10.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 11.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 38.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 37.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 36.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 35.00), (Map 42A, Gp. A, Clt. Map 50A, parcel 34.00), (Map 50A, Gp A, Clt. Map 50A, parcel 33.00), (Map 50A, Gp A, Clt. Map 50A, parcel 32.00), (Map 64, Clt. Map 64, parcel 2.00) & (A portion of TDOT right of way at the county line on Highway 12 South) and to consider adding (Map 49, parcel 28.00) if given written expressed consent to be annexed. The motion passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Roger Jackson - yes, Gary Norwood - yes, Chris LaCrosse – yes

LaCrosse requested that a certified letter with delivery notification be sent to each property owner to explain the intent of the City to annex and give the property owner the opportunity to appeal annexation. Noe stated she would draft the letter and forward it to the Codes Dept.

Other:

Mayor Norwood stated that the Cheatham County Economic & Community Development Board and the Chamber of Commerce have taken the lead with the developer of the VantagePoint assisted living center. At this time the sewer study has been completed.

Noe stated that the Braxton was sold to Bank of America for 19.4 million dollars.

Noe stated that VantagePoint and the Harrisons are close to reaching a settlement on the easement issue to the Harrison property. Caton advised stating on the plat the limiting of development granted by the easement by distinguishing the prescriptive easement as an access road as opposed to conveying a 50 foot easement for the right to develop.

The Commission decided that the next Land Use meeting will be on June 20, 2011 at 5:30PM.

Sharon Caton addressed the Commission and stated that it has been a pleasure providing planning services to the Town of Ashland City for the past 5 years but would not be placing a bid for the contract for planning services for the upcoming fiscal year. She wished every one the best of luck for the future and her hopes that the City find a planning firm that will meet the needs of the City.

Adjournment:

A motion to adjourn was made by Williams and 2nd by Mayor Norwood. The meeting adjourned at 6:47 PM.

Chairman Chris LaCrosse