

Regular Minutes of the
Ashland City Planning Commission
February 6, 2012

The Ashland City Planning Commission met in regular session on February 6, 2012 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, Gary Norwood, Mayor Johnson, Chris LaCrosse

Commissioners Absent: Roger Jackson

Others Present: Michael W. Armstrong, Cherie Akers, Franklin Wilkinson

Approval of Minutes

A motion was made by Norwood and 2nd by Williams to approve the minutes from the Planning Commission meeting from December 5, 2011 with typographical and grammatical corrections made throughout. The motion to approve the minutes with typographical and grammatical errors corrected passed by unanimous voice vote.

Public Forum: None

Old Business: None

New Business:

A. Elect Chairman, Vice Chairman & Secretary for the Planning Commission for 2012

Chairman LaCrosse opened the floor for nominations for Chairman of the Planning Commission. Gary Norwood nominated Chris LaCrosse. No other nominations were presented and Mayor Johnson declared the nominations ceased. Yvonne Stinnett, Hadley Williams, Gary Norwood and Mayor Johnson voted yes to elect Chris LaCrosse as the Planning Commission Chairman for 2012. Mayor Johnson declared Chris The Chairman of the Planning Commission by acclimation.

Chairman LaCrosse opened the floor for nominations for Vice-Chairman of the Planning Commission for 2012. Stinnett nominated Gary Norwood. With no other nominations, Chairman LaCrosse declared the nominations for Vice-Chair closed. Yvonne Stinnett, Hadley Williams, Mayor Johnson and Chris LaCrosse voted yes to elect Gary Norwood as Vice Chairman of the Planning Commission. Gary Norwood was elected Vice-Chairman of the Planning Commission.

Chairman LaCrosse opened the floor for nominations for Secretary of the Planning Commission and nominated Mayor Rick Johnson. With no other nominations Chairman LaCrosse declared the nominations closed. Yvonne Stinnett, Hadley Williams, Gary Norwood and Chris LaCrosse voted yes to elect Mayor Rick Johnson as the Secretary of the Planning Commission for 2012. Mayor Rick Johnson was elected Secretary of the Planning Commission.

B. Discussion of Non-Conforming Uses

Ackers addressed the Commission and stated that legal council at GNRC confirmed there are no additional requirements such as landscaping, parking, aesthetics or other restrictions that can be applied to a legally non-conforming site. State statute now gives the abandonment of a legally non-conforming site 30 months before the legally non-conforming “grandfathered” status expires. Norwood asked if there is a limit on expansion before the legally non-conforming status goes away. Ackers stated that no building or structure expansion is allowed nor is expansion of land allowed. If a non-conforming use is damaged over 25% of the assessed value of all buildings the non-conforming use shall terminate. The current zoning ordinance gives abandonment of a non-conforming use one year before losing the non-conforming status but the Tennessee Code Annotated now gives abandonment up to 30 months before losing the legally non-conforming status. After further discussion Ackers stated she will get with the City Attorney to draft an ordinance to update the City’s zoning to comply with State statute.

C. Discussion of Land Use Plan & Set Meeting Dates and Times for 2012

Ackers stated that it is her understanding that the Land Use Plan revisions are not complete and the Commission would like to move forward with updating and completing the plan. The Land Use committee members are the same as the Planning Commission. After further discussion the Commission decided that the Land Use meetings will be held at the Building & Codes Office at 5:00 PM on the first Thursday following the regularly scheduled monthly Planning Commission meetings, excluding Holidays.

D. Greater Nashville Regional Council Work Program for Planning Services

Ackers presented a draft of a work program to the Commission. The first part looks at the different documents the City uses regarding planning. Page 3 list standard goals and issues of services that will be provided. The Planning work program includes prioritizing items the Commission would like to address. Norwood requested to address the inconsistencies in the sign ordinance. After further discussion Mayor Johnson stated that the one of the most important things to do is to create the developer’s packet. After further discussion Ackers stated that this is a living document and her services include working on any planning issue the Commission deems necessary.

Other: None

Adjournment:

A motion to adjourn was made by Stinnett and 2nd by Williams. The meeting adjourned at 6:22 PM.

Chairman Chris LaCrosse