

Regular Minutes of the
Ashland City Planning Commission
July 2, 2012

The Ashland City Planning Commission met in regular session on July 2, 2012 At 5:30 p.m. in the Municipal Building.

Chairman Chris Lacrosse called the meeting to order at 5:30 p.m.

Commissioners present: Yvonne Stinnett, Hadley Williams, Gary Norwood, Mayor Johnson. Chris LaCrosse

Commissioners Absent: Roger Jackson

Others Present: Michael W. Armstrong, Franklin Wilkinson, Rachael Ivie, Lyndon Brown, Rick Mayo, Dwayne Noe, Chuck Walker, Darren Holt, Chris Neese, Tim Adkins

Approval of Minutes

A motion was made by Norwood and 2nd by Williams to approve the minutes from the Planning Commission meeting from June 4, 2012 with corrections. The motion passed by unanimous voice vote.

Public Forum: None

Old Business: None

New Business:

A. Minor Subdivision – Allen Holt 2 Lot Subdivision. Map 62, Parcel 4.00 – Old Hydes Ferry Pike.

Rachael Ivie addressed the Commission and stated she had two comments regarding the plat. First, the right of way for Old Hydes Ferry Pike at one point is 25.11 feet and in another portion the right of way is 26.23 feet. Per subdivision regulations, all minor street right of ways must be 50 feet, or 25 feet from the center line on each side. One portion of this particular right of way only has 23.11 feet from the center line. The less than 25 feet right of way exists only on the side of the road for the parcel subdivision we are reviewing. Rachael Ivie stated there is a provision in the Subdivision Regulations that allow the Planning Commission to waive certain requirements that may be too restrictive. Rachael Ivie stated that it is not necessary to require the additional 1.89 feet it would take to complete the 50 foot right of way. This particular road at that point only accesses one dead end private road. It will be well within the rights of the Planning Commission to approve the subdivision plat with the existing right of ways. This situation is lot specific. After further discussion Chairman LaCrosse requested Michael Armstrong to get with our City Attorney and research the Old Hydes Ferry Pike road and right of way as it exits

on that property. A motion to approve the subdivision plat, with exception to requiring the full width of the right of way on Old Hydes Ferry Pike based on limited access and the lack of through traffic on that section of road, was made by Mayor Johnson and 2nd by Norwood. The motion passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Gary Norwood - yes, Mayor Johnson – yes, Chris LaCrosse - yes

A. Site Plan – Ron Wilkinson (VantagePointe Investments, LLC) – New 80 Unit, Four Story Assisted Living Facility – Map 62, Parcel 13.05 – Highway 12 South

Rachel Ivie addressed the Commission and stated that after several revisions there are no outstanding items left to address, and the site plan is complete. Also, the landscape plan revision was delivered today and after further review all the landscape treatment regulations have been met. Rachael Ivie stated it is her recommendation to approve the site plan provided all engineering comments have been addressed. Rick Mayo addressed the Commission and stated that as the engineer contracted by the City, the latest revisions address all his comments. One item that the Commission needs to be aware of is that the geotechnical data regarding the steep slope going up the hill near the apartments came back from the VantagePointe engineer saying everything is acceptable regarding their evaluation, but there is a provision stating that during construction if any colluvium type soils are encountered, the geotechnical engineer will re-evaluate the construction and stabilization methods at that time and act accordingly. Other than that all site engineering requirements have been met. LaCrosse stated that he did receive a reassurance letter from the developer, Ron Wilkinson, that lot 4B will be developed as planned. Also, Mr. Ron Wilkinson is in understanding of the water and sewer tap fees and the affluent waste water system will be turned over to the City one year after issuance of the Final CO for the Assisted Living Center. Norwood stated that the breakdown pricing of all water & sewer tap fees and building permit fees were sent to Ron Wilkinson last year. The City has asked Rick Mayo to review the capacity and operation of the waste water system from that site for analysis with existing engineering data on the site. After further discussion, a motion that the developer will guarantee the pump station and piping, which will include but not be limited to, motors, switches, pumps, wet well, etc., for one year after the issuance of the Final Certificate of Occupancy for the Assisted Living Center, was made by Stinnett and 2nd by Norwood. The motion passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Gary Norwood - yes, Mayor Johnson – yes, Chris LaCrosse - yes

After further discussion a motion to approve the site plan was made by Norwood and 2nd by Stinnett. The motion passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Gary Norwood - yes, Mayor Johnson – yes, Chris LaCrosse - yes

Other: None

Adjournment:

A motion to adjourn was made by Williams and 2nd by Stinnett. The meeting adjourned at 6:12 PM.

Chairman Chris LaCrosse