

Regular Minutes of the
Ashland City Planning Commission
October 1, 2012

The Ashland City Planning Commission met in regular session on October 1, 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, Melody Sleeper, Mayor Johnson, Chris LaCrosse

Commissioners Absent: None

Others Present: Michael W. Armstrong, Franklin Wilkinson, Rachael Ivie, Charles Fletcher, Steven Riggs.

Chairman LaCrosse requested for Mayor Johnson to introduce the newest Planning Commission member. Mayor Johnson introduced Melody Sleeper as the recently appointed member of the Planning Commission. Melody replaces Roger Jackson and lives at 1029 Little Marrowbone Rd. and is within the City Limits.

Approval of Minutes

A motion was made by Norwood and 2nd by Mayor Johnson to approve the minutes from the Planning Commission meeting from August 6, 2012. The motion passed by unanimous voice vote.

Public Forum: None

Chairman LaCrosse requested to proceed with New Business in order to not burden the applicant with a possible lengthy wait while Old Business was discussed. With no objections, New Business proceeded.

New Business:

A. Site Plan – Trinity Marine, 1050 Trinity Rd.- Panel Line Building & Plasma Line Addition.

Charles Fletcher, architect for the Trinity project, and Steven Riggs, engineer for the Trinity project introduced themselves to the Commission and are employed by RFW Construction. Rachael Ivie addressed the Commission and stated that the proposed site plan is for two new building additions for Trinity Industries. The site plan has been reviewed and satisfies all the requirements for compliance with a site plan. This site is located in a Floodplain and the finished floor elevation will be constructed below the base

flood elevation. Trinity, as manufacturer of barges, is defined as a “Functionally Dependant Use” under FEMA Regulations for the National Flood Insurance Program. The Town of Ashland City’s Municipal Flood Damage Prevention Ordinance, Article V, Section B. 2. Nonresidential Structures, requires the finished floor elevation to be one (1) foot above the base flood elevation in an AE Floodplain. The Base Flood Elevation at the proposed building site for the Panel Line Assembly building, and the Plasma Cutting building is 403.3’. The slab on grade construction of both buildings will place the finished floor elevation for both buildings at 399.06’. As a “Functionally Dependant Use”, it is practical and acceptable by FEMA regulations to grant a variance in this case. Rachael stated that it is her recommendation to approve the site plan contingent on receiving a variance from the Board of Floodplain Review to construct the buildings as a “Functionally Dependant” use below the base flood elevation in the Floodplain. After further discussion a motion to approve the site plan contingent on the granting of a variance from the Municipal Flood Damage Prevention Ordinance, by the Board of Floodplain Review, to build the new buildings as a “Functionally Dependant Use” in a Floodway, below the base flood elevation in a floodplain was made by Norwood and 2nd by Williams. The motion Passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Gary Norwood - yes, Melody Sleeper - yes, Mayor Johnson - yes, Chris LaCrosse – yes.

Old Business:

A. GNRC 2012-2013 Planning Work Program

Rachael Ivie presented the GNRC 2012-2013 Work Program and explained that the contract with GNRC runs on a fiscal year. The program reflects the 2012-2013 time period. Rachael stated that the plan starts out with general goals. Mayor Johnson, Chairman LaCrosse, and other Commission members agreed to make changes as follows:

ISSUES

1. The current economic climate presents challenges for Ashland City to make decisions on land use, transportation, housing, and other community development choices that must compete for scarce resources. The existing draft Land Use and Transportation Plan should be enhanced to more adequately address infill development and existing and future infrastructure improvements.
2. OK - Left as is. APPROVED
3. The need to improve the Community’s and Developers understanding of planning and the implementation of plans, codes, and process.
4. The need to update our Zoning Ordinance as it applies to Multi-residential uses, Planned Unit Development Districts, R-4 PUD density ratios and regulations, and the Sign Ordinance.
5. Left as is. APPROVED

2012-2013 Planning Work Program

1.a. OK - Left as is. APPROVED

b. STRIKE

c. Review the existing R-4 PUD regulations, specifically the density ratio for multi-and single family uses, Draft new language to clarify requirements. (Local Action Item, on going)

d. Create and keep current a “Developer’s Packet” for applicant with relevant planning information including meeting schedules, procedures, fees, submittal checklists, etc. (Local Action Item, on-going)

e. OK - Left as is. APPROVED

f. OK - Left as is. APPROVED

g. OK - Left as is. APPROVED

2. Administration

Complete Section - OK - Left as is. APPROVED

3. Items to monitor and track

Complete Section - OK - Left as is. APPROVED

After further discussion the Commission decided that Rachael will update the Work Program to reflect the proposed changes, and present it back to the Commission for review.

B. Planning Commission members continued education training & legislative updates.

Rachael addressed the Commission and stated that the documents regarding The Tennessee Code Annotated and the most recent legislative updates, as it relates to the Municipal-Regional Planning Commission, presented at the August 2012 meeting should be reviewed by each member. This review process, if completed, can count as the required continued education credits for this year.

C. Discussion of how to proceed with the Land Use Plan

Chairman LaCrosse stated that the only input the Commission had was the review and edit of Chapter 6. The remainder of the plan was written by a previous planning service. Chairman LaCrosse requested that Rachael start a draft of the Plan based on a simple concept that reflects the unique character of the town that emphasizes a direction toward commercial and retail growth, and to identify areas to create quality development within the urban growth region of our City. The Commission concurred that Rachel should start

the development of a simple, living, document, based on the previously mentioned concepts, and then present it back to the Commission for review. The emphasis should be on our picturesque and beautiful setting, proximity to downtown Nashville, schools, low crime rate, small town atmosphere, and future potential.

Other: Norwood stated that an emphasis needs to be placed on enforcing property maintenance standards in the City. Armstrong stated that the main challenge is foreclosures and rental properties. We have two outstanding notices of violations at this time. One NOV on Smith St. and the other on Stratton Blvd. The time it takes to go through the legal process and is never as quick as anyone would like it to be. Sometimes it is difficult to locate the property owner. We are using the 2003 International Property Maintenance Code. We have the Code and the process, but it takes time to work through.

Adjournment:

A motion to adjourn was made by Williams and 2nd by Stinnett. The meeting adjourned at 6:50 PM.

Chairman Chris LaCrosse