

Regular Minutes of the
Ashland City Planning Commission
October 6, 2014

The Ashland City Planning Commission met in regular session on October 6, 2014 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

Approval of Minutes

A motion was made by Mayor Johnson and 2nd by Norwood to approve the minutes from September 8, 2014. The motion passed by unanimous voice vote.

Public Forum: None

New Business:

A. Review and discussion of the grading ordinance.

Rachael Ivie addressed the Commission and stated that the Grading Ordinance adopted into the Municipal Code is the same ordinance that is adopted into the Zoning Ordinances. Typically any grading that requires a permit usually accompanies a site plan and would be presented to the Planning Commission for site plan approval. If someone wants to grade or fill a property and the work is not part of a site plan seeking approval from the Planning Commission the applicant will only need to apply for a grading permit through the Building and Codes department. The reason for bringing a proposed grading plan to the Commission last month was to make the Commission members aware of a grading project that may be done in a highly visible location along the Highway 12 commercial corridor. After further review and discussion of the grading ordinance the Commission decided that it would be beneficial to simplify the ordinance by modifying some of the language and rearranging exemptions and requirements.

B. Discussion of mixed use, multi-family residential uses, and the design review manual.

Rachael Ivie addressed the Commission and directed attention to the Design Review Manual, page 24, section 6, Development subject to design review. Any new multi-family development has to have a site plan submitted and reviewed by the Planning Commission. This would trigger application of the design review manual, including colors, building materials, screening, landscaping, green spaces, parking, etc. Gary Norwood asked if the City could require single family subdivisions to be planned unit

developments to assist the City in developing higher standards for residential development. Rachael Ivie stated that the Tennessee Code Annotated does not give local municipalities authority to dictate the design of single family dwellings. After further discussion the Commission decided to research where the limits are when it comes to design requirements for residential and single family dwellings. Also, the design review manual should be reviewed to include compliance beyond the arterial streets.

Old Business: None

Other:

Adjournment:

A motion to adjourn was made by Williams and 2nd by Mayor Johnson. The meeting adjourned at 6:26 PM.

Chairman Chris LaCrosse