



TOWN OF ASHLAND CITY Planning Commission Meeting July 11, 2022 5:30 PM Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Steven Stratton
Committee Member Vivian Foston
Committee Member Mike Stuart

ABSENT

Committee Member Gerald Greer
Committee Member JT Smith

APPROVAL OF AGENDA

A motion was made by Committee Member Stratton, seconded by Committee Member Stuart, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. June 06, 2022 Planning Commission Meeting Minutes

A motion was made by Committee Member Stuart, seconded by Committee Member Stratton, to approve the June 06, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

Brad Maxwell - Mr. Maxwell stated that he has lived on Skyview for 23 years and him and his neighbors were concerned about Annette Drive and Skyview Drive connecting. He stated that it would create another bypass and would be another Bell Street. Mr. Maxwell said it is currently a dead end with a 20MPH speed limit and there is only one speed limit sign on the whole street. He asked if there would be any public input on this matter. Mr. Gregory stated that the plat was approved by the Planning Commission and the two street would connect. Mr. Maxwell asked if there was anything that could be done to stop that. Mr. Gregory stated that he would not be the one to answer that question, but those lots were purchased, and the plat was approved. Committee Member Foston stated that she understood his concerns and maybe there could be more speed signs, speed bumps, or extra patrol put in place. Committee Member Stuart stated that Mr. Maxwell would need to speak to the council.

OLD BUSINESS

2. Final Site Plan Review: 2437 Bell Street

Mr. Steve Reigle stated that the last time this was put before the board, three (3) revisions were requested. He stated one was that there only be one entrance from Bell Street, one was for stormwater calculations to be consistent so that we could keep the homes similar to what we had, and one was for both phases to comply with the landscaping ordinance. Mr. Reigle stated that what the board had in front of them are all three (3) of those revisions except for the landscape plan for phase one. He stated that the ordinance requires a tree density study to be on the front end and they do not have that and gave their best estimate. Committee Member Foston asked if the homes would be positioned like the new homes built at the corner of N. Poole and Bell Street. She stated that the visibility is not good as it is now. Mr. Reigle stated that the homes will be proportioned to the existing homes on Bell Street and since the trees are being removed it will actually improve the visibility. Committee Member Foston asked about the boat that was parked there. Mr. Reigle stated that the boat has been moved and it should not

have been there. Committee Member Foston asked what size the houses would be. Mr. Reigle stated that the homes would be two story and 1700 to 1800 sq ft. Committee Member Foston asked about drainage and if they would cause the same flooding issues as the homes at the corner of N. Poole and Bell. Mr. Reigle stated that they had a storm water study completed and these homes will not have the same issues. Mr. Gregory stated that he has no opinions and that this is back before us because of the turnaround. He stated that has been addressed and the engineer did a good job. Mr. Gregory stated that he is happy with what they have shown them. A motion was made by Committee Member Stuart, seconded by Committee Member Stratton, to approve the final site plan. Voting Yea: Chairwoman Binkley, Committee Member Stratton, Committee Member Foston, Committee Member Stuart.

NEW BUSINESS

3. Site Plan Review: 1219 Hwy 12S

Chairwoman Binkley stated that this needs to be deferred to the next meeting because there was not enough time to review it before the meeting. A motion was made by Committee Member Foston, seconded by Committee Member Stuart, to defer this item to the next meeting. All approved by voice vote.

OTHER

Royal Oaks - Committee Member Stratton stated that he was concerned about Royal Oaks. He stated that this has been the slowest process and it is a mess. Mr. Nicholson stated that the previous owner sold the property to Mr. Saied Kiani, and it had already been approved to condemn. He stated that somehow the State allowed it to be fixed. Mr. Nicholson stated that the process is going so slow because they are requiring engineered studies and it all has to be ran by the State Fire Marshal. He stated that they are being held to the highest level. Committee Member Stratton asked if this could come back before the Board if they do not adhere to the standards. Mr. Nicholson stated yes. At this time, Mr. Gregory presented the Board with a couple of article's and then discussed Dillon's Rule.

ADJOURNMENT

A motion was made by Committee Member Stuart, seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:15 p.m.

CHAIRWOMAN NICOLE BINKLEY

CITY RECORDER ALICIA MARTIN, CMFO