



TOWN OF ASHLAND CITY

Planning Commission Meeting

April 05, 2021 5:30 PM

Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairwoman Melody Sleeper
Mayor Steve Allen
Councilman Gerald Greer
Committee Member Alberto Santacruz
Committee Member Steven Stratton

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. March 1, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Committee Member Santacruz, to approve the March 1, 2021 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

None.

NEW BUSINESS

2. Preliminary Plat Approval-Skyview Phase 3

Mr. Michael Black stated he is the Civil Engineer of record for the Skyview Project. He stated this is the final twenty-three lots on Skyview Drive and this submittal is comprised of the remaining lots on Skyview. Further, the public utilities are in place and they are just submitting this final plat for approval to finish the project out. Mr. Rick Gregory stated this is considered a sketch plat and there are a lot of details that are not on the plat which will be required for the final plat. He discussed the right-of-way changes that need to be on the plans. Mr. Black stated that was a clerical error on their part and on April 1 they submitted a revised plan showing the change. He stated he submitted it to Calvin Bell who is the developer for this project. Mr. Gregory stated it is fine for approval for a sketch plat, but will need to come back for final approval. Mr. Jason McClain stated all he has is what was submitted on the 15th and no other information was not provided to them. Mr. Gregory stated to consider this for a sketch plat is fine for approval, but we cannot approve a final plat. A motion was made by Councilman Greer, seconded by Mayor Allen, to approve the sketch plat. Voting Yea: Chairwoman Sleeper, Mayor Allen, Councilman Greer, Committee Member Santacruz, Committee Member Stratton.

OLD BUSINESS

3. Jarrett Concrete Plant Site Plan Approval- Hwy 12 South Map 65 Parcel 046

Mr. Jarrett stated he believes everything has been turned in and he is waiting to hear back on everything that has been submitted. City Planner Mr. Rick Gregory requested the site plan be considered as the staff report reflected some issues which have been addressed in a different document. He further stated he does however have some questions and things that he would

like to bring to committee's attention. They are showing a six (6) inch main on the plan which needs to be verified by the city as available. Typically, the water line and sprinkler line are separate and this is not separated. The other concern is the gravel storage lot as we ask for a dust free surface, but gravel is not dust free. Mr. Gregory stated the site plan is in good shape otherwise and if the Planning Commission is ok with these things then it can be approved. Mr. Jason McClain stated the way the dust free ordinance reads it is a little vague, but with the nature of what he is doing Mr. Jarrett is asking for a little leeway there for that particular part of the site plan. Mr. Jarrett stated the pipes weigh up to forty thousand (40,000) pounds and that would destroy the site and could damage the product as well. He stated the part of the lot up to the building it is paved, but the ground would need a little give in it to not cause damage. Mayor Allen questioned if the storage area will be gravel or dirt. Mr. Jarrett responded it will be gravel. He further stated it will be way off the road. Councilman Greer asked if this site can be seen from the main road. Mr. Jarrett responded no. After some discussion a motion was made by Councilman Greer, seconded by Committee Member Stratton, to approve the Jarrett Concrete Site Plan and allow a variance for the storage yard to not dust free surfacing. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Greer, Committee Member Santacruz, Committee Member Stratton.

4. Landscape Ordinance

Mr. Gregory stated the document you have is complete, but at the top of page 6, page 24 in the Planning packet the title should be the Planning Commission and Board of Zoning and Appeals. Further, the committee discussed deleting section 3.150 and renumber accordingly, but everything else is in order. A motion was made by Committee Member Stratton, seconded by Mayor Allen, to approve the landscape ordinance. Voting Yea: Chairwoman Sleeper, Mayor Allen, Councilman Greer, Committee Member Santacruz, Committee Member Stratton.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Greer, seconded by Committee Member Stratton, to adjourn. All approved by voice vote and the meeting adjourned at 5:52 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC