



TOWN OF ASHLAND CITY

Planning Commission Meeting

May 02, 2022 5:30 PM

Minutes

CALL TO ORDER

Chairman Stratton called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT

Chairman Steven Stratton
Committee Member Nicole Binkley
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Michael Smith

ABSENT

Committee Member Steve Allen
Committee Member Mike Stuart

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. April 4, 2022 Planning Commission Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Greer, to approve the April 4, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

ELECT OFFICERS

Chairman Stratton opened the floor for nominations. Committee Member Greer nominated Committee Member Stuart for Chairman, himself for Vice Chairman, and Ms. Alicia Martin for Secretary. He stated that there have been issues with Committee Member Stuart being on the board, but he has always been very transparent and recused himself if there was a conflict. A motion was made by Committee Member Greer, seconded by Committee Member Stratton, to elect Committee Member Stuart as Chairman. Committee Member Greer asked if it was against state law for him to chair since he was a council member. Mr. Gregory stated that he had not heard that. Committee Member Greer withdrew his motions and asked if Chairman and Vice-Chairman nominations could be deferred so we can look into this. A motion was made by Committee Member Smith, seconded by Committee Member Greer, to defer Chairman and Vice-Chairman nominations. All approved by voice vote. Committee Member Greer nominated Ms. Martin as Secretary.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

2. Rezone Request: 111 Cumberland Street

Mr. Warvin Rejab stated that he is trying to get the dealership he currently owns rezoned to for mechanical work. He stated that he is wanting to do both sales and engine work. Committee Member Foston stated that her concern was that it is not a large space. Chairman Stratton stated that his concern was that it is in the center of downtown. Committee Member Foston asked if he could get it enclosed. Mr. Rejab stated that he would like to and he could look into the cost. Chairman Stratton stated that they are all for having a mechanical shop because we

could really use one here, but the center of downtown is not a good area. After much discussion, a motion was made by Committee Member Greer, seconded by Committee Member Stratton, to table this discussion. All approved by voice vote.

3. Building Wall Signs

Mr. Gregory combined this agenda item with item #4.

4. Pole Sign Setbacks

Mr. Gregory stated that agenda item 3 and 4 are tied together. He stated that he would like the board to consider cleaning up the sign ordinance regarding pole signs and wall signs. He stated that it would be easier to administer moving forward. Committee Member Greer asked if there was a downtown district. Mr. Gregory stated that we have a downtown overlay district that focuses on the court house. Committee Member Greer asked if we could restrict it to the downtown district. Mr. Gregory stated that we could. Mr. Gregory stated that we are doing ourselves harm by restricting it. Committee Member Greer stated that we should extend it to McQuarry. Mr. Gregory stated that we don't have a good boundary to do that and it would be hard to plug it into the ordinance. He stated that we could try to specify it by street names. After much discussion, Mr. Gregory stated that he would draw something up to present to the board.

5. Deck Guide

Mr. Nicholson stated that this is to help with the recent inspections. He stated that the terrain is very sloped on some of the houses being built and the decks being built can be moved side to side. Mr. Nicholson stated that the houses will be rental homes and the decks are poorly built. He stated that the decks are only connected to the hardy board and the engineer told us not to walk on them because they would collapse. Mr. Nicholson stated that they will not issue any Certificates of Occupancy until this is resolved. He stated that he is proposing to adopt the Wood Deck Guide based on the 2015 Industrial Residential Code to eliminate this problem. A motion was made by Committee Member Greer, seconded by Committee Member Foston, to send this to the City Council for approval. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Smith.

6. Urban Growth

Mr. Gregory stated that this is just to give an update. He stated that the urban growth boundary was amended in 2011 and he recommends that Ashland City leave it as is.

OTHER

Committee Member Greer stated that he had a citizen express interest in having their property annexed. He asked what the pro's and con's of that would be. Mr. Gregory stated that they would need to go through the city services to find out the difference.

ADJOURNMENT

A motion was made by Committee Member Greer, seconded by Committee Member Smith, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:37 p.m.

CHAIRMAN STEVEN STRATTON

CITY RECORDER ALICIA MARTIN, CMFO