



TOWN OF ASHLAND CITY

Planning Commission Meeting

February 01, 2021 5:30 PM

Minutes

CALL TO ORDER

Ms. 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
Committee Member Hadley Williams

APPROVAL OF AGENDA

A motion was made by Councilman Greer, seconded by Mayor Allen, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. January 4, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Mayor Allen, to approve the January 4, 2021 Planning Commission Meeting Minutes with the corrections. All approved by voice vote.

PUBLIC FORUM

None.

NEW BUSINESS

2. Site Plan Approval: Gas Station & Convenience Market - Map 62 Parcel 4.01

Michael Dewey with Dewey Engineering stated he is happy to answer any questions anyone may have. Further, this approval request is for a four thousand (4,000) square foot convenience with eight (8) pumps in the front and storm water management in the rear. The site will have three (3) access points from the road. Mr. Dewey stated the prior plan he did in Mount Juliet was an Exxon Mobile and he would assume this one would be as well. Councilman Greer questioned if the restaurant will be part of the convenience store or if it will be separate. Mr. Dewey confirmed it will be a restaurant and a gas station, but he is not sure what kind of restaurant at this time. Stratton questioned if it would be one (1) building. Mr. Dewey confirmed. Stratton questioned the square footage and asked if it will be (6,500) square feet total. City Planner Mr. Rick Gregory questioned ADA parking and if there will be a solid wall between the restaurant and convenience store. Mr. Dewey stated they need one (1) ADA stall per twenty-five (25) stalls which is why the drawing shows (2) two. City Planner stated unit shows flush ramp in front which implies the other unit will not be flush. City Planner stated if there is a doorway there he would request it be flush as well so that both entrances be ADA. Mr. Gregory further questioned fuel delivery and access. Mr. Dewey explained where they are putting them comparing this location to the Mount Juliet project he did. Mr. Gregory further requested a template be done stating it would be helpful. Councilman Greer questioned the stream on Sandy Run if there is anything that will be in place to keep spills from getting into the drinking water. Mr. Dewey responded explaining the precautions. Mr. Gregory stated these are on sheet C-3 of the site plan. Mayor questioned how large the storage tanks will be. Mr.

Dewey stated he was not sure he would have to get with the architect. Mayor questioned if there is separate permitting for that large of the area. Mr. Gregory stated there are requirements being it is part of a flood plain. Mr. Gregory stated the engineer comments are included in his staff report and he is ready to recommend approval with the changes and corrections listed. Committee Member Greer commented it is nice to see the detail in the drawings and thanked Mr. Dewey for the presentation. Committee Member Stratton stated since there will be a restaurant he is assuming there will be proper grease traps. Mr. Dewey confirmed there is a grease trap in the proposal. Mr. Jason McClain stated there is a fifteen hundred (1,500) pound grease trap on the site plan. Further, they revised drawing and it was sent out this afternoon. He has tried to address the engineer comments in these drawings. A motion was made by Mayor Allen, seconded by Councilman Greer, to approve the site plan after the recommended corrections are submitted. Voting Yea: Chairwoman Sleeper, Mayor Allen, Councilman Greer, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams.

OLD BUSINESS

3. Jarrett Concrete Plant Site Plan Approval- Hwy 12 South Map 65 Parcel 046
Ms. Reed stated last month this was deferred, but they have not turned in anything to Mr. McClain; therefore, we would ask for a deferral on this matter. A motion was made by Mayor Allen, seconded by Greer, to defer this discussion until plans are submitted. All approved by voice vote.
4. Landscape Ordinance
City Planner Rick Gregory asked everyone to go back to page fourteen (14) on the drawings for the plans that were just discussed. He stated this is an excellent example if everyone would keep this handy to refer back to this. Mr. Gregory stated everything has been discussed already, but he would like review a few things to ensure this is what everyone wants to do. He further reviewed some of the requirements and called attention to those that may be cumbersome financially for development. After much discussion Mr. Gregory stated he would finalize the ordinance with the changes discussed and be ready for recommendation at the next scheduled meeting.

OTHER

Mayor Allen asked for clarification on the sidewalk matching the asphalt for the site plan for the gas station. Mr. Gregory discussed that the drawing only showed one (1) ramp on the drawing that is ADA compliant. Mr. Gregory stated he requested the pavement level to be raised so that all parking spaces will be level with the sidewalk.

Councilman Greer asked if there is anything in ADA compliance that would allow us to request the location be changed where the parking spaces are located. Mr. Gregory explained the regulations.

ADJOURNMENT

A motion was made by Committee Member Williams, seconded by Mayor Allen, to adjourn the meeting. All approved and the meeting adjourned at 6:35 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC