



TOWN OF ASHLAND CITY

Planning Commission Meeting

March 1, 2021 5:30 PM

Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairwoman Melody Sleeper
Committee Member Gerald Greer
Committee Member Alberto Santacruz
Committee Member Steven Stratton
Committee Member Hadley Williams

ABSENT

Mayor Steve Allen

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. February 1, 2021 Planning Commission Meeting Minutes

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

PUBLIC FORUM

None.

NEW BUSINESS

2. Ashland Farms Site Plan Approval

Mr. Mark Lee introduced himself and stated he is the civil engineer on the project and stated he completed the first phase of the project. Further, for this phase they are proposing two (2) apartment buildings. He stated they originally proposed commercial buildings; however, the need is there for single bedroom apartments and not commercial property. This will include thirty-six (36) units per building for a total of seventy-two (72) units. He confirmed there will be parking for them as well. Entry and exit is required at the security gate. He stated they show adding sidewalk, but this will require approval from the state. The detention pond exceeds the city's requirements. City Planner Mr. Rick Gregory stated the proposal is for seventy-two (72) units and there is a callout for three hundred twelve (312) total units. Mr. Gregory further requested the run-off totals with the pre and post for the engineer. Committee Member Stratton confirmed this is the site across from Wal-Mart. Mr. Lee confirmed. A motion was made by Committee Member Stratton, seconded by Councilman Greer. Voting Yea: Chairwoman Sleeper, Councilman Greer, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams.

OLD BUSINESS

3. Landscape Ordinance

Mr. Gregory stated he sent out the copy a little bit ago and he went through and highlighted the changes, but he didn't feel comfortable making the changes as written and he would like to run through those. They discussed the requirement for location of existing legacy trees which are

eight (8) inch caliber or larger. After much discussion the committee decided to leave the verbiage in the ordinance for this requirement. Mr. Gregory went to the third and forth (3rd and 4th) page on regarding street fronts. After further discussion the committee decided they want to leave the requirement in the ordinance; however, to allow for variances. Councilman Greer questioned requirements for maintenance of landscaping. Mr. Gregory stated the only solution he can think of for that issue is irrigation. Committee Member Stratton stated that was taken out early on as a decent developer will take care of these types of issues and irrigation is a costly requirement. Mr. Gregory questioned current requirements and if Mr. McClain has a permit process and after much discussion, they decided to take out the permit requirement. Mr. Gregory made notes on all discussed changes and stated he will work this up for finalization. Committee Member Stratton thanked everyone for their input and work on the landscaping ordinance and discussion.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Williams, seconded by Committee Member Santacruz, to adjourn. All approved by voice vote and the meeting adjourned at 6:25 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC