

Regular Minutes of the
Ashland City Planning Commission
September 10, 2007

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The Ashland City Planning Commission met in regular session on September 10, 2007
At 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:30p.m.

Commissioners present: Ed Nichols, Hadley Williams, Yvonne Stinnett, Dwayne Noe, Joe Macha and Gary Norwood.

Commissioners Absent: Jim Yates

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, Hal Spears

Macha requested a motion to approve the minutes from August 6, 2007. A motion was made by Stinnett and 2nd by Williams to approve the minutes with a typographical correction to paragraph 1, line 8 under New Business, to change the word a to at. Minutes were approved pending corrections by unanimous voice vote.

Public Forum:

Hal Spears addressed the Council seeking clarification on staff comments for final plat subdivision approval for Hidden Lake Resorts Phase IV. Mr. Spears explained that the roads would be private and maintained by the Homeowner's Association and not be turned over to the city. Snow removal, maintenance, ingress & egress, etc., would be the responsibility of the Homeowner's Association. Streets would remain open for Public Safety vehicles, fire trucks, school buses and so forth. We have still adhered to almost all requirements for slope issues. The most recent plat presented for Phase IV shows existing topographies. An as-built will be presented to show finished road grades. Chief Walker has met with us on site and did not have any issues with slope. Lots were eliminated from steep slope areas of the road and there will be no driveway entrances on the steep slopes. A bridge culvert will be placed at the creek crossing and fill added to bring the 500 foot elevation to a 520 foot elevation. Achieving a 10% grade will be difficult but it will be easily accessible for vehicles. One staff comment mentioned excessive length of a cul-de-sac and a variance may be required. The cul-de-sac length in question is 600 ft. in length and within the 1000 ft. maximum length for cul-de-sacs as required by Ashland City's subdivision regulations. The two staff review comments of excessive slope on roads and cul-de-sac length have been addressed. As-builts and road profiles will be provided to show finished grade of roads. Sharon Caton asked if previous subdivision plat phases of Hidden lakes Resorts were approved contingent upon approval of Water and Sewer services. Mr. Spears said in the past he put up a bond and everything on the plat was signed. In Phase IV we are asking for approval contingent on approval of Pleasant View Utility District for the water and sewer. The 10" extension is in place from George Boyd Rd. to Boston Hollow. Water, sewer and electric will be in place before any lots are deeded. Services will be in place and approved before the plat is recorded. Sharon Caton addressed the council stating it is at the discession of the Planning Commission to approve the plat with contingencies at this time or wait for approval of water and sewer before accepting the plat. After further discussion a motion was made by Stinnett and 2nd by

Williams for Final Plat approval of Hidden Lake Subdivision Phase IV contingent on providing approved as-builts and road profiles to the Planning Office and approval of water and sewer services from the Utility having jurisdiction.

The motion passed with contingencies by roll call vote. Ed Nichols - yes, Hadley Williams - yes, Yvonne Stinnett – yes, Dwayne Noe (declared conflict and disclosed he has been hired to grade in Hidden Lake Ressorts) - yes, Joe Macha – yes, Gary Norwood - yes.

Old Business: Land Use Plan, Selection of Members, Survey-Issues & Opportunities.

A motion was made by Noe and 2nd by Norwood to appoint the members of the Planning Commission as the Land Use Committee. Motion passed by a unanimous voice vote. It was determined the Land Use Committee meeting will be held on the same date as Planning Commission meeting after the regular Planning Commission meeting. Sharon Caton said the time frame will be approximately 4 months front to back and on the 5th month, adoption and turning over to City Council for approval. The 1st month, along with Issue and Opportunities, will include zoning maps with land uses marked on them and blank maps. We will to determine what is the best use of the land we have available, look at infrastructure, vacant land, etc. We will also be looking at zoning districts. Infrastructure, actual land use, broadening of district categories and community facilities will be four major components we will be looking at.

New Business: Amended Plat – Ed Nichols

Sharon Caton addressed the Council and explained Ed Nichols is presenting an amended plat. The original .68 acre plat on file at the Registers Office from 1917 show four individual lots from the Town of Ashland City’s original subdivision and include an area that is now State Route 49 and beyond . This plat amendment includes the remainder of four city lots after the Highway 49 was built. It has been reviewed by the Planning Office and contains what it needs. After further discussion a motion was made by Noorwood and 2nd by Williams to amend the plat as presented to the Commission.

Motion passed by a roll call vote: Hadley Williams - yes, Yvonne Stinnett – yes, Dwayne Noe - yes, Joe Macha – yes, Gary Norwood - yes.

Ed Nichols – abstained

Discussion of Vehicle Signs as it relates to the Sing Ordinance.

Jennifer Noe addressed the council and read the definition of “vehicle sign” from the Sign Ordinance. There is a difference between a vehicle parked on the lot where the business is located as apposed to the vehicle being used as off site advertising. After further discussion it was determined that an amendment to the sign ordinance may be in order to more clearly define “vehicle signs”. Jennifer Noe will work on the definition for future presentation.

Other: None

A motion to adjourn was made by Williams and 2nd by Stinnett.

Meeting was adjourned at **6:30 P.M.**

airman Joe Macha