



TOWN OF ASHLAND CITY
Special Called combined board Meeting
February 03, 2025 6:00 PM
Minutes

CALL TO ORDER

Mayor Greer called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor Gerald Greer
Vice Mayor Chris Kerrigan
Councilman Tim Adkins
Councilwoman: Nicole Binkley
Councilman Michael Smith
Councilman Kevin Thompson
Councilman Tony Young

APPROVAL OF AGENDA

A motion was made by Councilwoman Binkley, Seconded by Vice Mayor Kerrigan, to approve the agenda. All approved by voice vote.

PUBLIC HEARING

1. Joint meeting with City Council, BZA, and Planning Boards

A motion was made by Councilwoman Binkley, Seconded by Vice Mayor Kerrigan, to close the public hearing. All approved by voice vote.

APPROVAL OF MINUTES

NONE

PUBLIC FORUM

Mr. Guy – wants to build a Mother-in-law suite in his side yard about 400 to 600 sq ft. The zoning is worded so that he is just under the required space to build it. He is not in a hurry and just wanted us to take a look into the guidelines because there is not a clear definition of mother-in-law suites in our zoning like other cities have. He has .5 acres, and the side lot is .25 acres for the building space and in the zoning, he would need .52 acres.

NEW BUSINESS

2. Discussion of the New Ordinances to replace # 179 – Mr. Rick Gregory presented the re-write of ordinance # 179 that the Planning Commission has worked on for the year to year and a half. They are taking Ordinance # 179 and all of the amendments and ordinances that followed, making changes and embedding them in a clean version of a new clean ordinance. No wholesale changes. Removed the R-4 mixed Density residential district because we do not have any in Ashland City.

Document will be presented to repeal the old ordinance and all the amendments, and they will all be in the new ordinance.

Definitions changes: 2.010 – a lot of these belong in the flood ordinance, going back to ordinance 547 that is the current flood ordinance, all of these definitions are found in the flood ordinance. They have been removed so that if the flood ordinance changes in the future, it does not cause conflict if this ordinance is not also changed.

Historic District - has been moved to an appendix in case the council wants to add it. We currently do not have and Historic District, so it does not have to be in the ordinance. It also references a Historic District Commission that can be added in the future if needed.

Adult Uses changes – The language was weak, so he dropped in language that the county adopted, and the County Attorney felt comfortable with, so he was comfortable in adding it.

Child Day Care changes – It now mimics what the state considers daycare language.

Private wastewater treatment, Public Wastewater, Public Water – No changes. No need for Private Wastewater System but does not hurt to leave it there.

Use Categories: stayed intact but he moved things around.

Added: Mobile Home Park, Bed and Breakfast Home Residence, and filled in some other uses. Moved Daycare Center to Convenience Commercial.

These changes are made through the Planning Commission through discussions on different cycles.

3.050 changes – Corner lots

Added Street Site to clean up the requirements to make sense.

It currently states that the side yard setback requirements for corner lot shall be the same as the front setback requirements for the next adjacent lot running on the street and that side yard of the corner lot faces. He dropped in streetside to differentiate the side that is supposed to match the adjacent property with the hope of eliminating confusion.

Principal and External Structure on a residential lot - Kept 600 sq ft requirement but will need to drop in Plot plan requirements.

Bond – Added call for Bond Performance only to also allow letter of credit or other forms of surety.

Landscape treatment regulations – Replaced language that was unnecessary of contradictory.

Performance Standards for Radioactive Material – He left the way it is. May never be needed but may need it in the future.

Standards Regulating Glare - He did not change anything. May never be needed but may need it in the future.

4.010 Supplemental uses

Parking Spaces – Settled on 200 sq. ft. and 10 feet at the narrowest dimension. Took out the one for 162 square feet.

Other Land Uses – Provisions for the number of parking spaces required. These were recommended by the planning commission and traffic generation facilities.

Temporary Use Regulations – They added different Temporary uses to expand the numbers and types of uses.

Home Occupations - Added requirements to bring to the planning commission and if they meet the requirements they do not have to proceed farther.

Fall- out shelter restrictions - still in place with no changes. They did not need them lately but they are still there.

International Building code – Given a new name and added.

Mobile Home Park – They tried to Mimic what the standard is that the County adopted.

Cul-De-Sac Street projects – adjusted the wording for the frontage on the Cul-De-Sac.

Cluster – R-4 mixed density residential. There are no cluster residential developments in town. The provisions for residential clusters are what you would expect to find in the subdivision regulations. It was dropped from the ordinance with the approval of the planning commission.

Multi-family development – It is still there just revised how to achieve it in a better way.

Adult oriented business - added to the zoning ordinance. It is established by criteria.

Campground Commercial - Added to the zoning. Matches the county requirements.

Changes to Modifications – Made a little more standard. What was there was a little confusing, so it is cleaned up for easier comprehension.

Zoning Districts: stayed the same for the most part. The language was cleaned up to be less confusing.

Special Group Care Facilities: Added to the ordinance.

Prefab Housing: Removed

Boarding rooms: Removed

10-acre requirement for multifamily development: Removed

Single Family Development - Added back in to the zoning ordinance

Auction and consignment sales - Removed - Old requirements in the Central Business District is not used today.

Building Height – There was special consideration for height in the c-1 district with additional setbacks. The language was confusing, so it was made clear.

5-acre requirement: for residential removal. There are no large lots left in town.

2-acre requirement Commercial: Removed and smaller lot size was added.

Outdoor firearms training facility: A better set of standards was added.

Mr. Rick Gregory: stated it has been a long time since we have been working on this but will be worth it to have a better document.

Nicole Binkley: Asked if we need to look at the parking size again? She noticed it had an attachment of an email.

Mr. Rick Gregory: stated that there is no rush to change it, but it might in the future be hard for certain businesses having a hard time fitting in the number of spaces needed.

Mayor Greer added that the following Board Members attended this meeting.

BZA Member:

Garrett Mayberry

Planning Commission Members:

Micah Faraby

Melody Sleeper

Steven Stratton

Vivian Fosten

Mike Stewart

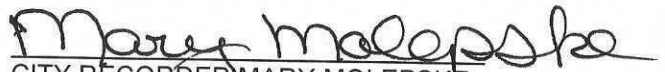
Mayor Greer had another question: We have some big projects that the city is involved in. Is it Standard Procedure or when we have a big project, as a councilmember I was only privy to basic floor plans and the exterior rendering. Do other cities usually get more involved in these documents from the planning commission and City Council?

Mr. Rick Gregory: Short answer is no. It has to do with timing and projects and low bids, and it is already done before they get to see any of it. It has most to do with budget than anything.

ADJOURNMENT

A motion was made by Councilman Smith, Seconded by Councilman Thompson, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:21 p.m.


MAYOR GERALD GREER


CITY RECORDER MARY MOLEPSKE