



**TOWN OF ASHLAND CITY
Planning Commission Meeting
February 03, 2020 5:30 PM
Minutes**

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairwoman Melody Sleeper

Mayor Steve Allen

Committee Member Justin Bell

Committee Member Hadley Williams

Committee Member Lisa Walker

ABSENT

Committee Member Alberto Santacruz

Committee Member Steven Stratton

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 1-6-2020

A motion was made by Committee Member Bell, seconded by Committee Member Walker to approve the January meeting minutes. All approved by voice vote.

PUBLIC FORUM:

None.

OLD BUSINESS:

2. Reclassification of Property Under the Zoning Ordinance Request: Hwy 12 and Caldwell Road Map 64 Parcel 11.01: R-1 to C-1

Mr. Hussaen Ismail stepped forward and stated he has submitted a plat with a preliminary drawing for an office space building that is approximately 100 x 50 feet and will be around four units, one of which for his office and the others as rental spaces. Chairwoman Sleeper asked Mr. Ismail what type of business his office is for. Mr. Ismail responded construction. Chairwoman Sleeper asked if it is construction rental or construction. Mr. Ismail stated construction. City Planner Mr. Rick Gregory stated this should still be treated as a PUD (planned unit development) and if it will be solely for office space there would be a better classification for the zoning. Mr. Ismail stated it will be multi office space possibly an attorney office, clothing, or real estate service. Mr. Gregory stated if it is for office space the Professional Office (PO) District is set up specifically for this sort of zoning and he would recommend using this classification. Mr. Ismail stated the drawing is just a preliminary and the building may change and shirk some. Committee Member Ms. Lisa Walker questioned if the zoning will be a classification of C-2. Mr. Jason McClain responded Mr. Gregory recommends zoning it as a PO zoning so that it limits the zoning to the items listed in the allowable list under the Professional Office zoning. Mayor Allen questioned if we currently have any PO zoning in the city. Mr. McClain responded yes, there are some such as an office around the corner of Lowe and Main Street and another on Boyd Street. Mr. Gregory added this zoning is a little more desirable with the PUD overlay for this type of area. Chairwoman Sleeper asked if there were any more

questions. A motion was made by Committee Member Walker, seconded by Mayor Allen, to approve the Rezone of Map 64, Parcel 11:01 from R-1 to PO-PUD. All approved by voice vote. Committee Member Walker questioned if the Ashland City entrance sign would still be allowed on the property. Mr. Ismail responded yes.

NEW BUSINESS:

3. Subdivision Application: Eleanor Village: 3454 Bell Street (13 Lots)

Mr. Daniel Smola stepped forward and introduced himself as the engineer with Harpeth Civil Engineers. Committee Member Walker questioned if the existing house will stay on the property. Mr. Smola responded yes, it will stay. Committee Member Walker further questioned the driveways and if there will be enough room for the residents to turn around. Mr. Smola stated they will look at it further as the final plan is approved, but he doesn't see that being an issue ahead. Mr. McClain explained the driveways will require applications for each site and will need to be approved by Public Works. Mayor questioned if the driveways will be concrete or asphalt. Mr. John Rankin stated they will be concrete. Mr. Gregory stated he has some concerns about the detention areas. Mr. Smola stated the HOA will be responsible for maintenance. Mr. Gregory questioned who will own the open space lot. Mr. Smola stated the HOA will have joint interest. Chairwoman Sleeper questioned if the sidewalks will need to be decided on tonight. Mr. Gregory questioned the difficulty of construction of sidewalks based on the slope. Mr. Rankin stated they are trying to avoid cutting down a lot of trees and want to leave the trees in the center of the property. Further, this development will consist of homes constructed of brick, stone, and hardy plank. Committee Member Walker stated she wanted to make sure the cemetery is not going to be damaged during the construction phase. Mr. Rankin assured her they will be monitoring the construction. After some discussion regarding sidewalks and the slope on the property Chairwoman Sleeper asked if there were any more questions. A motion was made by Committee Member Bell, seconded by Mayor Allen to approve the subdivision application. All approved by voice vote.

4. Landscape Ordinance Discussion

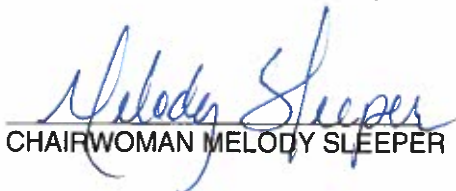
Chairwoman Sleeper stated this discussion can be deferred if the committee would like; however, she shared an article for the committee to review showing a great example of landscaping. Mr. McClain explained to the committee the landscape ordinance currently being reviewed is for commercial properties and not for residential. A motion was made by Committee Member Mayor Allen, seconded by Committee Member Walker to defer this discussion until the next scheduled meeting. All approved by voice vote.

OTHER.

None.

ADJOURNMENT

A motion was made by Committee Member Williams, seconded by Committee Member Bell to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:33 p.m.


CHAIRWOMAN MELODY SLEEPER


CITY RECORDER KELLIE REED, CMFO, CMC