



**TOWN OF ASHLAND CITY**  
**Planning Commission Meeting**  
**May 04, 2020 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

Chairwoman Melody Sleeper called the meeting to order at 5:35 p.m.

**ROLL CALL**

**PRESENT**

Chairwoman Melody Sleeper

Mayor Steve Allen

Committee Member Alberto Santacruz

Committee Member Steven Stratton

Committee Member Hadley Williams

Committee Member Lisa Walker

All members reported by electronic means.

**ABSENT**

Committee Member Justin Bell

**APPROVAL OF AGENDA**

A motion was made by Mayor Allen, seconded by Committee Member Walker to approve the agenda for the May 4, 2020 Planning Commission Meeting. All approved by voice vote.

**APPROVAL OF MINUTES**

1. Planning Commission Meeting Minutes 3-2-2020

Chairwoman Sleeper stated she had one correction on the second page under old business take out the words "to do is" in a sentence. A motion was made by Committee Member Stratton, seconded by Mayor Allen, to approve the March 2, 2020 meeting minutes.

**PUBLIC FORUM**

*Mr. Jack Bates- concerns about rezone:* Mr. Bates stated he is concerned on the Highway 12 building, what they will be doing, how they will be doing it, and drainage problems. He stated he is here just to listen. Mr. Bates stated he doesn't know what they are going to building and he is interested in hearing what they are doing and how they are going to handle the issues. Ms. Sleeper asked if Mr. Bates will just be joining us to to listen in. Mr. Bates stated he will be listening in.

*Ms. Plumlee- concerns about rezone:* Ms. Plumlee stated she is representing her mother, Betty Ford, who is a property owner on the backside near the highway. One of her concerns is when they widened the highway and made it four lanes after they built the highway there was flooding in her mother's basement. She further questioned, what he will be putting back on the small strip of land on the property if there will be dumpsters or anything. She questioned if the planned unit development is residential as well. She stated there is a step incline on the back side of the property that he has already started filling it in and how he will be using that as well. She stated there is quite a bit of congestion on that side in the afternoons as well. Further, they were going to put a home on the property and now it is being proposed as a planned unit development, but she doesn't understand what that means if that means dental offices, doctor offices, condos, or anything else.

**OLD BUSINESS**

2. Ordinance: Rezone Map 64 Parcel 11.01- Highway 12 South and Caldwell Road

Mr. Rick Gregory stated the discussion about the planned unit development concerns the site plan that was shown some time ago for the five thousand (5,000) square foot building and it



does not concern residence. He stated this property was previously proposed for C-1 and we suggested it be zoned professional office. Further, the professional office district allows seven (7) permitted uses: financial, insurance, real estate and consulting services, general personal services, professional medical and non medical, health care facilities, and essential public transport services. He further stated the PUD (planned unit development) is just a way for an approval for the site plan for the office building. The PUD overlay does not allow for a residential space if it is approved as a professional office. Mr. Gregory stated they could come back and ask for another use down the road, but it would have to be approved. What is being asked of the property is to be used as a 5,000 square foot office building with the PUD overlay. Further, the site plan would come back to the committee for final review. Mayor Allen questioned if they come back with a plan if they have to approve the site plan. Mr. Gregory stated the site plan as long as it meets all of our specifications the committee should approve it. Further, the site plan will show the drainage and detention areas. Mr. Hussaen asked if he could give some clarity to the plan or if this is the appropriate time. He further stated the site plan will address the drainage and if anything it will be better than what it was before. He stated he has a rendering of the building and what it would look like. Mr. Hussaen displayed the rendering and reviewed the drawing with the committee. He stated on the back side it will remain a three to one (3 - 1) slope. Committee member Stratton questioned the landscaping. Mr. Hussaen stated that will be on the site plan. Mayor questioned where Highway 12 is on the drawing. Mr. Hussean explained the location and further stated this is just a preliminary and it may change with the engineered site plan. Committee member Stratton questioned if this leads into an enclosed parking area. Mr. Hussean responded that is correct, but it is not to scale because there will be setbacks. This was something that was put together to give people an idea. Mayor stated it is hard to ask questions if it isn't drawn to scale. Mr. Hussean stated the overhead view may give a better idea and that is more accurate drawing. Mr. Jason McClain explained the site plan once it is submitted will need to be approved through the city's engineer. Further, the council will need to approve the rezone as well before those site plans are submitted. Ms. Reed stated if it is rezoned because it is done as a PUD overlay he cannot change his proposal unless he comes back to the Planning Commission. Committee Member Walker questioned if we need a new application. Mr. McClain stated the minutes can reflect the changes and it is not necessary. Mayor asked the size of a parking stall. Mr. Gregory responded it is usually 10 x 18. Mayor discussed the depth of the parking lot further and questioned this. Mr. Gregory responded this is still preliminary, but he will be required to meet our specifications. After some discussion a motion was made by Committee Member Williams, seconded by Committee Member Santacruz, to approve the rezone. Voting Yea: Chairwoman Sleeper, Committee Member Santacruz, Committee Member Williams, Committee Member Walker Voting Nay: Mayor Allen, Committee Member Stratton.

## **NEW BUSINESS**

### **3. Final Plat Approval: Eleanor Village**

Mr. John Rankin stated he is here to address any questions. He further thanked everyone for making this possible tonight and stated this is a final plat approval for Eleanor Village, a thirteen lot subdivision. He stated the goal with this subdivision is to save a lot of green space and make this a beautiful space. Mayor questioned when the development is started if they will do one then move on to the next or how they will do it. Mr. Rankin stated they will construct one house at a time and apply for the CO (certificate of occupancy) before starting the next. Committee Member Stratton questioned if lot number one is the house that is there presently. Mr. Rankin confirmed it is. Chairwoman Sleeper asked if there were any more questions or concerns. A motion was made by Committee Member Walker, seconded by Mayor Allen, to approve the plat. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker.

### **4. Final Plat Approval: Arbor Row**

Mr. Aston Hutchenson stated he is here for final approval as well. Further, Mr. Jeff Chandler, the surveyor on the project, has made the corrections Mr. Gregory noted and has sent over those revisions. Mr. Gregory stated he didn't have many comments other than some minor technical things: the width of the lots are not all parallel lines along with showing the water line and sewer line sizes. He stated most of them are not major concerns. He stated the slope on the lots should probably be notated on the lots in compliance with the slope ordinance. Mayor questioned if this is a first reading. Mr. Gregory stated this is a final reading. Mayor questioned if the changes abide by our code. Mr. Gregory stated yes, he would just ask the steep slope be notated on the property. Ms. Sleeper asked if anyone has any questions regarding this. Chairwoman Sleeper asked if there were any further questions. A motion made by Committee Member Stratton, seconded by Mayor Allen to approve the final plat for Arbor Row. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker.

**OTHER**

None.

**ADJOURNMENT**

A motion was made by Committee Member Williams, seconded by Committee Member Walker to adjourn. All approved by voice vote and the meeting adjourned at 6:23 p.m.

  
CHAIRWOMAN MELODY SLEEPER

  
CITY RECORDER KELLIE REED, CMFO, CMC