

Regular Minutes of the
Ashland City Planning Commission
May 1, 2006

The Ashland City Planning Commission met in regular session on May 1, 2006 at 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:32p.m.

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

Others present: Michael Armstrong, Angela Hernandez, R.D. Huffines, Thelma Heflin Franklin Wilkinson, and Phyllis Schaeffer.

A motion was made by Norwood, seconded by Williams to approve the April minutes as typed. Motion passed unanimously by voice vote.

Public Forum: none.

Old Business: none.

New Business:

A subdivision for Mr. Huffines on Brookhollow Rd. at the end by the creek.

Chairman Macha asked if the city had any problems with the lot. Mr. Armstrong replied no. Mr. Armstrong said the entrance for lots 1 and 2 have been corrected by a 50' easement on the front of the property the egress will be from lot 1. The other comment the engineer had made was grading would have to be submitted for both lots. This doesn't apply as basically, Mr. Huffines is just putting in a house. There is a steep slope that can be controlled better by the placement of the driveway. All of the states comments have been taken care of.

A motion was made by Noe, seconded by Williams, to approve this subdivision.

Chairman Macha said he would like to hear the states' comments. Mr. Armstrong said they are as follows:

Section 5-104.2 the Ashland City Subdivision Regulations #29Geotechnical requirements - this is not applicable this has to do with the soil type and Ashland City does not have this soil.

Certificate of Accuracy lacks correct wording – the wording has been corrected.

Certificate of approval of water System lacks name of subdivision. The subdivision has been named.

Certificate of Approval of Public Sewer System is lacking. Mr. Huffines said he would have a force main system Mayor Norwood said it will need a step system. Mr. Williams asked who buys the system/ Mayor said the property owner puts it in and then the city will maintain and the people are charged a fee.

Mayor also advised they would need to be sprinkled. Mr. Huffines replied he knows that they will have to be sprinkled. Mayor said he wants to make sure they have enough water

pressure – a 2” will not be adequate. Mr. Huffines asked if something can be worked out with the city. Mayor said that could be done. He needs to find out what the pressure is. Mr. Huffines said if not enough he will have to address it at that time. Motion passed with a roll call vote of: Noe-yes, Williams-yes, Nichols-yes, Stinnett-yes, Mayor-yes, Yates-yes, and Macha-yes.

Other:

The state planner said last month they received the performance report and asked if they had time to look over it. She wants to concentrate on plans for next year. The Mayor said he looked over it and had made comments but he was trying to wait to see what is going to happen with the county. Ms. Hernandez said you can put something into effect such as no actions planned at this time but action will be taken as presented. Mayor said one thing he thinks they should look at is the thoroughfare plan. Until the ordinance is updated they really don't know what they have to work with.

Chairman Macha asked about the adult entertainment – now it is in C-2. Ms. Hernandez said you may want to look at moving it to a different zone maybe industrial. Would like to place it in I-3 as a special exception. A motion was made by Norwood, seconded by Stinnett, to amend section 7.061.13 and remove adult entertainment from C-2 to I-3 as a special exception. Motion passed with a roll call vote of: Mayor-yes, Stinnett-yes, Yates-yes, Noe-yes, Williams-yes, Nichols-yes, and Macha-yes. Ms. Hernandez said she would draw up the ordinance.

Mr. Nichols asked about the dead end water lines he is running into problems with air in the line when they are flushing the lines. Mayor said he would get with Chris to check the air relief line to make sure air is being released properly. He will have Chris give him a call.

Ms. Hernandez said they received the census material today and will be doing the certification in the next 2 weeks, she will help any way she can.

A motion was made by Yates, seconded by Stinnett, to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:06 p.m.

Chairman Joe Macha