

Special Called Meeting Minutes of the  
Ashland City Planning Commission  
March 28, 2007

The Ashland City Planning Commission met in a Special Called Meeting on March 28, 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, Dwayne Noe, Gary Norwood, Yvonne Stinnett, Hadley Williams, Joe Macha, and Jim Yates.

Commissioners Absent: None

Others Present: Sharon Caton, Chris LaCrosse, Jennifer Noe, Steve Allen

Chairman Macha asked for a motion to adopt the new R-4 PUD Zoning Ordinance. A motion was made by Stinnett and 2<sup>nd</sup> by Williams. Mayor Norwood requested for Sharon Caton to go over the ordinance with the commission. Sharon Caton said the district description is the first thing to focus on. The ordinance is designed to provide suitable areas for mixed density residential development. The ordinance is crafted based on comments from the Planning Commission members allowing more control of what goes in, what it looks like, the number and type of units. This new R-4 MDR- PUD Ordinance will replace the existing R-4 Zoning. The MDR-PUD will give you more flexibility and control. Section A encourages innovative design that looks at the ground first instead of the project. Are you designing a project to meet needs inside your county and city or you designing it to meet needs outside your county and city? Looking at Section B, Permitted Uses, does anyone have any reservations about the uses listed? Single Family Dwelling, Duplex Dwellings, Multi-Family Dwellings, Accessory buildings, private garages and workshops located in the rear yard, incidental home occupations. Macha asked for a definition of incidental home occupation. Sharon referenced Article IV Section 4.040 of the Ashland City zoning book. Mike Armstrong read the section as follows: A customary incidental home occupation is a gainful occupation or profession (including the professional office of an architect, artist, dentist, engineer, lawyer, physician and the like, as well as barber, as well as beauty, and tailor shops), conducted by members of a family residing on the premises or only one person in addition to those persons residing therein and conducted entirely within the principal dwelling unit. Sharon explained that the description of "incidental" refers to something that only occupies a limited amount of space and traffic issues are addressed within the ordinance. Sharon requested to take the each occupation one at a time. The key focus should be whether or not the occupation creates a noise, traffic, odor or offense. One consideration is the disposition of whatever they use. Is the commission ok with an architect? Commission responded: yes. Artist? Commission responded: yes. Dentist? Commission responded: yes. Engineer? Commission responded: yes. Lawyer? Commission responded: yes. Physician? Commission responded: yes. Barber? Commission responded: yes. Tailor? Commission

responded: yes. Hair Salon? Commission responded: yes. Mayor Norwood asked about signage. Sharon said signs are allowed as regulated by the sign ordinance. The limitation of an announcement sign for incidental home occupation is 4 square feet. Sharon's opinion is that 4 square feet is too big and discourages the use of lawn signs. As a PUD the commission can regulate the signage. Can put in ordinance "signs as regulated by the PUD agreement. Sharon asked the commission to look at section C. Uses Permitted by Special Exception of the new ordinance and to also look at the list that show special exception under the current R-4 ordinance. Planned Unit Development should be eliminated from the list because this new ordinance is a PUD. Associations for mentally or physically handicapped persons? Association allows association meetings to be held at the PUD location. This does not mean the represented population represented by the particular association will be meeting there. Sharon asked about Family Day Care. The commission requested to remove family day care as a permitted use. Sharon asked about a Nursing Home. Sharon explained that the PUD will allow the commission to regulate the use. The commission requested to leave the Nursing Home use in the PUD. Sharon asked about the use Retirement Home. The Commission requested to leave the use Retirement Home. Sharon asked about the use Orphanage. The Commission requested to leave the use Government Administration Services. The Commission requested to omit the use Radio Station. The Commission requested to omit the use Bed & Breakfast. The Commission requested to leave the use Cemetery. The Commission requested to omit the use Health Care. Sharon asked the Commission to look at Section E. Conditional and Dimensional Regulations. E.1. The Commission requested no more than 3 out of every 10 dwelling units be multifamily dwellings. In Section E.7. b. The Commission requested to change the wording from "common open space" to "usable common open space". In section E.7.c. the Commission requested to change the wording from "common open space" to "usable common open space". The Commission requested on Section E. Conditional and Dimensional Regulations 17. to change the Proposed grading showing vertical intervals from five (5) feet to two (2) feet. The Commission requested to accept the remainder of Section F. Concept Plan and Rezoning Requests for R-4 Mixed Density Residential PUD District as written in the draft ordinance. The Commission requested to accept Section G. Review Process-Action by the Planning Commission and the Board of Mayor and Alderman as written in the draft Ordinance. Mayor Norwood asked about pictures as samples of this PUD being applied. Sharon said she would email pictures the Commission members the very next day and also bring them to the meeting next Monday. A motion to pass the R-4 (MDR-PUD) contingent on requested changes by the Commission was made by Nichols and 2<sup>nd</sup> by Williams. The motion was passed by a unanimous roll call vote of: Stinnett- Yes, Nichols – Yes, Williams – Yes, Norwood – Yes, Noe – Yes, Macha – Yes. A motion was made by Norwood and 2<sup>nd</sup> by Stinnett to adjourn. Macha called the meeting adjourned at 7:17 P.M.

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Chairman Joe Macha