

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

May 7, 2018

5:30 PM at Ashland City Municipal Building
101 Court Street, Ashland City, Tennessee

CALL TO ORDER at 5:31 PM by Chairman Melody Sleeper.

ROLL CALL

Present: Chairman Melody Sleeper, Mayor Richard Johnson, Carol Macha, Alberto Sanchez-Cruz, and Lisa Walker
Absent: Hadley Williams and David Coode

CONSIDERATION OF AGENDA AND MINUTES

A motion was made by Walker, seconded by Mayor to approve the April meeting minutes. All approved by voice vote.

PUBLIC FORUM

- A. **Candice Beasley- Food Truck Ordinance.** Ms. Beasley stepped forward and stated she had recently purchased a food truck and is set up in Nashville, but would love to set up in Ashland City. Ms. Macha asked if she has a designated place she sets up in Nashville. Ms. Beasley stated there is an app in which the city runs which designates spots throughout the city where they can set up on a street corner or wherever for the day. Mr. Stinson stated this is on the agenda and stated Ms. Beasley can review the ordinance that is being presented tonight. Ms. Beasley requested a copy of the ordinance and stated she missed being set up in the city and seeing her customers.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Steven Reigle: Site Plan for Triplex at 2165 Bell Street 55E B 009.02.** Mayor made a motion, seconded by Macha to defer being Mr. Reigle was absent. All approved by voice vote.
- B. **Cole Calligan, Lindzo Group LLC: Lot subdivision 065 34.03.** Mayor made a motion, seconded by Macha to defer being Mr. Calligan was absent. All approved by voice vote.
- C. **Janet Knight: Lot line rearrangement 49N A 009.00 and 49N A 010.00.** Ms. Knight stepped forward and stated she is a candidate for County Commission District One and handed out a flyer and asked for support. She then stated she is before the commission tonight asking for a rearrangement of the property lot lines on Vine Street which would in turn have the homes facing Washington Street. Ms. Macha asked if this will be for the skinny houses. Ms. Knight responded no, they will be regular size homes. Mayor asked about detached duplexes for R-3. Ms. Knight stated these lots are too small. Mr. Gregory stated this plan would make the site easier to build on, and would make sense to be in line and he felt would be in the best interest of the city. A motion was made by Mayor, seconded by Macha to approve the request for rearrangement. Vote on motion: Mayor-yes, Macha-yes, Walker-yes, Santa-Cruz-yes, and Sleeper-yes.
- D. **Osman Property on Main Street: Site Plan Approval 49N C 008.00.** Mr. Phillip Casterline stepped forward and stated he is with CSR Engineering and is here tonight to request the site plan approval. Chief Walker stated the property was rezoned in the last couple of months at the regular council meeting. Mr. Gregory stated they have done a really good job on the site plan, and orientation of the streets. He further stated they have been working on it for a couple of months now and have received a good response. He also stated he feels this will be a great asset to the city. Mayor asked about additional parking. Ms.

Osman stepped forward and stated they have exceeded the parking requirements by doing two spaces per unit and there is additional parking in the retail area at night by the businesses being closed. Ms. Walker asked if this will be a city maintained street. Mr. Casterline responded no. Ms. Macha asked who will maintain during the winter months. Mr. Casterline stated that will be the responsibility of the homeowner's association. Ms. Macha asked about sidewalks. Mr. Casterline stated yes they have them from the retail to the housing. A motion was made by Mayor, seconded by Walker to approve the site plan. Vote on motion: Mayor-yes, Walker-yes, Santa-Cruz-yes, Macha-yes, and Sleeper-yes.

- E. Skyview Extension: Preliminary Plat Approval.** Mr. Lee Davidson stepped forward and stated he is representing Mr. Calvin Bell on the addition of eighteen lots for single family homes. Mr. Gregory stated they are steep slope challenges and there has been some discussion about storm water, but that will be addressed later in the final building site approval. After some discussion regarding shortening the curb returns in the cul-de-sac for firefighting a motion was made by Mayor, seconded by Macha to approve the preliminary plat. Vote on motion: Mayor-yes, Macha-yes, Walker-yes, Santa-Cruz-yes, and Sleeper-yes.
- F. Temporary Structure Discussion/Food Trucks.** Ms. Reed stated she would like to go over the copy of the ordinance, which was provided with the packet, to add chapter ten to title nine of the code. She further stated she had modeled this ordinance after the City of Murfreesboro. In addition, Murfreesboro has several right-of-ways on city streets where they allow food trucks to set up. She stated she felt this would be a liability to the city and would like to eliminate all the verbiage regarding right-of-ways. After much discussion the committee agreed they would like some verbiage added under ice cream trucks stating they should not impede traffic, under fire extinguishers the type can be eliminated and changed to shall follow local code regulations, and enforcement will be a joint effort between the ACPD and Department of Fire, Building and Life Safety. Ms. Beasley commented she appreciated the city's efforts to get this ordinance passed and she felt the fees discussed were extremely reasonable. A motion was made by Mayor, seconded by Macha to approve to recommend to council for passage with the stated changes. Vote on motion: Mayor-yes, Macha-yes, Walker-yes, Santa-Cruz-yes, and Sleeper-yes.
- G. Ashland Farms: Site Plan Adjustment for removal of a portion of the sidewalk along Highway 12.** Kyle McKiness, the architect for Ashland Farms, stepped forward and stated he met with Mayor, Clint Biggers, and Chief Walker and had discussed and explained the TDOT process for permitting the state drawing for right-of-way addition of sidewalk with curb and gutter against existing shoulder. With this in mind the cost to the developer would be approximately three hundred thousand dollars additionally for the project. Chief Walker stated they have been working on this for two months. Further, administration should have been working on getting sidewalks in all these developments and TDOT was asked for help, but wouldn't budge and they have explored other options which include to leave out twenty percent of the sidewalk which was originally proposed. Mr. McKiness stated they do want to provide a sidewalk for the citizens to use and not be in the road when walking; however, putting it on the other side of the guardrail does not make sense and would be extremely costly. After some discussion a motion was made by Mayor, seconded by Macha to approve the site plan adjustment to remove the portion of the sidewalk. Vote on motion: Mayor-yes, Macha-yes, Walker-yes, Santa-Cruz-yes, and Sleeper-yes.

OTHER

- A. Turner Street.** Ms. Candace Beasley spoke up and stated there is a problem with Turner Street and the width of the street since having the construction going on. She further stated she has spoken with Ms. Walker about the issue and believes it would be a good idea to make Turner a one-way street and Boyd the opposite way. Chief Walker stated that property was zoned for apartments and could have been worse than the 29 single family homes being built on the site. Mayor stated this is part of the growing pains and it will resolve itself with time.

ADJOURNMENT

A motion was made by Mayor, seconded by Macha to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:56 p.m.


Chairman Melody Sleeper