

Minutes of the City of Ashland Plan Commission

A meeting of the Plan Commission was called to order on **Tuesday, March 6th, 2018**
at 6:30 p.m. in the City Hall Council Chambers.

PRESENT: Mayor Lewis, David Mettille, Ernie Bliss, Mike Amman, Charmaine Swan, John Beirl, Katie Gellatly

EXCUSED:

STAFF: Megan McBride

OTHERS:

MEETING AGENDA ORDER

1) Call to Order and Roll Call

Mayor Lewis called the meeting to order at 6:30pm.

2) Approval of Agenda

Motion to approve the Agenda by John Beirl. Seconded by David Mettille. Passed unanimously.

3) Consent Agenda

Motion to approve minutes from February 20th by Ernie Bliss. Seconded by Charmaine Swan. Passed unanimously.

4) Public Comment

No public comments.

5) Action Items

a) Public Hearing and Consideration on an offer to purchase a portion of city-owned land adjacent to 705 Lake Shore Drive East

Motion to go into Public Hearing by Katie Gellatly. Seconded by Ernie Bliss. Passed unanimously.

Prior to the meeting:

Rick Olivo called prior to the meeting to ask for more information about the proposed land sale. After learning more details, he did not have any concerns and voiced support for the sale.

Jennifer Rodriguez called prior to the meeting to ask for more information about the proposed sale.

Comments submitted by Donna Pearson Maday prior to the meeting were included in the Plan Commission packet.

At the meeting:

Megan McBride said that a Class 1 Public Hearing notice was given and letters were sent to all property owners within 200 feet of the subject parcel. She then explained that the original offer to purchase submitted by Marlene Martin extended to N 7th Avenue East, which would have allowed

the possibility for a future driveway access in this location. Upon receipt of the letter from Donna Pearson Maday expressing concerns about this, McBride discussed the situation with her to attempt to identify a solution that would meet the needs of both property owners. Mrs. Maday expressed interest in purchasing the portion of land directly north of her parcel (701 Lake Shore Dr E), which Mrs. Martin agreed to and amended her offer to purchase to include the land directly south of her own parcel (705 Lake Shore Dr E). McBride then went through the staff report which detailed the amended offer to purchase, recommending staff approval of the sale as the highest and best use for the land.

John Beirl pointed out that a case may be made for adverse possession.

Donna Blazek (222 Prentice Ave) urged the City to work with Marlene Martin to ensure she be able to obtain the necessary land to address marketability concerns of her property as she attempts to sell it.

Donna Pearson Maday (701 Lake Shore Dr E) explained that she was originally opposed to the sale due to concerns of having a driveway cut behind her yard as her granddaughter will be living in the home. She, Mrs. Martin and Megan

McBride discussed and came to the agreement that Mrs. Martin would amend her offer to purchase to include only land directly south of her own parcel (705 Lake Shore Dr E) to provide the opportunity for Mrs. Maday to submit an offer to purchase for the land directly behind her parcel (701 Lake Shore Dr E).

John Beirl asked why \$500 of earnest money was required if the offer amount was only \$100.

Megan McBride explained that \$500 of earnest money is required regardless of the offer amount, so if the \$100 offer is accepted the remaining \$400 will be returned to the applicant.

Mayor Lewis clarified that the reason Mrs. Martin is pursuing this sale is because she is attempting to sell her property.

Marlene Martin confirmed that this is correct, and that she was told by a realtor that the property would not be marketable with such a significant encroachment onto city-owned land.

Mayor Lewis said that the City Attorney will be consulted about making a case for adverse possession. She also asked Mrs. Martin if she intends to take down the garage as indicated in the staff report.

Marlene Martin explained that she does not want to reduce the size of the garage unless required to address the encroachment. If an alternative solution can be found that allows the garage to remain this would be her preference.

Mayor Lewis asked if the applicant would like to table the item to allow her more time to consult an attorney on the matter and resolve some of the outstanding questions.

Marlene Martin said she did not want this as her only concern is to ensure the marketability of her home. She also asked how she will obtain the legal description for exactly what land she would be purchasing if approved.

Megan McBride explained that the surveyor will determine the exact land she is purchasing and provide the legal description, which has been included as a condition of the sale. She noted that this survey work was not required prior to consideration of the request to prevent the property owner from bearing the cost of hiring a surveyor if the sale is not approved.

Mayor Lewis pointed out that this item will go to City Council on March 13th, allowing time for follow-up on some of the outstanding questions that have arisen through the Public Hearing comments and discussion.

Motion to go out of Public Hearing by Katie Gellatly. Seconded by Mike Amman. Passed unanimously.

Mayor Lewis suggested that staff work to address the outstanding questioned raised through the discussion prior to the Council meeting on March 13th.

Motion to approve the offer to purchase by John Beirl. Seconded by Ernie Bliss. Passed 6-1, Amman opposed.

6) Discussion Items

Charmaine Swan asked to have future discussion items related to proactive implementation of our Comprehensive Plan, particularly waterfront development.

Mayor Lewis provided an update and projected timeline for completion of the superfund site cleanup and implementation of the redevelopment plan that was approved last year by City Council. She also provided updates on community efforts to establish transitional housing options in Ashland.

Charmaine Swan described a model for transitional housing that utilizes tiny homes which gives tenants a sense of ownership, autonomy, and empowerment while also providing communal spaces and activities which are often part of more conventional transitional housing arrangements.

Katie Gellatly mentioned that related to Comp Plan implementation it was identified that the city should evaluate priority areas for possible zoning changes, particularly along the waterfront, and asked that this be brought as a discussion item for a future meeting.

7) Announcements / reports / comments / questions

8) Adjournment

Motion to adjourn made by David Mettille. Seconded by Ernie Bliss. Passed unanimously.

The meeting was adjourned at 7:25p.m. Minutes by Megan McBride.