

Minutes of the City of Ashland Plan Commission

A meeting of the Plan Commission was called to order on **Tuesday, June 19th, 2018** at 6:30 p.m. in the City Hall Council Chambers.

PRESENT: Mayor Lewis, David Mettille, Mike Amman, Charmaine Swan
EXCUSED: Ernie Bliss, Katie Gellatly, John Beirl
STAFF: April Kroner, Megan McBride, Aidan Johan

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 David Mettille. Seconded by Charmaine Swan. Passed unanimously.

3) Consent Agenda

Motion to approve minutes from May 22nd by Mike Amman. Seconded by David Mettille. Passed unanimously.

4) Public Comment

Richard Ketring expressed that it is an exciting time for development in Ward 2. He expressed the following sentiments related to the preliminary conceptual plan submitted by Commonwealth Companies for the Beaser Avenue Redevelopment site:

- He feels that the development that ultimately goes on this site should preserve existing community pathways and be integrated into the neighborhood.
- He believes the development should be phased to protect the interests of the City and ensure that this site is utilized to its maximum potential.

5) Action Items

- a) Public Hearing and consideration of a Conditional Use Permit to construct a new government or community service facility/Police Station on the 400 block of 11th Avenue W

Motion to go into Public Hearing by David Mettille. Seconded by Charmaine Swan. Passed unanimously.

Comments received prior to the meeting:

John Manno provided the following comments prior to the meeting: "I do not approve of the new Police Station being built on that location, for the following reasons:

1. It will tend to discourage development of the large plot across 11th Avenue West. There was a gentleman who wanted to build a number of small houses on that plot, but has withdrawn his proposal, in part due to the new Police Station. The city desperately needs construction and development of new housing.

2. A better location for the station would be up Beaser Avenue, by the hospital and the high school. There is more land available up in that area, when the need arises for the station to expand and/or modernize in other ways in the future. Thank you!”

Megan McBride detailed the Class 2 Public Hearing notice that was given, and went through the criteria of review used to inform staff’s recommendation of approval.

Richard Ketring expressed the following concerns at the meeting:

- There are frequent sewer backup problems for properties immediately south of the site after rain events.
- There have been sewer manhole overflow issues in this area in the past.
- Runoff from the site floods properties to the north after rain events.
- Residents in the neighborhood often use 10th Avenue West as a pathway, which he feels should be preserved and a sidewalk should be considered on the 10th Avenue West side of the property in addition to the proposed sidewalk along 11th Avenue West.

April Kroner said that the drainage issues brought up by Richard Ketring will be communicated to the Public Works Department to address, but would not be a factor for consideration of the Conditional Use Permit or Site Plan for the Police Station as all runoff must be contained on the site so it will not impact the surrounding area. Related to the pathway, it is located on private property so an agreement would need to be made with them in order to have a designated path go through.

Steve Schraufnagel explained how the stormwater produced on the site will be contained so as not to impact neighboring properties, and agreed that Mr. Ketring’s concerns are valid and should be investigated.

Motion to go out of Public Hearing by Charmaine Swan. Seconded by Mayor Lewis. Passed unanimously.

Motion to approve by Mike Amman. Seconded by Charmaine Swan. Passed unanimously.

- b) Site plan review for a new Police Station on the 400 block of 11th Avenue West

Megan McBride and April Kroner went through elements of the site plan as well as staff criteria for review and recommendation for approval.

Charmaine Swan asked if solar or other sustainability best practices are being considered for the site.

Mayor Lewis explained that the building will be designed to be very energy efficient, and alternative forms of energy are being considered and the City would like to incorporate into the site. Laura Loucks, the Sustainability Intern, is also looking into grant opportunities for solar.

April Kroner explained the cap that exists and associated restrictions for development in certain areas of the site.

Mayor Lewis pointed out that locating the Police Station here is a good use of the site given the limitations for development due to the cap, and frees up other areas in the City that don't have environmental concerns for other types of development.

6) Discussion Items

- a) Discussion of preliminary conceptual plan for Beaser Avenue Redevelopment site

April Kroner went through the details that were submitted as part of the preliminary conceptual plan that The Commonwealth Companies submitted to the Planning & Development Department. The plan currently includes 40 units of townhome style rentals, consisting of a mix of 2-3 bedroom units and also a mix of market rate and affordable. She explained that they will be asked to submit a more complete plan for future review by the Plan Commission.

- b) Discussion of potential UDO amendments pertaining to Permitted and Conditional Uses and CUP approval criteria

This agenda item was postponed to a future meeting.

7) Announcements / reports / comments / questions

8) Adjournment

Motion to adjourn by David Mettille. Seconded by Mayor Lewis. Passed unanimously.

The meeting was adjourned at 7:30p.m. Minutes by Megan McBride.