

City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held on **Tuesday, September 15, 2020 at 6:30 p.m.** via GoToMeeting.

Committee Members Present: Katie Gellatly, David Mettille, John Beirl, Matt Mackenzie, Mayor Lewis, Ana Tochterman

Committee Members Absent: Laurie Gregor

Staff Present: Megan McBride, Lucas Phillips

Mayor Lewis opened the meeting at 6:30 p.m.

Agenda

1. Approval of Agenda

Motion to approve the agenda by John Beirl, seconded by David Mettille. Passed unanimously.

2. Consent Agenda

Motion to approve the minutes from the August 18, 2020 Plan Commission meeting by David Mettille. Seconded by Katie Gellatly. Passed unanimously.

3. Public Comment (non-agenda items)

None.

4. Action Items

a) Public Hearing and Vote on a Conditional Use Permit request to allow a Clinic use for an ultrasound machine and associated services at 522 Chapple Avenue, zoned Mixed Residential/Commercial (MRC). Applicant: Eva Thewis on behalf of Chequamegon Pregnancy Center

Motion to go into public hearing by Matt Mackenzie, seconded by David Mettille. Passed unanimously.

Megan McBride explained that the required Class 2 public hearing notice was issued, and she did not receive any comments prior to the meeting. She explained that this will expand the range of services that the Clinic will be able to provide at this location and they do not anticipate additional parking needs or any traffic impacts to the surrounding area.

John Beirl asked Eva Thewis if the Clinic considers itself more pro-life or pro-choice, and Eva Thewis explained that they are considered more pro-life but that they do not push their beliefs on their patients, instead they give their patients a range of options. Ana Tochterman asked for further clarification regarding the Clinic's affiliating with CareNet, and Eva Thewis explained that they are

affiliated only loosely with CareNet and do not push their beliefs onto patients. John Beirl asked if the Clinic is affiliated with any religion, and Eva Thewis said that they are not.

Mayor Lewis asked if there is any additional licensure required to operate the ultrasound machine, and Eva Lewis said that the Clinic is required to have a physician to write the orders for imaging, and they are additionally required to have a nurse or ultrasound technician in order to do the imaging, which they already have on staff, so no additional licensure is required.

Ana Tochtermann asked for clarification about what the Clinic plans to use the ultrasound machine for, and Eva Thewis explained that they plan to use the machine for general imaging, including to make sure that the fetus is viable and not an ectopic pregnancy, and allowing for the mother can see the fetus, if she chooses.

Motion to go out of public hearing by Katie Gellatly, seconded by Matt Mackenzie. Passed unanimously.

Motion to recommend approval of the Conditional Use Permit with conditions listed in the Staff Report, and forward to City Council by Matt Mackenzie. Seconded by Katie Gellatly. Passed 4-2, Tochtermann and Mettillie opposed.
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b) Public Hearing and Vote on a Conditional Use Permit request to allow a Veterinary Clinic for small and large animals on parcel #201-04896-0000, a 35 acre lot located on Sanborn Avenue directly across from Fellman Drive, zoned: Future Development (FD), Applicant: Trevor Provost and Tim Dykstra on behalf of FMK Properties, LLC

Motion to go into public hearing by David Mettillie, seconded by John Beirl. Passed unanimously.
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Megan McBride explained that the required Class 2 public hearing notice was fulfilled, and she did not receive any comments prior to this meeting. She explained that the business is currently located out on Farm Road, and would like to relocate to this lot on Sanborn. Megan explained that the approval of this CUP is contingent on submission and approval of a Site Plan, which would return this item to Plan Commission in the future. As noted in the Staff Report, this proposed use would require particular consideration of screening requirements and impacts on neighboring residential uses, but Megan explained that she has been working with the applicants and they are willing to work to minimize any impacts on the neighbors.

Matt Mackenzie asked if Megan had received any comments from the public, and Megan said she received confirmation that the letters were received, but the neighbors had no opposition.

Motion to go out of public hearing by John Beirl, seconded by David Mettillie. Passed unanimously.

Ana Tochtermann asked Dr. Koosman, who was present, what the reasoning was behind moving from Farm Road to the proposed location, and Dr. Koosman explained that her business partner, who owns the Farm Road property, had passed away back in the spring, and that she is currently renting that property from family members. Additionally, she explained that she has outgrown the current location, and the Sanborn property would allow for growth.

Matt Mackenzie requested that the site plan takes into consideration the potential outdoor kenneling of dogs and the potential noise impacts on neighboring properties.

Motion to approve the Conditional Use Permit contingent on Site Plan approval by David Mettillie, seconded by Mayor Lewis. Passed unanimously, Beirl abstained.

c) Offer to purchase two (2) parcels of City-owned land, parcels #201-01061-0000 and #201-01406-0000, located on the southeastern corner of US Highway 2 and Stuntz Avenue, zoned: City Center (CC) and Gateway-Overlay (G-O) district. Applicant: Lucy Koivisto and Michael Tuttle on behalf of MI Copper Cup LLC (DBA Copper Cup)

Megan McBride explained that the Class 2 public hearing was fulfilled, and that published Agendas (published in the newspaper, etc) did explain that this was a Public Hearing.

Motion to go into public hearing by David Mettillie, seconded by Ana Tochtermann. Passed unanimously.

Megan explained that she received one comment from Jack Hoglund – 811 Lake Shore Dr, which is directly across the street from this proposed development, and he expressed “enthusiastic approval” for this development.

Megan McBride explained that since this is an oddly-shaped lot, there are not many uses that could be sustained on this property, and that the proposed drive-thru coffee shop development is perfect for this site. She explained that the potential owners have expressed interest in using green infrastructure on their site to minimize any impact on the neighboring Bay City Creek. They have also stated that they would be willing to use their parking lot as shared parking, should the City eventually run a Bay City Creek trail through this property.

John Beirl asked if there was a requirement for the development to be completed within a certain time, given the future developments along the Oredock upland area. He asked for more clarification regarding the timeline of this development. Megan explained that the standard allowed timeframe is one year from the approval. Michael Tuttle from Copper Cup explained that they would like to do some site preparation this fall, and start construction during the Spring, as soon as it is feasible. John Beirl asked if they would be open to setting a limit on the time allowed to open this development, and Lucy Koivisto said that they are open to that, as they don’t want to sit on the site either. Lucy Koivisto explained that they will have minimal parking in that lot anyways due to the business being a drive-thru, and that they are eager to preserve as much green space and landscaping as possible between the business and the Creek.

Motion to go out of public hearing by John Beirl, seconded by Mayor Lewis. Passed unanimously.

Motion to approve the sale of the land by John Beirl, seconded by David Mettillie. Passed unanimously.

5. Announcements/Reports/Comments/Questions

Megan McBride announced to the commission that the Timeless Timber RFP is currently open, and that she has sent emails to a lot of developers who have expressed interest in the site, in addition to publishing on statewide sites and signage on the site. The deadline is October 10, and it will come to Plan Commission in November.

She also provided updates on the Downtown Building Improvement Grant program, and explained that she had some discussions with the state, and some of the only projects that will be approved are ones where bricks are falling, but there have been plenty of applications for these projects.

Matt Mackenzie asked when the next meeting would be, and Megan said that it will likely be the third week of October.

Megan also updated commission members regarding the presence of a large crane on Main Street tomorrow, because the owner of 509-515 Main Street W will be repairing their roof.

Katie Gellatly asked for clarification regarding permitting requirements for food trucks, particularly in public parks. Megan McBride explained that the requirements had been updated back in the winter or spring to provide more clarity. She stated that there are permits required for food trucks in the City, and for doing business in City parks, so the food truck owners are paying fees.

6. Adjournment

Motion to adjourn by Matt Mackenzie. Seconded by Mayor Lewis. Passed unanimously.

Meeting was adjourned at 7:40 pm. Minutes done by Lucas Phillips.