

City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held on **Tuesday, June 22, 2021 at 6:30 p.m.** via GoToMeeting.

Committee Members Present: Ana Tochterman, David Mettillie, Mayor Lewis, Laurie Gregor, Eric Lindell

Committee Members Absent: John Beirl, Katie Gellatly

Staff Present: Megan McBride

Applicants Present: Ken Welker (on behalf of Crossroads Human Services)

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

Agenda

1) Approval of Agenda

Motion to approve the agenda by David Mettillie, seconded by Laurie Gregor. Passed unanimously.

2) Consent Agenda

a) Approval of minutes from the April 6, 2021 Plan Commission meeting

Motion to approve the minutes from the June 6, 2021 Plan Commission meeting by Eric Lindell, seconded by Laurie Gregor. Passed unanimously.

3) Public Comment (non-agenda items)

None.

4) Action Items

a) Public Hearing and Vote regarding Amendment to Unified Development Ordinance Chapter 781 to permit emergency residential facilities within the Light Industrial zoning district. Applicant: Crossroads Outreach

Motion to go into public hearing by Eric Lindell, seconded by Ana Tochterman. Unanimously approved.

Megan McBride summarized the Class 2 public hearing notice that was issued prior to the meeting, as well as the staff report provided in the Plan Commission packet detailing the standards for review. She provided context that the Planning Department has been working with Crossroads since the winter time to identify the best procedure for allowing them to request an emergency residential facility use at their Ellis Avenue location at 3600 Ellis Ave. A separate application would come forward for a Conditional

Use Permit in the future, and at this time the item for consideration is specifically to allow emergency residential facilities as an allowable use within the Light Industrial zoning district. The staff recommendation for the requested UDO text amendment was approval based on compliance with the standards for review, as well as additional review and input provided by staff from the Center on Wisconsin Strategies' Legacy Alliance Communities for Health as part of the City's Health in All Policies project. The proposed amendment was evaluated for potential negative impacts or health outcomes, such as access to public transportation and medical services within this industrial zoning district. Given that access to public transportation and medical services is also available within the 2 areas currently zoned as Light Industrial (LI) within the City, these were not identified as concerns and therefore would not overshadow the benefits of expanding opportunities for this needed community use.

Ken Welker with Crossroads Human Services explained that they utilize their property at 3600 Ellis Avenue for job training and light manufacturing associated with their addiction recovery services, and that being able to incorporate a short-term residential component within the same building would benefit the individuals they serve and the overall community. He emphasized the importance of providing safe, stable housing for creating successful outcomes from recovery programs, particularly since many of the people they serve come from a state of homelessness or housing insecurity. Being able to provide their clients with housing which is away from negative influences and also connected to their reclamation workshop where they teach job skills would improve efficiency and program outcomes.

Ana Tochtermann asked if the term "short-term housing" and emergency residential facility were used interchangeably within the staff report.

Megan McBride clarified that these terms were used interchangeably, because the definition of short-term housing within the UDO specifies that it be related to residential stays of approximately 6 months or less.

Ana Tochtermann asked if the proposed change would impact only the area of Light Industrial (LI) zoning within which the Crossroads building is located, or if it would also impact the area zoned LI which is located near the Industrial Park.

Megan McBride clarified that it would impact all properties currently zoned Light Industrial (LI).

Motion to go out of public hearing by Ana Tochtermann, seconded by David Mettillie. Passed unanimously.
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Mayor Lewis thanked Ken Welker and Crossroads Human Services for the services they provide. She spoke in favor of expanding the allowance of emergency residential facilities within the community to help address community housing needs, with emergency residential facilities identified as a need which we currently have a shortage of resources to address. She said that it is heartening to see the successes that Crossroads has had in helping people through recovery and also providing life and job skills, and felt that being able to offer this type of residential support would further add to the services they offer.

Ana Tochterman asked if the current request includes the Conditional use Permit for the use at this location.

Megan McBride clarified that the current request is simply for the UDO text amendment to include emergency residential facility as a conditional use in the LI district, and that a separate CUP request would come forward at a later meeting.

Motion to recommend approval of Unified Development Ordinance text amendment to allow Emergency Residential Facility as a conditional use in the Light Industrial (LI) zoning district as presented in the staff report by Ana Tochterman, seconded by Eric Lindell. Passed unanimously.

- b) Public Hearing and Vote regarding Amendment to Unified Development Ordinance Chapter 781 to create reference to a new demolition recycling and reuse ordinance governing demolition of structures which are not blighted/damaged

Motion to go into public hearing by Eric Lindell, seconded by Laurie Gregor. Unanimously approved.

Megan McBride explained the public hearing notice which was issued for this matter, and that several area contractors had been contacted for input when the Historic Preservation Commission was drafting the proposed ordinance. No public input was received prior to the meeting. She explained that the Unified Development Ordinance (UDO) amendments for consideration would build a demolition delay into the current Demolition Permit review process, and require that structures over 25 years in age which do not meet the specified definition of blight recycle or reuse at least ten percent of materials by volume. This ordinance amendment was unanimously recommended by the Historic Preservation Commission, and is intended to further community historic preservation as well as sustainability goals.

Eric Lindell requested that Planning staff bring information regarding anticipated timeframes and costs associated with the proposed demolition reuse and recycling plan requirements to the Committee of the Whole discussion of this item.

Motion to go out of public hearing by Eric Lindell, seconded by David Mettelle. Passed unanimously.

5) Announcements/Reports/Comments/Questions

None.

6) Adjournment

Motion to adjourn by Laurie Gregor. Seconded by Eric Lindell. Passed unanimously.

Meeting was adjourned at 7:31 pm. Minutes done by Megan McBride.