



City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held
on **Tuesday, August 3rd, 2021 at 6:30 p.m.** via
GoToMeeting.

Committee Members Present: Ana Tochtermann, David Mettillie,
Mayor Lewis, Laurie Gregor, Eric Lindell, John Beirl

Committee Members Absent: Katie Gellatly

Staff Present: Megan McBride

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

Agenda

1) Approval of Agenda

Motion to approve the agenda by Eric Lindell. Seconded by David Mettillie. Passed unanimously.

2) Consent Agenda

a) Approval of minutes from the July 20th, 2021 Plan Commission meeting

Motion to approve minutes from the July 20th, 2021 Plan Commission meeting by Eric Lindell.
Seconded by John Beirl. Passed unanimously.

3) Public Comment (non-agenda items)

None.

4) Action Items

**a) Public Hearing and Vote on a request to purchase a piece of City- owned
land, parcel #201-01412-0000. Applicant Robert Forster**

Motion to go into public hearing by David Mettillie. Seconded by Eric Lindell. Passed
unanimously.

Megan McBride summarized the public hearing notice that was issued, and the staff report
detailing the review criteria and staff recommendation for approval.

Mayor Lewis asked about the size of the parcel and appraised value. Megan explained that we don't know the appraised value, but estimated it to be around \$100 as this is what the City sold similarly sized irregular parcels for in the past. Since the cost of an appraisal was roughly \$400 and area appraisers are very busy, the applicant offered \$500 to the City for this parcel. There is nothing in our ordinance requiring that an appraisal take place, so the request is being brought forward as received.

John Beirl asked about the land auction process, and how it is determined which parcels will be sold. Megan answered that the Ashland County Register of Deeds office compiles a list of tax delinquent properties which can be taken on tax deed, and then holds auctions as they accumulate enough properties for a sale.

John Beirl also asked if the City keeps track of what land is being auctioned off by the County through these sales.

Megan responded that she is sent a list of upcoming land which will be for sale, and typically gets quite a few questions about developability and eligible uses for parcels that are for sale. There are typically quite a few properties which do not sell each time, so it is difficult to know what land will transfer each time.

John asked if sale of this property would impact the anticipated Bay City Creek trail which will be located in this area in the future.

Megan McBride said that she did have the Parks and Public Works Departments both review the request, and confirmed that this parcel would not impact future trail development. The trail would utilize Stuntz Avenue to cross Main Street East, and the trail would likely pick up south of Main Street East given the challenges of crossing the ravine/bridge. Therefore, sale of the requested parcel would not impact any future City development plans or projects.

Motion to go out of public hearing by Mayor Lewis. Seconded by Ana Tochtermann. Passed unanimously.

Motion to approve offer to purchase parcel #201-01412-0000 by Robert Forster by Eric Lindell. Seconded by David Mettillie. Passed unanimously.
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b) Site Plan review and vote for an expansion to the Lakeview Dental building located at 615 Lake Shore Drive West, parcel #201-00711-0000. Applicant: Brad Allen on behalf of Lakeview Dental.

Megan McBride summarized the proposed site plan for expansion of the existing dental clinic



located at 615 Lake Shore Drive West, and the recommendation for approval with conditions identified in the staff report.

Mayor Lewis asked how the view shed will be impacted by this project, and if anything could be done to enhance lake views from U.S. Highway 2. Megan responded that the property owner plans to have the excavator hired for the project trim and remove unhealthy trees during construction which will likely improve views. She said that trees also provide stormwater management and erosion control benefits on this steep slope adjacent to the Waterfront Trail, so there will be a balance between maintaining healthy trees and enhancing lake views.

Ana Tochtermann asks what the plan for public sidewalk is for this project. Megan answered that the sidewalk will be replaced where driveways are being taken out. She explained that the brickwork will also be restored to match the surrounding right-of-way, so areas where driveways are being removed will blend seamlessly with the surrounding infrastructure.

Motion to approve Site Plan with staff recommended conditions by Eric Lindell. Seconded by Mayor Lewis. Passed unanimously, with John Beirl abstained.
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5) Announcements/Reports/Comments/Questions

Megan McBride informed the committee that The Commonwealth Companies will be coming forward with a Development Agreement for approval, with planning activities taking place over the winter for construction in 2022.

6) Adjournment

Motion to adjourn by David Mettelle. Seconded by Eric Lindell. Passed unanimously.
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Meeting was adjourned at 7:16 pm. Minutes done by Jaclynn Findlay.