City of Ashland – Planning Commission Meeting Minutes

A meeting of the Ashland Planning Commission was held on **Tuesday July 18th, 2023 at 6:30 P.M.** in the Ashland City Hall Council Chambers and via GoToMeeting.

Committee Members Present: Mayor Matt MacKenzie, Ana Tochterman, JoAnn Erickson, David Eades, John Beirl, Jeff Beirl, and Laurie Gregor

Committee Members Absent:

Staff Present: Steven Wiley and Mandelyn Lyons

Mayor MacKenzie opened the meeting at 6:30 P.M.

Agenda

1. **Approval of Agenda**

   Motion to approve the agenda by John Beirl, seconded by JoAnn Erickson. Passed unanimously.

2. **Consent Agenda**
   a. **Approval of the minutes from the June 20, 2023 Planning Commission meeting**

      Motion to approve the minutes form the June 20, 2023 Planning Commission meeting by JoAnn Erickson, seconded by David Eades. Passed unanimously.

3. **Public Comment (non-agenda items)**

   None.

4. **Action Items**
   a. Public Hearing to vote on a request for a Conditional Use Permit (CUP) for an increased sign height and graphic area at 1716 Lake Shore Dr. W, parcel #201- 00099-0000, zoned City Center (CC) with Gateway Overlay (GTWY-O). Applicant: Ashland Area Chamber of Commerce.

      Mandelyn Lyons presented the background and staff report for the Chamber's sign request, and explained that this is an item that was postponed until the current meeting.

      Motion to go into public hearing by Ana Tochterman, seconded by Jeff Beirl.

No public comments.

Motion to go out of public hearing by David Eades, seconded by Laurie Gregor.

Motion to recommend approval of the Conditional Use Permit request by Ana Tochterman, seconded by David Eades. Motion passed, JoAnn Erickson abstained.

Ana Tochterman asked to clarify what is considered the graphic area of the sign and where the landscaping will go. Mandelyn Lyons confirmed that the graphic area is just the sign picture, and that landscaping will be required either at the base of the sign as indicated by code, or staff will accept another area on the property to be landscaping in lieu of the base since the space is tight.

John Beirl and Ana Tochterman asked for clarification on what the EMC hours of operation would be in regards to the business hours. He commented that the section is not clear. Staff answered that the EMC hours of operation are based on current code, however staff agree that the language should be cleaned up.

Commission members asked that staff clean up the language for future EMC signage requests.

John Beirl stated that he is on the board for the Chamber and asked if he had a conflict of interest with the vote. The Mayor stated that he did not see a conflict but if others did they could say so. No one objected to John Beirl being included in the vote.

Jeff Beirl asked for clarification on what is nonconforming with the new sign. Mandelyn Lyons answered that the height would still be nonconforming along with the total sign structure area, but exceptions to both are in the CUP as long as the graphic area is less than 75sqft.

b. Discussion and approval of a Public Art Permit request for the Bayview Park Well Building. Applicant: Aimee Strzok

Steven Wiley presented background and the staff report for the Public Art Permit request.

Mayor MacKenzie asked if the Planning Commission is the only approving body or if this moves forward to City Council. Steven Wiley answered that Planning Commission has the final authority on approval other than the Parks and Recreation Committee.

Motion to recommend approval of the Public Art Permit by John Beirl, seconded by Jeff Beirl. Passed unanimously.

5. Announcements/Reports/Comments/Questions

John Beirl expressed concerns about signage on Main Street and the abundance of banners and blade signs. Mayor MacKenzie suggested that staff re-evaluate the UDO Sign Section and bring it to Planning Commission at another date. Staff agreed that could be done and that they already have been working on signage issues.

John Beirl asked for an update on the El Tarasco and Copper Cup developments and to address the land reversion clause. Mayor MacKenzie answered that there were setbacks on the City side for El Tarasco and that Copper Cup is finally settling some legal issues with the development. Steven Wiley said that both developers are working with the City and that they have not met the time frame for the land reversion clause. Steven Wiley also stated that grants for the El Tarasco development are started.

Steven Wiley stated that there are other developments occurring within the City. He explained that final reports were given for the Oredock Upland and the Baron Radiator site. He also spoke about the Opera House Condo redevelopment and the 514 building on Main Street.

JoAnn Erickson asked for an update on the Superior View Cottages. Steven Wiley mentioned that applications for the apartments should be coming out shortly. Mandelyn Lyons commented that the first building should be opening in the Fall for residents that that they will fill them as they open.

David Eades commented that staff should look into removing some CUP options for things like accessory structure height and sign areas. Staff agreed and said that is a change they are already working on.

6. Adjournment

Motion to adjourn by John Beirl, seconded by JoAnn Erickson. Passed unanimously.

Meeting was adjourned at 7:06 P.M. Minutes done by Mandelyn Lyons.