



## **City of Ashland – Planning Commission Meeting Minutes**

A meeting of the Ashland Planning Commission was held on **Tuesday August 15<sup>th</sup>, 2023 at 6:30 P.M.** in the Ashland City Hall Council Chambers and via GoToMeeting.

**Committee Members Present:** Mayor Matt MacKenzie, Ana Tochtermann, 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 to postpone Action item 4b by John Beirl, seconded by Laurie Gregor. Passed unanimously.

#### **2. Consent Agenda**

##### **a. Approval of the minutes from the July 18, 2023 Planning Commission meeting**

Motion to approve the minutes from the June 20, 2023 Planning Commission meeting by David Eades, seconded by JoAnn Erickson. 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 a Restaurant with a Drive-Through use at 2419 Lake Shore Dr. E, parcel #201- 03307-0000, zoned Waterfront Mixed Residential/Commercial with Waterfront Overlay (W-O) and Gateway Overlay (GTWY-O). Applicant: Hudson Square LLC.

Motion to go into public hearing by JoAnn Erickson, seconded by David Eades.

The Harries at 2405 Lake Shore Dr. E commented that they are excited for the development but do have concerns about traffic impacts in the area and access to mailboxes.



Doris Traaholt of 116 N 25<sup>th</sup> Ave E commented that she is also excited for the development. She commented that she is concerned about cars being lined up along 25<sup>th</sup> Ave E waiting for the drive through and access to her property and mailbox.

Motion to go out of public hearing by Jeff Beirl, seconded by JoAnn Erickson.

Motion to recommend approval of the Conditional Use Permit request by John Beirl, seconded by JoAnn Erickson. Motion failed.

Commission members asked to address concerns that neighboring property owners had about traffic on 25<sup>th</sup> Ave E. Staff expressed that the number of cars that would be lined up on 25<sup>th</sup> Ave E is hard to anticipate and that the current drawing does not indicate how many cars would fit in the proposed drives.

David Eades commented that a 180 degree turn to get into the property off of Hwy 2 could present a safety concern to motorists and may not be the best way to enter the site. He also expressed concerns about approving the CUP without knowing that the applicants can meet standards for the site. He also expressed concerns about the provided drawing not being to scale.

Staff agreed that a to-scale drawing would be beneficial and that it would have to be provided for Site Plan Review.

Motion to postpone the CUP decision until the September 19<sup>th</sup> 2023 meeting by David Eades, motion not seconded. Motion failed.

Ana Tochtermann echoed the concerns of the neighbors and asked if there are any conditions that could be included to mitigate traffic concerns. Staff recommended a condition that would include the applicant working with Planning Staff, Public Works, and the Post Office to re-evaluate and mitigate potential issues.

Motion to amend the conditions to include a condition related to traffic mitigation by Ana Tochtermann, seconded by David Eades. Passed unanimously.

Motion to approve the Conditional Use Permit with amendments by JoAnn Erickson, seconded by Jeff Beirl. Passed unanimously. John Beirl abstained.



## **5. Announcements/Reports/Comments/Questions**

John Beirl asked for updates on several projects that were previously approved via the Planning Commission and Council. The Mayor and Steven Wiley gave updates on several projects around the City.

David Eades expressed concern about discussing items that are not on the agenda. Staff agreed to evaluate options or appropriateness of discussing items that are not on the agenda.

## **6. Adjournment**

|                                                                                   |
|-----------------------------------------------------------------------------------|
| Motion to adjourn by JoAnn Erickson, seconded by David Eades. Passed unanimously. |
|-----------------------------------------------------------------------------------|

*Meeting was adjourned at 7:47 P.M. Minutes done by Mandelyn Lyons – note there were technical difficulties and the recording did not have any audio, minutes may not be as detailed*