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City of Ashland, Wisconsin

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City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held on **Tuesday, October 18th, 2022 at 6:30 p.m.** via GoToMeeting.

Committee Members Present: Mayor MacKenzie, John Beirl, Ana Tochtermann, Jeff Beirl, Laurie Gregor, and JoAnn Erickson

Committee Members Absent: David Mettillie

Staff Present: Brea Grace, Mandelyn Lyons, Mike VanGilder (SEH)

John Beirl opened the meeting at 6:30 p.m.

Agenda

1) Approval of Agenda

Motion to approve the agenda by Laurie Gregor, seconded by Jeff Beirl.
Passed unanimously.

2) Consent Agenda

a) Approval of minutes from the September 20, 2022 Plan Commission meeting

Tabled until the next meeting.

3) Public Comment (non-agenda items)

None.

4) Action Items

a) Request to Amend and approve the Site Plan and landscaping plan for Lakeview Dental at 615 Lake Shore Dr. W, parcel #201-00711-0000. Applicant: Lakeview Dental

Brea Grace and Mandelyn Lyons provided background regarding the three requests asked by the applicant including review and approval of the landscaping plan, review of potential erosion control requirements for the northern hillside, and review of the requirement to restore the right-of-way with grass rather than bricks.

Brea reviewed the original condition that required the applicant to restore the closed off driveways to be reconstructed using brick pavers to match the surrounding areas. She summarized a memo provided by Public Works that supports the pavers over grass.

Mandelyn summarized the landscaping plan along with staff recommended conditions.

Brea summarized the existing conditions on the hillside and staff recommendations regarding potential erosion control and monitoring.

Dawn Klobucher, representing Lakeview Dental, and Brad Allen, representing Keller Construction, the contractor for the project, summarized the improvements made to the site already. They stated that restoring the right-of-way with grass was approved by the Building Inspector via email and this conflicts with what Public Works is requiring.

Brad commented that grass would look better than the brick pavers and would be pervious compared to the bricks. He also stated that there are safety concerns, as patients have been going over the curb and are unable to distinguish where the driveway is.

Dawn commented that she struggled to find a company that would do a landscaping plan for the project and asked that other developments in the future are held to the same standards as the dental office.

Discussion of the driveway restoration continued, and there were a question on who has the final decision making power for projects in the ROW. Commission members stated that they would like the restoration of the driveways to be reviewed by Public Works alongside the applicants.

Motion for approval with conditions recommended by staff and recommendation for Public Works to review the grass vs. pavers restoration by Jeff Beirl, seconded by Laurie Gregor. Passed 5 to 1.

5) Announcements/Reports/Comments/Questions

- a) Review and discuss the role of the Plan Commission regarding rezoning, stormwater management (post-construction) and erosion control.

Brea Grace & Mike VanGilder presented to the Planning Commission and answered questions from the commission regarding presentation topics.

6) Adjournment

Motion to adjourn by Jeff Beirl. Seconded by Laurie Gregor. Passed unanimously.

Meeting was adjourned at 8:19 pm. Minutes done by Mandelyn Lyons.