

**REPORT OF MEETING
MCMINNVILLE REGIONAL PLANNING COMMISSION
MAY 12, 2014**

MEMBERS PRESENT

David Marttala, Chairperson
Anthony Pelham
Jerry Williamson
Jimmy Bonner
Amie Hodges

MEMBERS ABSENT

Jimmy Haley
Jim Brock

STAFF PRESENT

Josh Baker, Codes Official
Rebecca Duncan, P&Z Assistant
David Starnes, Staff Planner

OTHERS PRESENT

Paul Freeman
Michael Moore, Surveyor

The May 2014 meeting of the McMinnville Regional Planning Commission was held at 12:00 noon on Monday, May 12, 2014 at McMinnville City Hall. Upon establishing a quorum was present, Chairperson David Marttala called the meeting to order. David Starnes was introduced to the members by Planning and Zoning Director Josh Baker. Mr. Baker stated that Mr. Starnes would be serving as the city's new staff planner on a contractual basis.

APPROVAL OF APRIL 14, 2014 PLANNING COMMISSION MEETING MINUTES

A motion was made by Jerry Williamson to dispense with reading and approve the minutes from April 14, 2014 Planning Commission meeting. The motion was seconded by Amie Hodges and approved unanimously.

CONSIDERATION OF A FINAL PLAT

Kenneth Kirby, 1508 Donna Place, Cookeville, TN 38506, (931) 224-7998 is the owner of property located at 400 Winding Way. A final plat was prepared by Surveyor Michael R. Moore 108 N. Hills Drive, McMinnville, TN 37110, who represented Mr. Kirby in presenting it to the Planning Commission for consideration. The purpose of the plat is to create a two-lot subdivision with existing homes on each lot. Lot #1 is at the intersection of Winding Way and Lillian Street, with Lot #2 only fronting the street. The subdivision is in the 1st Civil District of Warren County (Tax Map 58P, Group B, Parcel 001.00 and in the city's zoning district of R-1, Low Density Residential. In review and discussion of the plat by the commission members, Planning and Zoning Director Josh Baker stated that there were no issues with the plat and that it met the requirements of the city's subdivision regulations. Anthony Pelham made a motion to approve the plat that was seconded by Amie Hodges. The motion was approved unanimously.

CONSIDERATION OF FINAL PLAT

Don Wright 1880 Higgenbotham Road, McMinnville, TN 37110, is the owner of property that is outside the corporate limits of McMinnville, but within the boundaries of the city's planning region. Mr. Wright was represented at the commission meeting by

Paul Freeman 2493 Lawson Mill Road, McMinnville, TN 37110 (931) 668-3357, who was prepared to discuss with the members the subdivision plat prepared by Surveyor Earl W. Smith, also of McMinnville TN. In reviewing the plat, the planning commission noted that the subdivision consists of 1.03 acre lot fronting Higgenbotham Road, with the large remaining property acreage surrounding the lot and also fronting the road. Planning Director Josh Baker stated that the plat met the requirements of the city's subdivision regulations and that all applicable signature blocks had been signed. Jerry Williamson made a motion for the commission to approve the plat that was seconded by Amie Hodges. The motion passed unanimously.

CONSIDERATION OF A FINAL PLAT

A survey plat was presented to the planning commission that had been prepared by Surveyor Michael R. Moore of McMinnville, TN. This survey plat showed three tracts with Tract #1 (1.89 acres) owned by K & H Properties, Tract #2 (0.97 acre) owned by WMD Group LLC, with both owners located in McMinnville TN, and Tract #3 (2.68 acres) owned by Volunteer Behavioral Inc. of Chattanooga TN. The lots fronted Omni Drive, and although not a city street, this subdivision was a city project with the intent that the drive would be made into official street. As discussed by Planning and Zoning Director Josh Baker with the members, the property of the Industrial Development Board, also fronting Omni Drive and abutting Tracts #1 and #2 had some right-of-way issues, as to the drive, that would need to be addressed with the board's members. However, it was the planning director's recommendation for the subdivision to be approved and that issues with the Industrial Board's property be worked out at a later date. Following discussion and review of the plat, Anthony Pelham made a motion that the planning commission give the subdivision final approval pending plat signatures, and that issues with the Industrial Board property be worked out and approved by the planning and zoning director. Jimmy Bonner seconded the motion with the members voting all ayes.

OTHER BUSINESS

In other business, Planning and Zoning Director Josh Baker discussed with the commission members their consideration of amending the city's subdivision regulations to allow for the approval of two-lot subdivisions without requiring full planning commission review. Under state law, two lots can be approved without this review if there are no needed variances from the regulations, and there is no proposed infrastructure development such as street construction or the laying of water or sewer lines. The approval could be done "in-house" by the planning staff with recommendation to the commission secretary that the plat be signed. In discussion of this it was proposed by the planning director that this amendment to the regulations be placed on next month's planning commission agenda for further review and discussion at that time.

ADJOURNMENT

With no other business, the meeting was adjourned with a unanimous vote on a motion by Anthony Pelham. Jimmy Bonner seconded the motion with the members voting all ayes.

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____