

MINUTES
MCMINNVILLE REGIONAL PLANNING COMMISSION
OCTOBER 6, 2014

MEMBERS PRESENT

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

STAFF PRESENT

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

OTHERS PRESENT

Michael Moore, Surveyor

MEMBER ABSENT

Jimmy Haley, Mayor

The October 2014 meeting of the McMinnville Regional Planning Commission was held at 12:20 p.m. on Monday, October 6, 2014 at McMinnville City Hall. Upon establishing a quorum was present, Chairperson David Marttala called the meeting to order

APPROVAL OF JULY 14, 2014 PLANNING COMMISSION MEETING MINUTES

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

CONSIDERATION OF A FINAL PLAT

Jim Hartman, 331 Viola Highway (State Route 108), McMinnville, TN 37110, (931) 668-9706 is the owner of property that is to the south of the highway's intersection with South Chancery Street (State Highway 55)n and straddles the city's corporate limits. The subdivision is in the 1st Civil District of Warren County (Tax Map 77, Parcel 054.0, with that part of the parcel, within in the city, in the zoning district of R-1, Low Density Residential A final plat was prepared by Surveyor Michael R. Moore of McMinnville, TN, who represented Mr. Hartman in presenting it to the Planning Commission for consideration. The purpose of the subdivision as presented is to create a two-lot subdivision, totaling 5.0 acres, with an existing home on Tract #1 (0.54 acre). Tract #2 is the larger tract with 4.46-acres. Although the home does not meet side yard setback requirements on the north side, it is an existing condition, whereas as the side yard setback on the south side do meet requirements and adjoins subdivided Tract #2. In review and discussion of the plat by the commission members, Planning and Zoning Director Josh Baker stated that there were no other issues with the plat and that it met the requirements of the city's subdivision regulations. Jim Brock made a motion to approve the plat pending plat signatures and a correction of the zoning district designation on the plat text from R-2 to R-1. The motion was seconded by Anthony Pelham and approved unanimously.

CONSIDERATION OF FINAL PLAT

James and Shirley Ware and Jeff and Jackie Powers, both of Ware Road, McMinnville, TN 37110, are the owners and developers of property that is outside the corporate limits of McMinnville, but within the boundaries of the city's planning region that is north of the municipality. The subdivision is in the 14th Civil District of Warren County, TN (Tax 41, Parcels 104.08 and 104.09). A final plat was prepared by Surveyor Michael R. Moore of McMinnville, TN. who represented the owners and developers in presenting it to the Planning Commission for consideration. The purpose of the subdivision was the addition of 0.90 acre from Tract #2 (1.41 acres) and combining it with Tract #1 that has an existing acreage of 1.71 acres) An issue with the subdivision, as stated by Planning and Zoning Director Josh Baker, is that access to Tract #2 is by an easement having a 20 feet width, which would not meet the 50-foot width standard of the city's subdivision regulations. However, this would still result in a better situation with the surveyor stating that the easement would be done away with the existing asphalt for the tracts involved as the narrow driveway is being granted as a right-of-way by deed. After review, and noting the access issue, Jerry Williamson made a motion for the commission to approve the plat that was seconded by Jim Brock. The motion passed unanimously.

REVIEW AND RECOMMENDATION---PLAN OF SERVICE FOR ANNEXATION OF PROPERTY

Donald and Latesha had filed a petition with City Hall to have 2.6 acres of their 22.36-acre property annexed by the city. As explained to the members by Planning and Zoning Director Josh Baker, the property is near the city's western corporate limits. However, the annexation process would also require the addition of a relatively short section of the right-of-way of State Highway 70S (Nashville Highway) in order to make the property contiguous with the city boundary. Also, a zoning designation of C-2 General Commercial would probably be assigned to the property as this is the zoning designation of the area in which the property would be located. Discussion was held by the planning commission members and staff as to the reason for the proposed annexation and the plan of service that would have to be provided for the annexation. However, Mr. and Ms. Hillis were not in attendance to discuss their petition for annexation. Jim Brock made a motion for the planning commission to defer making a recommendation on the annexation and plan of service until Mr. and Ms. Hillis could be in attendance. Jerry Williamson seconded the motion with the members voting all ayes.

STATUS REPORT---MINOR SUBDIVISION REVIEWS

Planning and Zoning Director Josh Baker reported that there had been no minor subdivision reviews by his office since the date of the last planning commission meeting, held on July 14, 2014.

STAFF PLANNER REPORT

Staff Planner David Starnes reported that he was in the process of reviewing the city's zoning code for possible updating and corrections as for codifications, definition, current developmental and zoning standards, and the inclusion of other appropriate provisions. A report on the progress of this project would be given at the next scheduled meeting of the planning commission.

ADJOURNMENT

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

Chairperson Signature



Secretary Signature

Date Approved:

