

PLANNING COMMISSION REPORT OF MEETING

July 27, 2021

MEMBERS PRESENT

Jim Brock
Allison Moore
Rachel Kirby
Connan Jones
David Marttala
Jerry Williamson

MEMBERS ABSENT

Ryle Chastain

STAFF PRESENT

Katie Kemezis, Community Planner

OTHERS PRESENT

Lisa Hobbs
Laura Jones
Jon Troutt
Michael Moore
Lyndon Bussell

The July 2021 meeting of the McMinnville Planning Commission was held at 11:22 a.m. on Tuesday, July 27, 2021 in the second floor Board Room of City Hall (101 E. Main Street). Chairman David Marttala called the meeting to order.

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

A motion was made by Jim Brock to dispense with reading and approve the minutes from the June 29, 2021 Planning Commission meeting as written. Allison Moore second the motion and it was approved unanimously.

PRELIMINARY PLAT: Old Morrison Road

Katie Kemezis gave her staff report on this Old Morrison Road plat and stated it meets all regulations for a preliminary plat with the exception of drainage plan but the project team is already working developing it to share with staff. Lyndon Bussell spoke about the drainage on the site and answered questions about stormwater. Jim Brock made a motion to approve this plat, seconded by Allison Moore. The motion was approved unanimously.

AMENDMENT TO SUBDIVISION REGULATIONS: Standards for Flag Lots

The commission discussed whether to develop standards for Flag Lots for the subdivision regulations. Katie Kemezis gave the staff report and walked through the draft standards which follow Warren County's standards. The commission discussed whether to limit flag lots to lots served by a septic system which tend to be in the planning region or to allow them for all lots. They also debated whether to limit the length of the access strip. The commissioner asked for survey of lots deeper than 300 ft in the city limits.

AMENDMENT TO SUBDIVISION REGULATIONS: Amending Minimum Width of Residential Lots on Public Water/Public Sewer

The commission discussed whether to amend standards for minimum width at the building setback line in the subdivision regulations. Katie Kemezis shared the staff's analysis and walked the commissioners through the illustrations of impacts on lot size and shape. The commissioners discussed the impact of changing the standards but took no action.

STAFF UPDATES

- Community Transportation Planning Grant presentation on July 27 at 5:45 pm by CDM Smith in the City Board Room

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jerry Williamson, seconded by Allison Moore by a roll call vote. Adjourn 11:47 a.m.

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____