

**REPORT OF MEETING  
McMINNVILLE PLANNING COMMISSION  
SEPTEMBER 29, 2020**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Katie Kemezis, Community Planner  
Rebecca Roach, CDStaff

**OTHERS PRESENT**

Lisa Hobbs  
Michael Roberts  
Carol Hamblen

**MEMBERS ABSENT**

Ben Newman

The September 29 meeting of the McMinnville Planning Commission was held at 11:00 a.m. on Tuesday, September 29, 2020 at the Park Theater (115 W. Main Street), McMinnville, TN 37110. Upon establishing a quorum was present, David Marttala called the meeting to order.

**APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

David Marttala stated in the September 29 meeting minutes a motion to table the minimum lot requirements for R-2 discussion was left out. A motion was made by Jim Brock to dispense with reading and approve the minutes as corrected of the September 29, 2020 Planning Commission meeting. The motion was seconded by Jerry Williamson and approved unanimously.

The agenda was adjusted to first hear the discussion on the final plat for Russell Hamblen

**FINAL PLAT REVIEW: Russell Hamblen Plat (Tax Id: 58 89.00)**

Katie Kemezis gave her staff report on the Hamblen final plat. Carol Hamblen and her surveyor Michael Roberts were there to present this plat for approval. Mrs. Carol Hamblen stated that her and her husband are selling off part of this property to a new oral surgeon coming to McMinnville. The members discussed their concerns on the twenty-four (24) acre track that the ingress/egress easement prevented the large lot from being developed as the Zoning Code requires at least 25 ft of public frontage to develop a nonresidential lot. Carol Hamblen shared her preference for the thirty (30) foot easement to stay but understood the concern about the future development of the large lot. Jerry Williamson made the motion to approve this plat with the condition the 30 ft wide ingress/egress easement be returned to the larger lot in order to provide public frontage. Connan Jones second the motion and all members approved unanimously.

**REGULATING MURALS VIA THE SIGN CODE**

Katie Kemezis gave her staff report with more information on examples of murals affixed to walls and highlighted reasons why a muralist/owner might want to affix a mural instead of painting it. She brought two options to the commission for code amendments – one with murals as only painted and one where murals could be affixed to walls and other permanent surfaces. She also presented two versions of the actual permit that matched the amendment options. Jerry Williams likes option number 2. Allison Moore and Connan Jones had concerns about jutting our murals onto our sidewalks. Allison Moore also had concerns about the blind and she recommends adding the ADA regulations when approving affixed murals. Jim Brock made a motion to table this request until the next meeting. The motion was seconded by Allison Moore and was approved unanimously.

**AMENDMENT TO THE DEFINITION OF ACCESSORY DWELLING UNIT**

Katie Kemezis brought a new proposed amendment to the definition for the Planning Commission recommendation for the Board of Mayor and Aldermen. She stated that this amendment related to the commission's decision to recommend accessory dwelling units in C-2. The definition of accessory dwelling unit needed to be adjusted to match the other amendment. Jim Brock made the motion to approve this new amendment to the Board of Mayor and Aldermen. Rachel Kirby second the motion and was approved unanimously.

**OTHER BUSINESS**

Katie Kemezis asked whether to bring back Mixed – Use developments as Special Exception Use in C-2 to agenda, and the commission said they would revisit it after the board's decision on accessory dwelling units in C-2.

Planning commission Training – Katie Kemezis ask the members their recommendations for Planning commission training: Land Use Plan, Growth of the City, Refresher on Ethics or more schooling on the Planning Commission. Rachel Kirby stated she would like more schooling on how the Planning Commission works.

**ADJOURNMENT**

With no other business the meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Jerry Williamson.

Chairperson Signature \_\_\_\_\_

Secretary Signature \_\_\_\_\_

Date Approved: \_\_\_\_\_