

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, May 9, 2016 – 6:30 PM**

COMMISSION MEMBERS

Chairman, Nick Duke	P	Secretary, Eric Marlin	A
Vice-Chairman, Ronnie Hill	P	Member, Derrick Lynch	P
Mayor, Travis Brown	P		

STAFF

Andrew Ellard, City Manager	P	David Breniser, Police Chief	A
Kathey Burleson, City Recorder	P	Jim Gibson, Police Officer	P
Jenny Strasser, City Clerk	A	Quentin Snook, Police Officer	A
Leon Sharber, City Attorney	A	Rick Parks, Fire Chief	A
Jeff Mooneyham, Park Director	A	Jonathan Armstrong, Fireman	A
Will Owens, Griggs & Maloney	P	Bill Griggs, Griggs & Maloney	A

GUESTS

Ginger Martin	John Dewaal	Jan Dewaal
Greg Baltimore	Bob Baltimore	Jennifer Baltimore

CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Chairman Nick Duke.

ROLL CALL

Roll was called by City Recorder, Kathey Burleson with a quorum present.

APPROVAL OF MINUTES

April 4, 2016, Regular Planning Commission Meeting

Motion for approval: Vice-Chairman, Ronnie Hill
Seconded by: Mayor Travis Brown
Motion passed: 4-0, Secretary Eric Marlin Absent

NEW BUSINESS

Approve or Deny:

Sign Permit Change:

Case: **PC-2016-005**
Applicant: David Reynolds
Property Owner: Ed & Brenda Marks
Address or Location: 115 North Main Street, Unit A – Map 144H,
Group B, Parcel 00800, Record Book 1447,
Page 1572.
Proposed Action: Placement of a 4' x 6' wall sign, illuminated, on the
South wall of the building. Approval to amend
permit #1375.
Staff Comment: Request/dimensions appear to be within what is
allowed by the zoning ordinance
(illumination/electric will require the necessary
state permit).

Motion for approval: Mayor, Travis Brown
Seconded by: Member, Derrick Lynch
Motion passed: 4-0

Approve or Deny:

Site Plan Review:

Case: PC-2016-006
Applicant: Tennessee Industrial, LLC (Jeff Thigpen, Owner)
Property Owner: Jeff Thigpen
Address or Location: 2055 Highway 41A South – Map 163, parcel 03200, Record Book 1438, Page 1630.
Proposed Action: Request for site plan approval for a light industrial purpose building with related offices, parking, drives, landscape requirements, etc.
Staff Comment: See staff comments attached. Site plan documents included in the initial agenda distribution are those prior to staff comments being considered. Applicant will have updated plans prior to approval.

Motion for approval: Vice-Chairman, Ronnie Hill
Seconded by: Mayor, Travis Brown
Motion passed: 4-0

Approve or Deny:

Previously Proposed Plat Review Edits:

Case: PC-2016-004
Applicant: William Crick
Property Owner: William Crick
Address or Location: Map 141 OA, Parcels 001, 002, and 003. All recorded at Record Book 541, Page 856.
Proposed Action: Re-subdivision. Enlarging Parcel 001 and reducing the size of Parcels 002 and 003.

Motion for approval: Mayor, Travis Brown
Seconded by: Vice-Chairman, Ronnie Hill
Motion passed: 4-0

Acknowledge the City Council's request for the Planning Commission to study the issue of zones and uses that exist in the current zoning ordinance and consider recommendations – particularly as it relates to permitted uses of accessory buildings on formerly agricultural property.

Motion for approval: Mayor, Travis Brown
Seconded by: Member Derrick Lynch
Motion passed: 4-0

Discussion and action relative to the Zoning Ordinance, Subdivision Regulations, and/or Design Review Committee. Considerations to include:

- i. A request by the City Council to study the issue of zones and uses that exist in the current zoning ordinance and consider recommendations – particularly as it relates to permitted uses of accessory buildings on formerly agricultural property.

Staff will draft a document for the Planning Commission to use as a starting point in considering the issue of non-residential accessory uses in residential zones. To be presented at an upcoming meeting.

- ii. A recommendation for repeal of the ordinance establishing the Design Review Committee as it is currently established in favor of a different format.

Approve a recommendation for repeal of the ordinance establishing the Design Review Committee as it is currently established in favor of a different format.

Motion for approval:	Mayor, Travis Brown
Seconded by:	Vice-Chairman, Ronnie Hill
Motion passed:	4-0

- iii. A recommendation to amend the zoning ordinance in light of a different Design Review Committee format, for various clerical errors, and to reevaluate whether or not Planning Commission approval is necessary on certain signage permits or if the zoning ordinance is clear enough for administrative approval.
- iv. Any recommendations on the update of Subdivision Regulations.

No additional suggestions or recommendations were offered. Staff plans to have draft changes presented to the Planning Commission by its July meeting.

ADJOURNMENT

Motion to adjourn: Chairman Nick Duke
Motion passed by a unanimous “aye”.
The meeting ended at 7:13 pm.

Approval by:

Chairman Nick Duke

Kathey Burleson, City Recorder

Date minutes were approved: _____