

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, September 11, 2017 – 6:30pm**

COMMISSION MEMBERS

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

STAFF

Andrew Ellard, City Manager	A	David Breniser, Police Chief	P
Phillip Dye, City Recorder	P	Quentin Snook, Police Officer	A
Mechelle Jones, City Clerk	P	Caleb Reynolds, Police Officer	A
Kevin Bragg, City Attorney	A	Rick Parks, Fire Chief	A
Jesse Napier, Park Superintendent	A	Jonathan Armstrong, Fireman	A
Will Owen, Griggs & Maloney	A	Kevin Chastine, Griggs & Maloney	P

GUESTS

John Marshall	Darrell Huffman	Kevin Elrod
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CALL TO ORDER

The meeting was called to order at 6:40 p.m. by Vice-Chairman Ronnie Hill.

ROLL CALL

Roll was called by City Recorder, Phillip Dye, with a quorum present.

APPROVAL OF MINUTES

August 7, 2017, Regular Planning Commission Meeting

Motion for approval:	Mayor Travis Brown
Seconded by:	Secretary Eric Marlin
Motion passed:	3-0

NEW BUSINESS

Approve or Deny Sign Permit Request:

Case: PC-2017-018

Applicant: Kevin Elrod – Elrod’s Cabinet Shop a.k.a. Splinters

Property Owner: Frank E Crosslin, Jr.

Address or Location: 138 N Main Street; Map 144J, Grp A, Parcel 01100

Proposed Action: Consider the proposed sign, including its existing non-conformance.

Proposed Use: Contractor’s showroom with a potential for limited retail. New tenant is a contractor specializing in cabinets. This location will serve as a showroom and sales floor, although all contract work – manufacture/assembly – will occur at the business’s location outside Eagleville.

Note: Currently, a freestanding pole sign is not allowed in a C-1 zone. However, this pole is existing. C-1 could potentially allow wall signs, projecting signs, awning signs, or hanging signs to name a few. However, it is staff’s view that 1) this structure and its design are not well suited for those other sign types to be done in an aesthetically pleasing manner, and 2) given that the pole would still exist, to require the applicant to pursue one of those other sign types may only add to the aesthetic “clutter” in that sidewalk/streetscape area. Staff recommends to approve continued use of this non-conforming sign pole.

Additional staff note: A window sign (which does not require PC consideration) has already been approved. The PC may want to consider making this approval contingent upon this pole sign being the only other sign type to be allowed on the property without first removing this non-conforming pole sign.

Motion for approval:	Mayor Travis Brown
Seconded by:	Secretary Eric Marlin
Motion passed:	3-0

Approve or Deny a Minor Plat:

Case: PC-2017-019

Applicant: Darrell Huffman

Property Owner: Darrell Huffman

Address or Location: Tax Map 144, Parcel 03501

Proposed Action: Void and vacate previous plat, which identified this as a non-buildable lot. Applicant has decided to pursue this as a traditional buildable lot.

Proposed Use: R-2 Use as provided for in the Zoning Ordinance.

Staff Notes: Staff recommends to approve. Zoning is already in place. This action does not divide the property further. In previous action on this property, the parcel was established in such a way to conform to R-2.

Motion for approval: Mayor Travis Brown
Seconded by: Secretary Eric Marlin
Motion passed: 3-0

Approve or Deny a Minor Plat:

Case: PC-2017-020
Applicant: Darrell Huffman
Property Owner: Darrell Huffman
Address or Location: 261 Poplar Street; Tax Map 143, Parcel 01300
Proposed Action: Divide the property, creating a new vacant lot to the North of the existing home.
Proposed Use: R-2 Use as provided for in the Zoning Ordinance.
Staff Notes: Staff recommends to approve. Zoning is already in place. This will be an atypical lot in some respects, but conforms to the Zoning Ordinance and Subdivision Regulations. Care will need to be taken in the issuance of a building permit regarding the siting of a structure. Depending on the site chosen by the owner/developer, structure should be required to either conform to the front setback of 261 Poplar Street OR, if cited further North, could be angled similarly to a sul-de-sac house, attempting to match the front setbacks of both 261 Poplar and 948 Cherry. It may also be possible that the Zoning Ordinance allows (again, depending on the siting) to not have to conform with neighbors.

Motion for approval: Secretary Eric Marlin
Seconded by: Mayor Travis Brown
Motion passed: 3-0

ADJOURNMENT

Motion to adjourn: Vice-Chairman Ronnie Hill
Motion passed by a unanimous “aye”.
The meeting ended at 7:01 p.m.

Approval by:

Chairman Nick Duke

Phillip Dye, City Recorder

Date minutes were approved: _____